

# **CULTURAL HERITAGE IMPACT STATEMENT**

**208-212 Slater Street, Ottawa, Ontario**

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**SUBMITTED TO: BROCCOLINI**

**PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT**

**May 31, 2019**

Cover image: View of the development site from the intersection of Bank and Slater Streets Source RLA

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## 1.0 INTRODUCTION

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This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa. The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the demolition of a building at 208-212 Slater Street. The property is located within the Bank Street Heritage Conservation District to the east of the south-east corner of Bank and Slater Streets. The building within the development site has been identified as a Category 3 heritage resource and the buildings adjacent to the development site extending along Bank Street have been identified as Category 1 heritage resources.

The CHIS is intended to evaluate the impact of the demolition in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.1. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The following documents were consulted in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- Bank Street Heritage Conservation District Study, Ground Plan 2000;
- NCC Statement of Cultural Heritage Significance for Sparks Street proposed Heritage Conservation District;
- Centretown Heritage Conservation District Study, 1998;
- Heritage survey and evaluation form for; 208-212 Slater;
- Proposed new development plans, images, renderings RLA, April, 2019; and,
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

### 1.2 Present Owner and Contact Information

**Address:**

208-212 Slater St., Ottawa, ON

**Current Owner and Contact:**

**James Beach, Director, Real-Estate & Business Development  
Broccolini**

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Ottawa Ontario, K1P 0A6

C. 613.894.1058

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### 1.3 Site Location, Current Conditions and Introduction to Development Site

The property is located within the Centretown neighbourhood on the south side of Slater to the east of Bank Street. The block is bound by Bank St. to the west, Slater St. to the north, O'Connor St. to the east and Laurier Avenue to the south.

The property contains a two storey brick clad row house constructed circa 1898 consisting of three units with ground floor commercial and residential uses above. A unique feature of the property is a carriageway that provides access to a parking area behind the building as well as providing a service entrance to some of the commercial buildings fronting onto Bank Street. The building was altered sometime between 1912 (Figure 13 FIP) and 1938 (Figures 14, 15) with the introduction of what appears to be one storey entrance bays that extended to the property line. It is not clear if commercial uses were introduced on the ground floor at the time. The HSF notes, *“By 1968, the buildings were being used for commercial purposes, accommodating a beauty parlor, a clothing shop, and a grocery store.”* The third floor of the building was removed sometime between 1938 (Photo) and 1956 (HSF), and commercial storefronts introduced in 1968. The proposal is to demolish the existing building and construct a 22 storey high-rise apartment building on the site.

#### **1.4 Concise Description of Context**

The development site is located in the Bank Street Heritage Conservation District (BSHCD) that was designated under Part V of the OHA in 2000 (By-law 175-2000). The BSHCD extends north along Bank Street from Gloucester St. in the south to Albert St. to the north (Figure 5). The development site is also located in the central business district. The area beginning in the 1970s has been redeveloped with mid and high-rise office buildings, the most recent being the Telus Building on the north side of Slater across the street from the development site, that resulted in the demolition of three Category 3 and one Category 2 heritage building.

The west side of the development site abuts the rear of the three storey heritage commercial buildings fronting onto Bank Street all of which are Category 1 heritage properties. The east side of the property abuts an access driveway to a below grade parking garage of an office building fronting onto Laurier Avenue. Further to the east is a small parkette.

The building at 208-212 Slater was evaluated as a Category 3 property, which means that it contributes to the character of the streetscape, but its architectural value is not significant. A 1938 photograph provides an indication of the building's appearance and the extent of change that it has undergone. These alterations include the removal of the third floor, replacement of windows and the reworking of the ground floor retail with projecting bays.

