



Appendix E: Cultural Heritage Impact Statement
Greystone Village 'The Grove'
Part Block 32, 4M-1596
Greystone Village
375 Deschâtelets Avenue, Ottawa, Ontario.

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Prepared for: THE REGIONAL GROUP

Final April 26, 2018

Greystone Village 'The Grove', CHIS, Final Appendix E April 2018

Cover Image: Source: Hobin Architecture April 2018.

Table of Contents

1.0	INTRODUCTION	4
1.1	Owner and Contact Information	4
1.2	Relevant Information from Council Approved Documents	5
2.0	DESCRIPTION OF PROPOSED DEVELOPMENT	6
2.1	Introduction	6
2.2	Description of the Proposed Development – Part Block 32 'The Grove'	6
3.0	IMPACT OF PROPOSED DEVELOPMENT	9
3.1	Development Proposal –Phase 2: The Grove	9
3.2	General Standards for Preservation, Rehabilitation and Restoration Preservation.....	10
3.3	Impacts of Phase 2 'The Grove'	11
4.0	ALTERNATIVES AND MITIGATION STRATEGIES.....	11
4.1	Alternatives	12
4.2	Mitigation measures include:	12
4.3	Conclusions:	12
5.0	BIBLIOGRAPHY / PEOPLE CONTACTED.....	12
	Bibliography	12
6.0	AUTHORS QUALIFICATIONS	13

1.0 INTRODUCTION

The proposed development site (Part Block 32 'The Grove') is located adjacent to and to the south of the Deschâtelets Building and is bound by Deschâtelets Avenue to the south, and the forecourt Plaza to the west.

This report, Appendix E evaluates the impact of the proposed development of 'The Grove' in a manner that is consistent with the City of Ottawa Official Plan Section 4.6. The September 2015 Cultural Heritage Impact Statement (CHIS) provides a background and includes the history of the site and a discussion of the overall master development plan. Appendix E should be read in conjunction with the 2015 CHIS along with Appendix A: Block 45 The Terraces at Greystone; Appendix B: Block 49 The North Shore; and Appendix C: Block 31 Greystone Village Retirement Residences and Appendix D The Mixed Use Development.

The Deschâtelets Building and the associated cultural landscape are designated under Section 29 Part IV of the Ontario Heritage Act (OHA). The Grove Part Block 32 on registered sub-division plan 4M-1596, within Phase 2 of the redevelopment of the Oblate Lands located next to the Deschâtelets Building overlooking Forecourt Plaza in the Old Ottawa East neighbourhood.

The following documents were used in the preparation of this addendum to the report:

- Cultural Heritage Impact Statement for Greystone Village (Oblate Lands), 175 Main Street, September 2015 Commonwealth; and,
- Rendered perspective views, floor plans, sections dated April 2018. Hobin Architecture;

1.1 Owner and Contact Information

Address: 375 Deschâtelets Avenue, Greystone Village, Ottawa ON K4A 2N9

Current Owner: Greystone Village Inc., 1737 Woodward Drive, Ottawa, ON, K2C 0P9

Contact: Erin O'Connor, MCIP, RPP, *Manager, Land Development* T: 1-613-230-2100

Email: eoconnor@regionalgroup.com

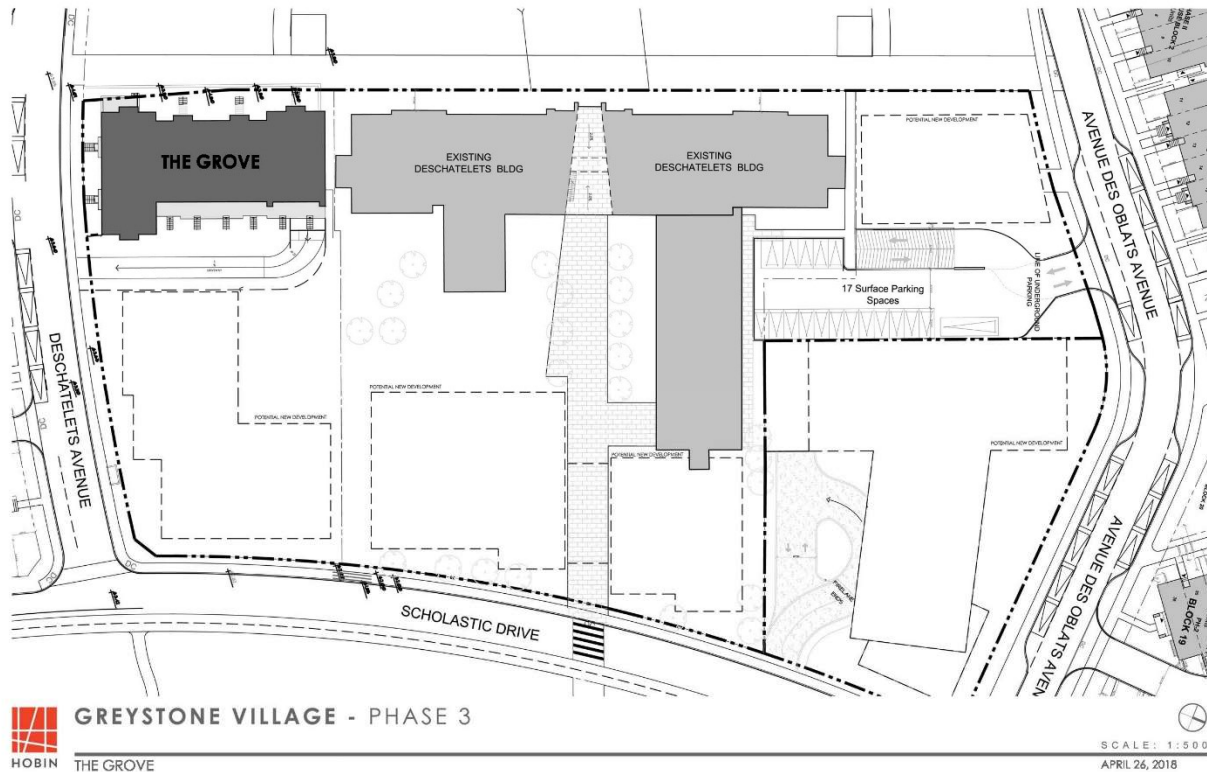


Figure 1: Block plan of the development site illustrating the surrounding context. Source: Hobin Architecture April, 2018.

1.2 Relevant Information from Council Approved Documents

Official Plan (As amended by OPA 150, 2013)

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan. Section 4.6.1 addresses the requirements for a CHIS when development has the potential to affect heritage resources contained within the development site that are designated under Section 29 Part IV of the OHA – The Deschâtelets Building and forecourt are the primary heritage resources that are adjacent to this development site.

Old Ottawa East Secondary Plan & Community Design Plan, 2011

The subject property is within the Residential Medium-rise designation, as shown on Schedule A of the Old Ottawa East Secondary Plan. The Secondary Plan provides legal framework to support the vision set out in Old Ottawa East Community Design Plan. Both the Secondary Plan and Community Design Plan recognize the heritage value of the historic Oblate Fathers property and provide that the design of all new development shall respect the cultural heritage value of the Deschâtelets Building and its associated cultural heritage landscape.

City of Ottawa Zoning By-Law (By-law 2008-250)

The subject property is zoned GM[2310] (General Mixed-Use Zone, Exception 2310) within the City of Ottawa Comprehensive Zoning By-law 2008-250. The property is considered one lot for zoning purposes.

The GM zone permits the development of stacked dwellings, including where they form part of a planned unit development. The proposed development is generally in accordance with the provisions of the Zoning By-law, except for a few aspects of the design for which minor relief will be required. It is anticipated that variances from the Zoning By-law will be required in relation to minimum required interior side yard setback and front yard setback, as well as landing and step projections into required yards.