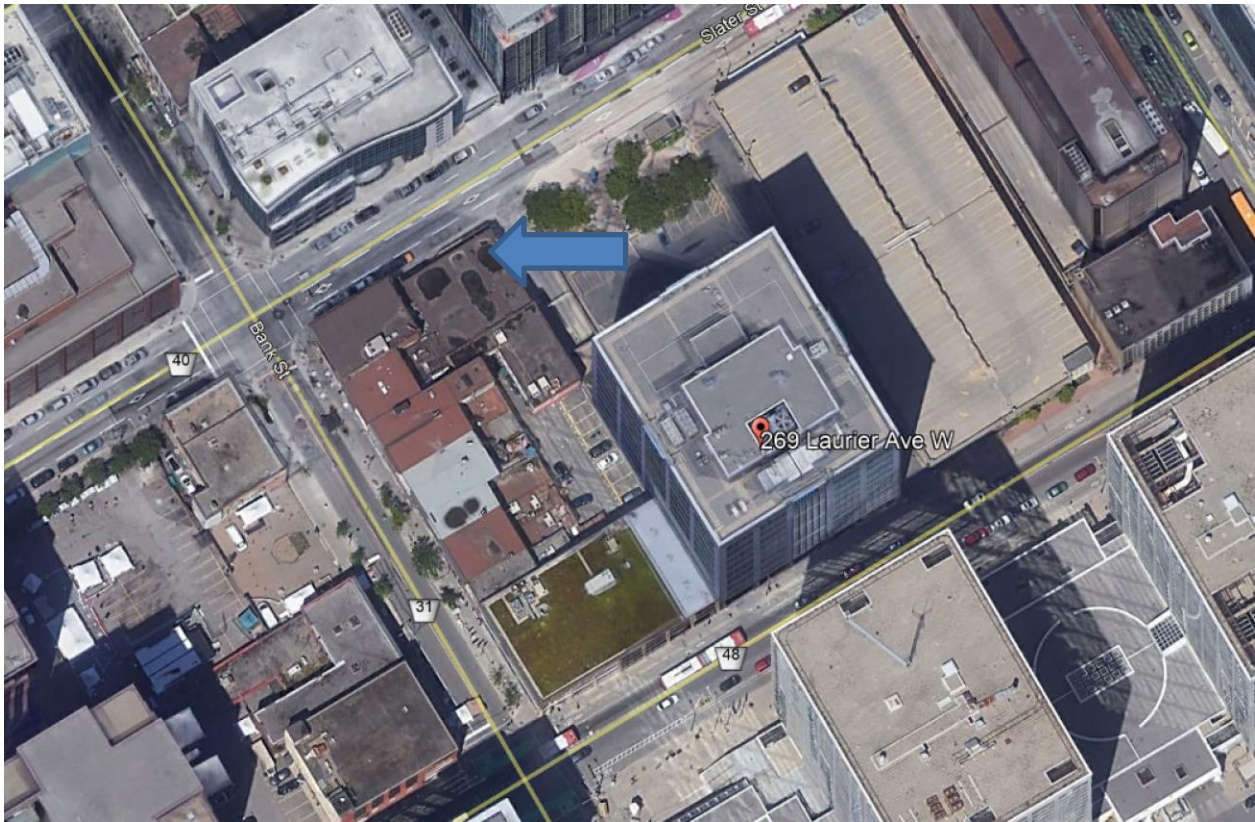


Figure 1: Aerial view of the property showing its context within Centretown. Site arrowed. Source: Google Earth

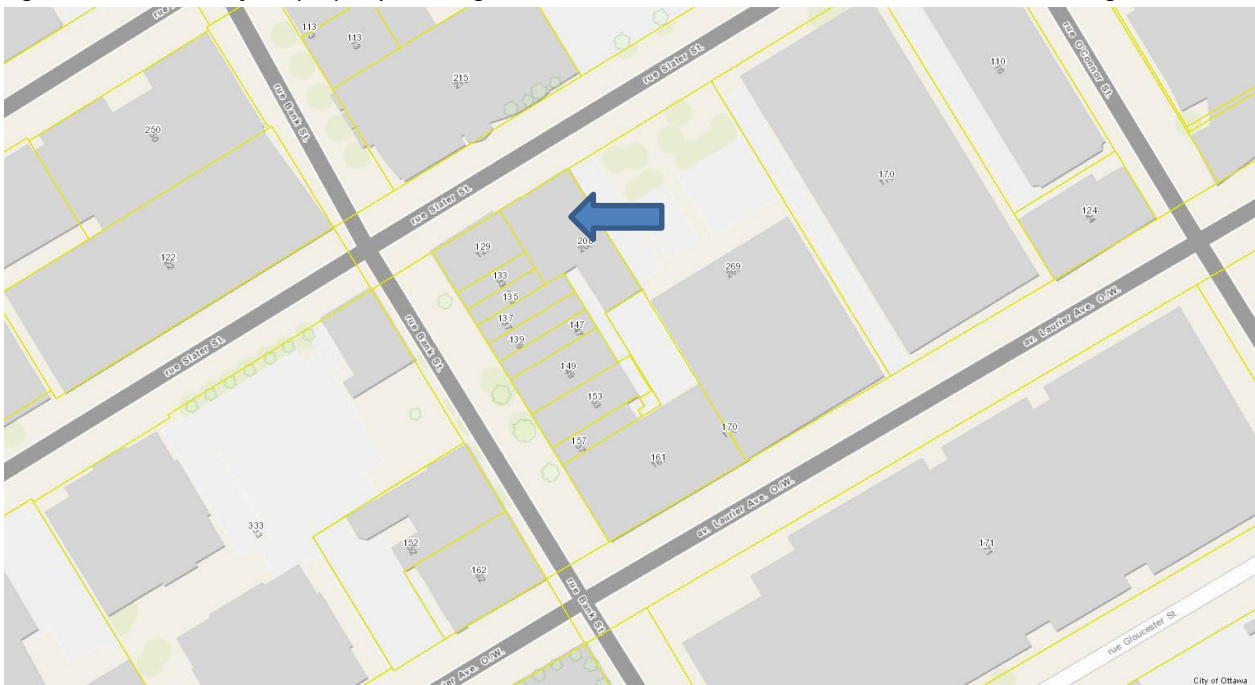


Figure 2: Block plan of the site illustrating surrounding context and lot divisions. Site Arrowed. Source: Geoottawa.