Site Development History and Chronology

See Cultural Heritage Impact Statement submitted in September 2015.

Statement of Cultural Heritage Value or Interest

See Cultural Heritage Impact Statement submitted in September 2015.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 Introduction

The proposed development is the first to occur immediately adjacent to the Deschâtelets Building. Future development is planned to the east of the building fronting on Deschâtelets Avenue to the south and Scholastic Drive to the east.

2.2 Description of the Proposed Development – Part Block 32 'The Grove'

Greystone Village Inc. is proposing to build a 3-1/2 storey residential building consisting of 18 units (14 stacked townhomes and 4 flats) adjacent to, and to the south of the Deschâtelets Building within Block 32 fronting onto Deschâtelets Avenue to the south and the forecourt to the west. The development includes 21 below grade parking spaces accessed from a driveway at the rear of the building off Deschâtelets Avenue.



Figure 2: Rendered perspective view looking north-east to the development site. Note the alignment of roof eave of the proposed development which corresponds with a belt course on the Deschâtelets building. Source: Hobin Architecture April 2018.



Figure 3: Rendered perspective view looking north to the development site. Source: Hobin Architecture April 2018.

Design Statement, Massing & Orientation

The massing of the proposed 3-1/2 storey building consists of a 4-bay recessed central portion with two flanking 3 bay pavilions enclosed with shallow hip roofs fronting onto the forecourt to the Deschâtelets Building. The roofs of the two flanking pavilions have wide eaves with a moulded cornice, while the central roof eaves are set back with a minimal cornice line.

The exterior walls are clad in a rough faced limestone veneer in a light grey tone from the top of the foundation to the second floor level and capped with a pre-cast concrete belt course. The remainder of the walls are clad in a smooth finish Arriscraft Renaissance Stone in a light grey tone. The belt course between the ground and first floor levels defines a change in material size and surface finish from a more rusticated finish below the first-floor level to a smaller material size and a more refined or smoother surface finish above the first-floor level. The window and door pop-outs or surrounds consist of a pre-cast concrete in a light tone.

The fenestration pattern in the two flanking pavilions consists of paired windows on the ground and first floor levels, with paired windows extending through two floors on the second and third-floor levels. The fenestration pattern on the central portion consists of two paired windows on the ground and first floor levels and three paired windows on the second and third-floor levels.

Aesthetically, the stacked towns and flats are designed to both celebrate and complement the materials on the adjacent Deschâtelets Building.



Figure 4: Rendered perspective view of the east elevation illustrating the massing adjacent to Deschâtelets Avenue. Source: Hobin Architecture April 2018.