### 1.5 Cultural Heritage Context and Street Characteristics

The development site is located within the Bank Street Heritage Conservation District (BSHCD) that was recognized in 2000 under Part V of the Ontario Heritage Act (OHA) (By-law 175-2000). The development site is located to the east or rear of a row of three storey heritage commercial buildings fronting onto Bank Street. The development site presently provides service access to the rear of the buildings fronting onto Bank Street (137 – 157 Bank St.) that will be maintained in the current development proposal. The HCD consists of 25 individual heritage properties fronting onto Bank Street. They were evaluated and assigned a Group or Category ranging from 1 to 4; Group 1 through Group 3 properties are considered contributing heritage properties. Group 4 properties are considered non-contributing to the BSHCD.

Building Address	Heritage Reference List	Designation	Building Type
208-212 Slater Street Development Site	Group / Category 3 not added to Heritage Register.	Bank Street HCD	Mixed Use, commercial ground floor residential above
129 Bank Street, Adjacent to the development site.	Group / Category 1	Bank Street HCD	Mixed Use
133 – 157 Bank Street, Adjacent (to the rear)	Group / Category 1	Bank Street HCD	Mixed Use

Figure 3: Table of cultural heritage resources adjacent to and within 30m of the development site and designation status.

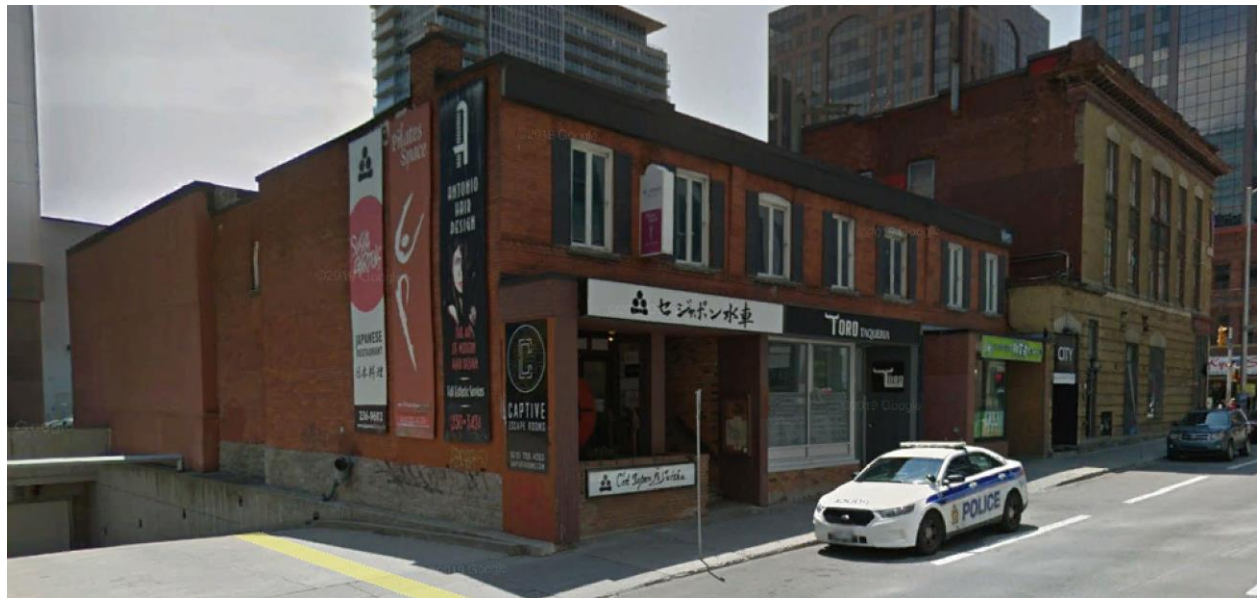


Figure 4: View of 208-212 Slater from the east. Note the projecting commercial storefront bays installed circa 1968. Source: Google Earth



Figure 5: Bank Street Heritage Conservation District plan. Development site arrowed. Subsequent to this plan being completed in 2000 a number of the buildings within the district have been demolished; specifically, the group of 4 buildings)) on the north side of Slater and the east side of Bank Street. Source: City of Ottawa (– one category 2 building - blue, and three category 3 buildings – light green.

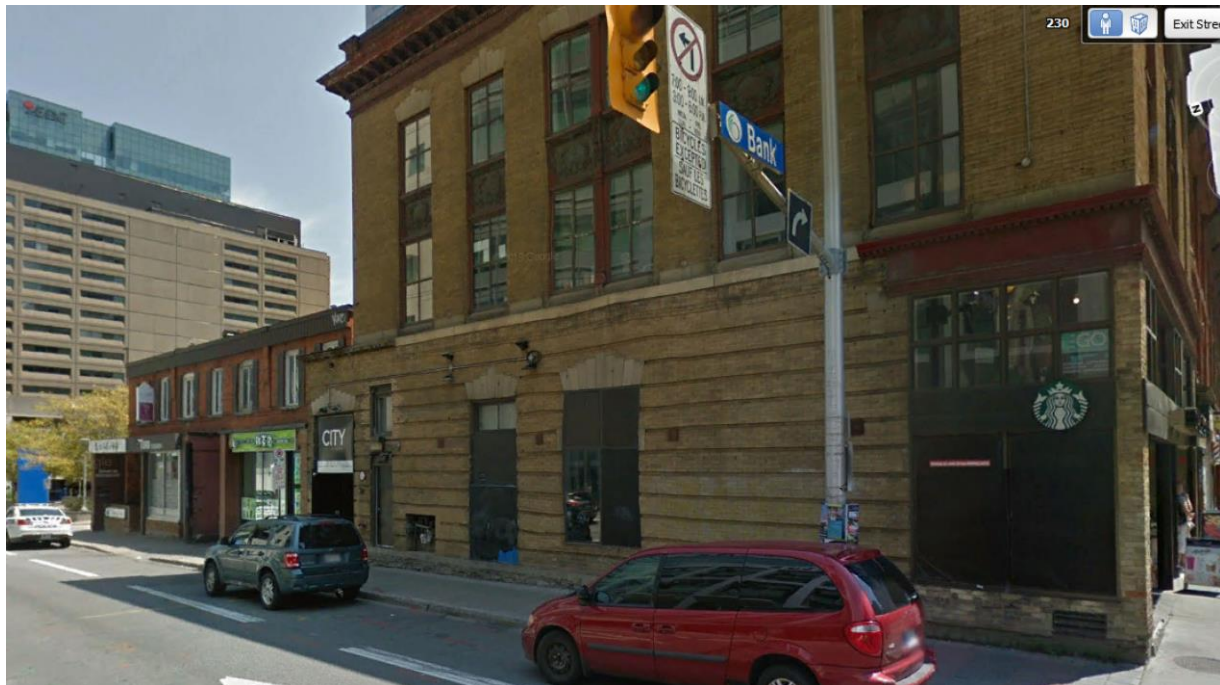


Figure 6: Context view of 129 Bank (right) and 208-212 Slater (left). Note the projecting brick commercial entrances on 208-212 Slater. Source: Google Earth.



Figure 7: View of 208 – 212 Slater. Note the carriageway and the projecting brick walls enclosing the ground floor commercial storefronts presumably installed in 1968 (HSF). The property is categorized as a Group 3 heritage resource. Note the single storey wing at the rear of 129 Bank St. Source: Google Earth

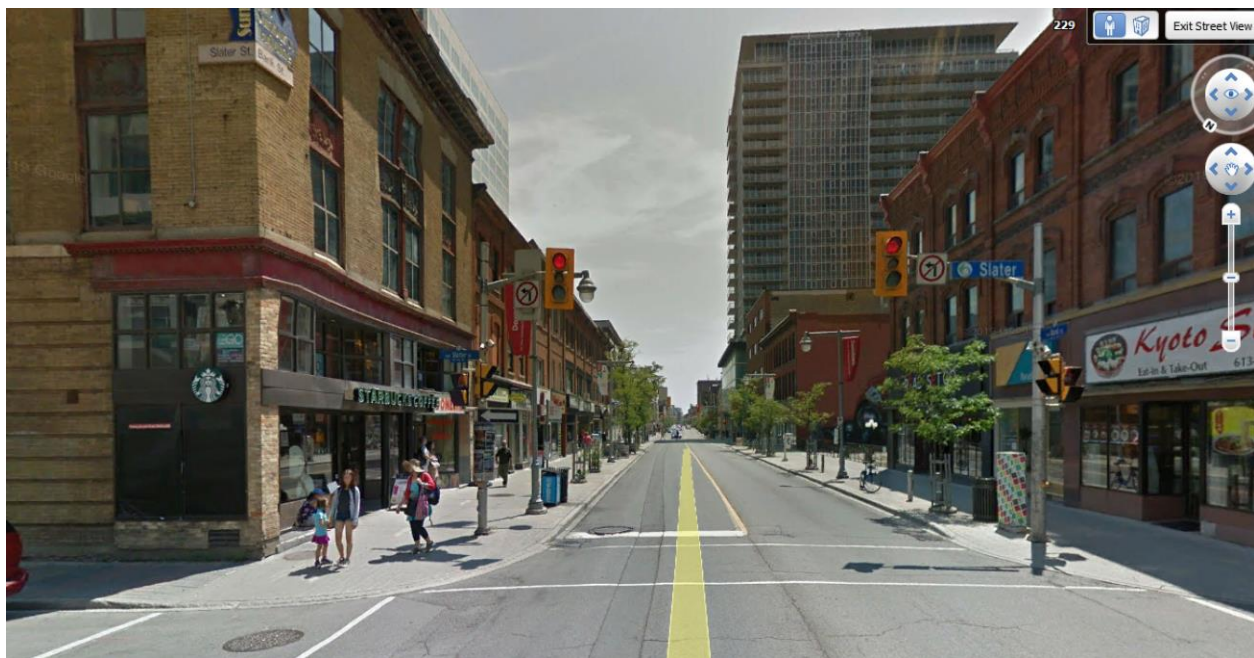


Figure 8: View south along Bank Street from Slater. The row of three storey commercial heritage properties (left) will form a visual podium to the development site when viewed from Bank Street. Source: Google Earth

### Street Characteristics

The development site fronts onto Slater Street to the east of Bank Street. The building extends to the property line, with a narrow 1.5m (5') sidewalk extending to the curb. No soft landscape elements at the street are evident. The east or side elevation of 208-212 Slater is a prominent feature of the streetscape with a ramp to a below-grade parking lot of a high-rise fronting onto Laurier Avenue.