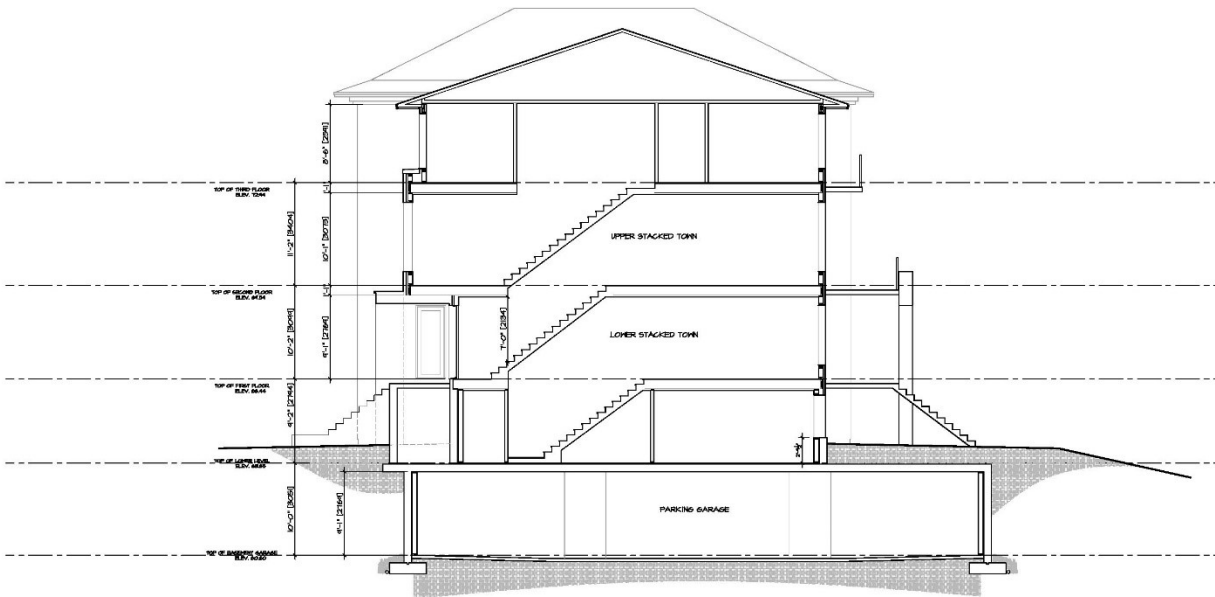


Figure 5: Cross section through the building illustrating the stacking of the townhouses. Source: Hobin Architecture April 2018.

has been formally recognized for its heritage value. Cultural landscapes are often dynamic, living entities that continually change because of natural and human-influenced social, economic and cultural processes.' The Grove is in keeping with the intent of the designation.

3.2 General Standards for Preservation, Rehabilitation and Restoration Preservation

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*.

Discussion: The proposed development will have no impact on the character defining features of the landscape or built heritage elements.

2. Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

Discussion: Views to the south elevation of the Deschâtelets Building will be obscured; however, the third floor and the parapet are visible above the proposed development and visually defines the southern edge of the building. The materials, finishes and architectural interpretation support the values expressed in the historic site. The slight setback of the recessed central portion helps to establish a respectful hierarchy.

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods.

Discussion: The excavation for the footings, foundations should be monitored during construction. The adjacent portion of the Deschâtelets building was constructed in 1950 and the foundations probably consist of reinforced concrete.

Additional Standards Relating to Rehabilitation

11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*

Discussion: The development concept conserves the heritage value of character-defining features by making the new work subordinate to and distinguishable from the Deschâtelets Building. The proposed building is visually compatible in its massing by reinterpreting the Beaux Arts massing of the adjacent building in a modern architectural expression. The cornice line of the proposed development is an extension of a belt course between the second and third floors of the adjacent building making it visually subordinate, and the first floor level of the building corresponds with that of the adjacent heritage building. The materiality – ashlar limestone veneer and metal trim are compatible with the heritage building.

Cultural Landscape Guidelines

Visual Relationships, Additions or Alterations to a Cultural landscape

15. *Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape.*

Discussion: The proposed massing and separation of the two buildings respects the character defining view plane from Main Street to the Deschâtelets Building and maintains the predominance of the heritage building as a focal point in views to the building from the west. The lowered roof height and hip roof of the development maintains a sub-ordinate visual relationship to the adjacent heritage building.

3.3 Impacts of Phase 2 'The Grove'

Positive impacts of the development on the heritage character of the landscape and the Deschâtelets Building include:

- The residential development is compatible, and sub-ordinate in scale and massing with the adjacent heritage building;
- The development is visually compatible with, yet distinguishable, from the surrounding area. A reasonable balance has been struck between mere imitation of the existing form and pointed contrast, thus complimenting, and respecting the heritage character of the area and the heritage building;
- The design of the development draws a distinction between what is historic and what is new while respecting the heritage character of the Deschâtelets Building. The development is compatible in terms of the streetscape, exterior form of the building, its setting, and heritage character of the area.