## 1.6 Relevant Information from Council Approved Documents

### Bank Street Heritage Conservation District Study (2000) and Plan

The BSHCD was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 2000 under Part V of the Ontario Heritage Act (OHA) (By-law 175-2000). The BSHCD was designated for its association with the development of Ottawa as both a commercial centre and the nation's capital. The City of Ottawa has not yet prepared a Statement of Cultural Heritage Value for the BSHCD (2013).

### Centretown Heritage Conservation District Study, 1998.

The cultural heritage values for the Centretown HCD are applicable to the assessment of this development proposal.

#### *Guidelines for Infill*

*These guidelines should be read in conjunction with applicable municipal planning policy and by-laws, including the Zoning By-law and the Official Plan.*

- 1. New buildings should be of their own time and not attempt to replicate a historic style, but should be sympathetic to the character of the neighbourhood.*
- 2. Any new residential development in the cultural heritage character area should be in keeping with the traditional scale of residential buildings in the heritage character area. New construction should be sympathetic to the immediate neighbours in terms of setback, footprint, and massing.*
- 3. The existing lot pattern contributes to the character of the neighbourhood. Where lots are proposed to be severed, this character should be considered.*
- 4. Cladding materials should reflect the character of the neighbourhood. Some appropriate materials include stucco, brick, natural stone, wood siding or fibre cement board.*

## 1.7 Digital Images of Cultural Heritage Attributes



Figure 9: View looking east on Slater to the development site. Note the projecting brick walls enclosing the storefronts. Note the east wall (left) and the stone foundation walls that delimit the original built plan. The rear addition evident to the left of the photograph was completed circa 1956. Source: Google Earth



Figure 10: Detail view of the storefront on 208-212 Slater. It would appear that the projecting brick walls, and panel below the storefront window are contemporaneous with a more recent rehabilitation of the storefronts. The same brick detailing is evident on another commercial bay. The original residential configuration consisted of a single window, and door set in the exterior wall aligned with second storey windows. The ground floor exterior walls have been removed, and a beam inserted to support the second floor in order to accommodate the commercial units. The building is classified as a Category 3 heritage resources. Source: Google Earth

## 2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

### 2.1 208 - 212 Slater St.

The site was developed in 1898 (HSF) with a three-storey brick clad row house consisting of three units with two-storey brick clad wings off the back of each unit set on a stone foundation. Commercial storefronts were added to each of the units in 1968. The storefront enclosures were extended to the property line and enclosed with roof structures when completed. Sometime between 1938 and 1956 the third storey was removed. Alterations subsequent to 1956 include the construction of a large brick clad concrete block structure to the rear of the property and the construction of two projecting bay storefronts. See Appendix A Heritage Survey Form.