Adverse impacts of the development proposal include, but are not limited to:

- Views to the south elevation of the Deschâtelets Building which has always been visible with a foreground of green space or lawn will be obscured;
- The development obscures character-defining materials, forms, uses, and spatial configurations and has an impact on the heritage character of the area (cultural landscape);
- The density of the development will reduce the perception of open, green space throughout the 10.8 hectare property;

4.0 ALTERNATIVES AND MITIGATION STRATEGIES

Commonwealth has reviewed the plans to ensure that the development is compatible with the designated heritage building and associated cultural landscape as well as heritage character of the surrounding area. As the site is developed, each development block will be subject to further consultation with the local community and the City of Ottawa. A CHIS will be developed for each of the development blocks as part of a site plan control application at which time alternatives and mitigation measures will be identified for consideration.

The radial townhouses although not historic will be distinguishing attributes in the cultural landscape and will be an important part of protecting the landscape setting in front of the Deschâtelets Building.

4.1 Alternatives

Alternatives include:

Definition of the public and private realm adjacent to the forecourt could be enhanced with the installation of a decorative metal fence set on a low retaining wall, in addition to the shrub hedges shown on the renderings; and,

The west façade could be set back from the adjacent Deschâtelets Building.

4.2 Mitigation measures include:

None identified.

4.3 Conclusions:

The Grove is a good fit with the adjacent heritage building. The proposed development is sub-ordinate in scale and massing to the Deschâtelets Building and the architectural treatment is of its own time while incorporating design elements from the adjacent heritage building. The definition of the public versus private realm adjacent to the forecourt could be enhanced with the introduction of a fence on a low stone retaining wall. The recessed central portion of the west facade of the Grove is subtle and effective as is the separation between the two buildings. Setting the facade back at the corner next to the Deschâtelets Building would be appropriate.

The site, which can be characterized as a '*continually evolving and dynamic cultural landscape*' where the earlier residential, and institutional uses (including the St. Paul University), and associated cultural practices are still in force guiding future change.

The proposed development in the forecourt to the west of the Deschâtelets Building is still in development and will need further review, as this is one of the most sensitive areas within the designated cultural landscape. A new use for the Deschâtelets Building that is compatible with and respects its existing form needs further development. The development of the proposed buildings on St. Paul University lands flanking the Grande Allée will also need to be reviewed for its potential impact on the designated cultural landscape when the lands are developed.

5.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

Bibliography

Guidelines for the Conservation of Historic Places in Canada, Parks Canada Edition 2. 2011.

List of People Contacted

Sally Coutts, Heritage Planner, Planning and Growth Management Department, City of Ottawa.

6.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers a professional services related to conservation, planning, research, design, and interpretation of historical and cultural resources. Since 1984, when the firm was established we have undertaken more than 1200 projects for various levels of government and for the private sector. A key focus of the practice is planning and development for heritage resources and cultural landscapes.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban Design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

1015 Bank Street, Lansdowne Park, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.

1120 Mill Street Manotick, Ottawa, Ontario.

Ontario Place, Trillium Park and William G. Davis Trail Toronto, Ontario.

Fort William Historical Park, Thunder Bay, Ontario.

Allen/Capitol Theatre 223 Princess St. Kingston, Ontario.

101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.

Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.

Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.

LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.

667 Bank Street Ottawa, Ontario.

234 O'Connor Street Ottawa, Ontario.

7 Bayview Road, Innovation Centre at Bayview Yards, Ottawa Ontario.

250-252 Lisgar Street Ottawa, Ontario.

445 Green Avenue, Rockcliffe Park, Ottawa, Ontario.

551 Fairview Avenue, Rockcliffe Park, Ottawa, Ontario.

Tunney's Pasture Redevelopment Ottawa, Ontario.

283-285 McLeod Avenue Ottawa, Ontario.