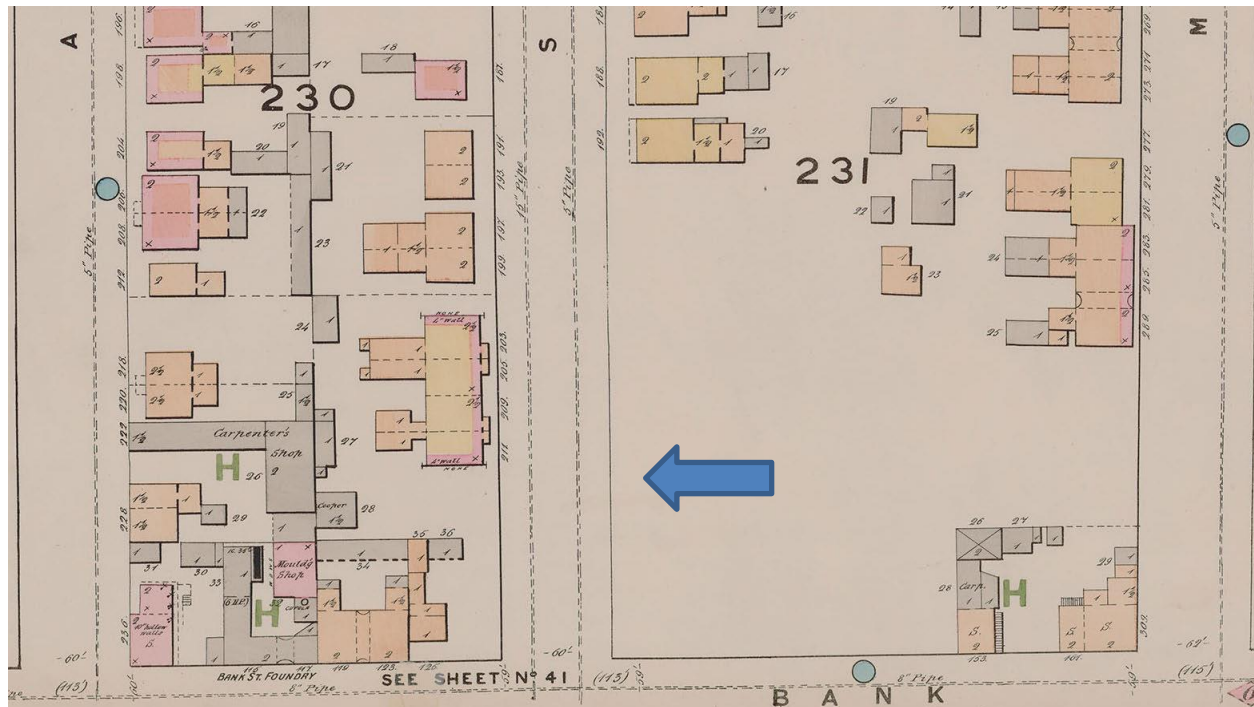


Figure 11: 1878 FIP Detail Sheet 36. Note the residential uses that predominate the area with side-by-side row-houses of two and two-and-one-half storeys. The development of commercial uses along Bank Street was in a nascent stage. Note the two-and-one-half storey four plex across the street from the development site (arrowed), and the projecting entrance porches. Source: Library and Archives Canada.

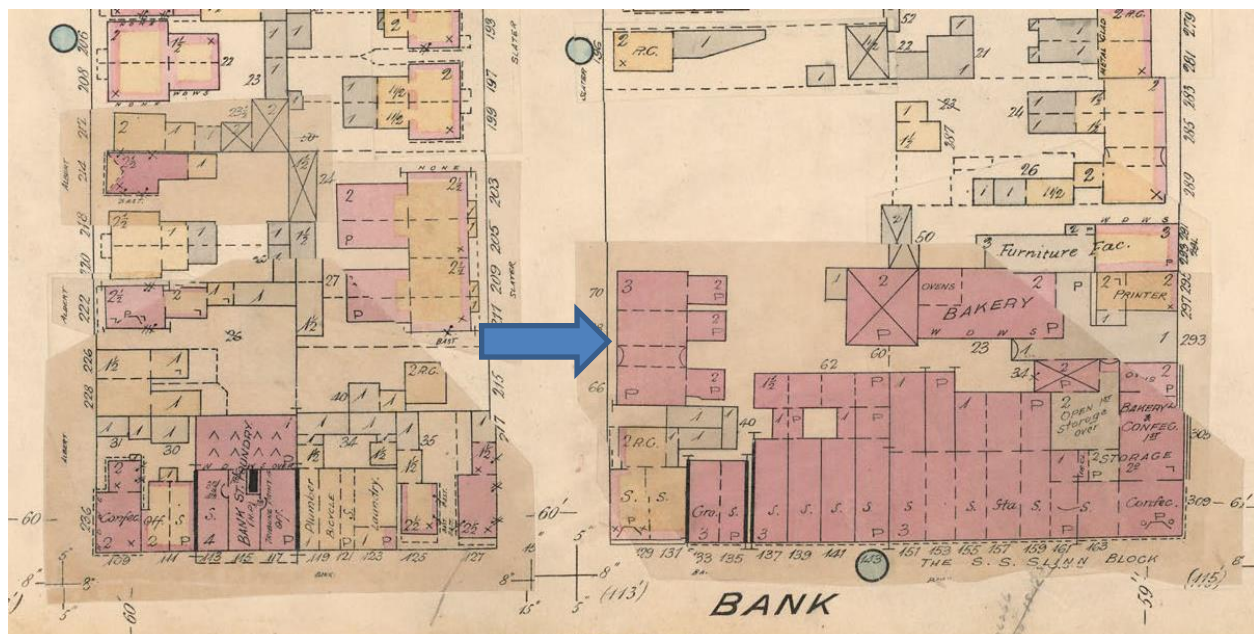


Figure 12: FIP 1888 Rev. 1901 Sheet 36 Site arrowed. Note the row house form with a carriageway. The building is noted to be three- stories in height and is set back minimally from the property line in comparison with 129 Bank, which is set on the property line. Additionally, note the four-plex across the street with entrance porches illustrated. The entrances to the three units were directly onto the sidewalk. Source: Library and Archives Canada

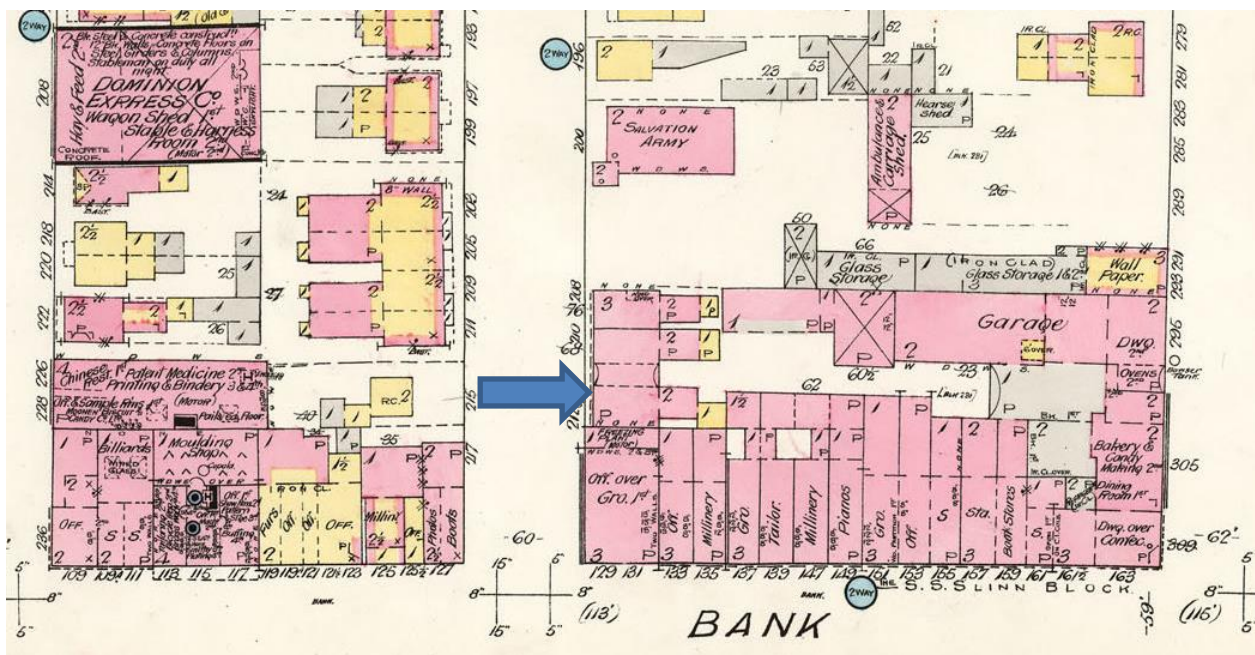


Figure 13: FIP 1901 Rev. 1911 Sheet 36 Site arrowed. Note the row house form with a carriageway. The building is three-stories in height and is set back from the property line. Source: Library and Archives Canada



Figure 14: 1938 view looking east on Slater from Bank Street. The building on the development site is arrowed. The building is clearly three storeys in height, and has a strong cornice overhang. One storey entrance bays enclosed with roof structures extend to the property line. Source: Library and Archives Canada Mikan No. 4169733



*Figure 15: Detail of 1938 image. There is a telephone pole in the foreground at the junction of the building with 129 Bank However, the cornice line of the building is evident and projecting entrance bays enclosed with a roof at the ground floor level. Source: Library and Archives Canada.*

## 3.0 HERITAGE CHARACTER STATEMENT CENTRETOWN HERITAGE CONSERVATION DISTRICT

### 3.1 Introduction

The city undertook the “Central Area West Heritage Conservation District Study and Plan” in 1998, the result of which was the designation in 2000 of the Bank Street Heritage Conservation District. A Heritage Character Statement for the Bank Street Heritage Conservation District has not been completed to date.

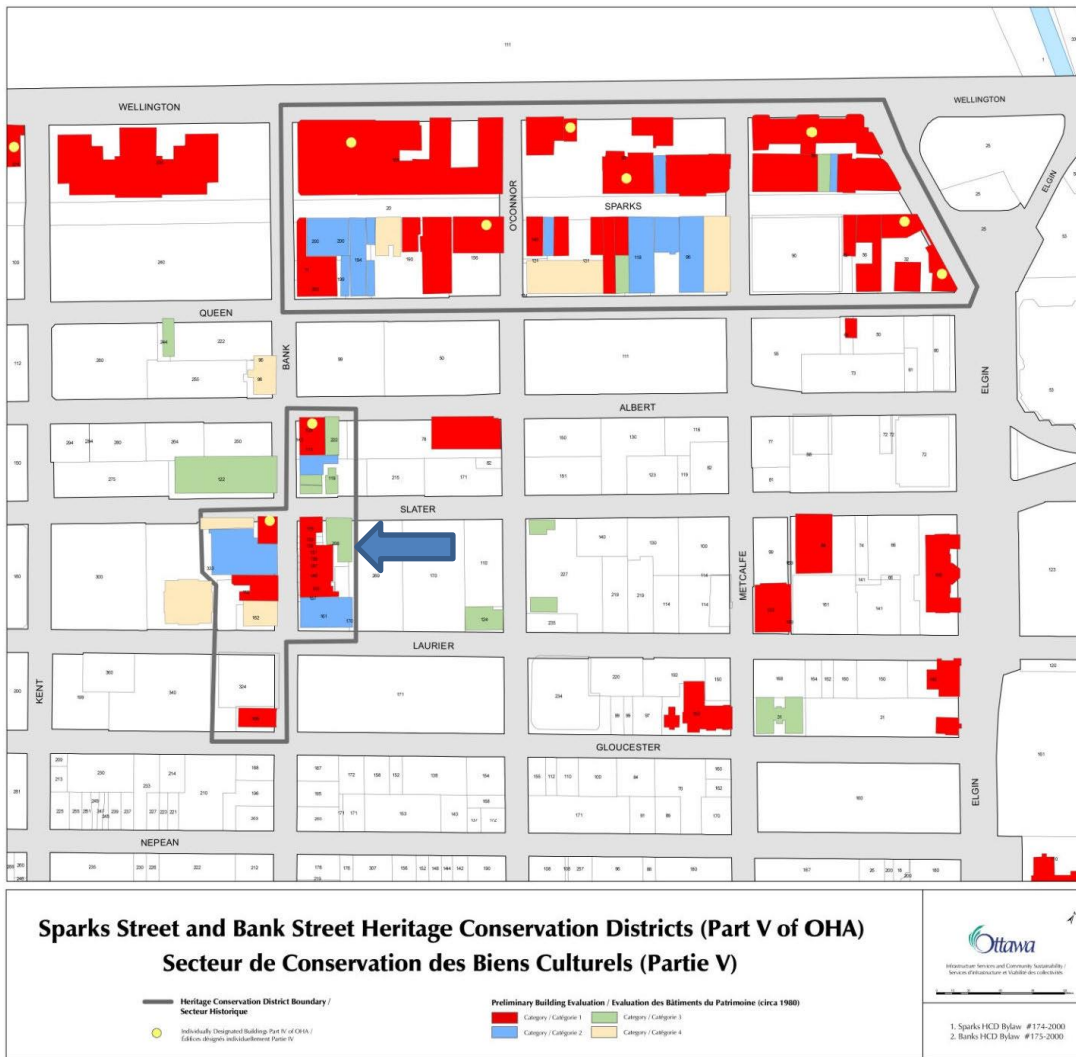


Figure 16: Plan of the Sparks and Bank Street HCD (2000). Site arrowed. The development site is adjacent to a series of Category 1 (red) heritage resources extending along Bank Street. The two Category 3 (light green) properties on the north side of Slater Street across from the development site have been demolished. Source: City of Ottawa



Figure 17: Detail view of the Bank Street HCD. Development site arrowed. Source: City of Ottawa.

For the purpose of developing an impact statement the following Statement of Heritage Character for the Centretown HCD along with the NCC Statement of Cultural Heritage Significance for Sparks Street proposed Heritage Conservation District are being used to identify the primary heritage values and attributes applicable to buildings within the Bank Street HCD..

### 3.2 Statement of Heritage Value

#### Description Of Historic Place

Bank Street HCD represents a block of the prime commercial corridor, within downtown Ottawa extending many blocks in the centre of Ottawa, south of Sparks Street, to Lansdowne Park and the Rideau Canal. The buildings comprised in the district were mainly constructed between the 1880s and the 1930s, and the original low to medium scale is relatively intact throughout the area. The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 2000.

#### Heritage Value

The Bank Street Heritage Conservation District has close associations with the retail character of Sparks Street as well as the activity extending south along Bank Street. The range of architectural styles, building types and periods of construction, is fairly homogeneous representing an important era in Ottawa's development. With the loss of four buildings at the core of the district, the character is significantly eroded.

#### CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Heritage Conservation District include:

- the heritage residential/commercial character of the district, features low scale development
- the original grid block layout and plan

- predominant use of Rideau red clay decorative brick veneer with trim details in stone, wood and pressed metal
- Continuous frontage of the streetline
- ground level retail with offices and/or apartments on the upper levels
- narrow facades with frequent and closely spaced entrances
- various frontage heights
- varied architectural styles and representing various economic development eras
- a variety of building types but typically in stone or brick, some with ornate detailing
- developed during a significant period in the growth of Ottawa as the government centre of Canada.
- connected with Uppertown, Sparks Street and the governmental activities which occur there.
- its historical role as the traditional shopping and retail corridor for the Centretown communities.

## **4.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

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### **4.1 Design Intent**

The proposal is to demolish the existing two storey building on-site and redevelop the subject property with a 2-storey high-rise mixed-use building. The proposed building will be 68.7 metres in height (141.4 metres above sea level).

The ground floor of the building will feature retail space and a lobby/reception area for the building's residential component; both of which will have a direct entrance to the right-of-way along Slater Street to the north. An archway will run through the ground floor of the building to provide access to an automated triple-stack car lift system that will allow for storage of eighteen (18) parking spaces. The double width archway will also provide two way access to a small surface parking lot located on an adjacent property to the south.

The following three (3) storeys (floors 2 through 4) will provide communal amenity space for the building's residents. The remaining 18 storeys are reserved for apartment dwelling units. Each residential floor will contain nine (9) units, for a total of 162 dwelling units. Bicycle parking sufficient for 50% of the occupants is located in the basement area.

As noted above, eighteen (18) visitor parking spaces will be provided as part of the proposed development. No parking is proposed to be provided for the building's residents or ground floor retail use. Given that the subject property is located in Area Z: Near Major LRT Stations of Schedule 1A of the City of Ottawa Zoning By-law, no parking is required to be provided for the residential and retail uses, aside from the above-noted visitor parking. The existing vehicular access to the rear of the building that services buildings fronting onto Bank Street will be maintained in alignment with the existing carriageway.

The building features minimum setbacks of zero (0) metres from the front lot line and the interior side lot lines. The proposed development's small floor plate of 623.4 square metres will help mitigate potential impacts with respect to massing and shadowing.

The proposed massing of the building will be broken up through the use of different materials. In particular, traditional red brick will be the primary material for the first three (3) floors to respond to the surrounding context and provide a podium to the base of the building; the glazed treatment of the fourth floor interprets a cornice to the podium while the upper floors of the building feature a mix of precast concrete and extensive glazing.



Figure 18: Preliminary site plan of the proposed development illustrating its proximity to the three-storey commercial heritage properties fronting onto Bank Street, and the mid-rise office building on Laurier Avenue. Source: RLA

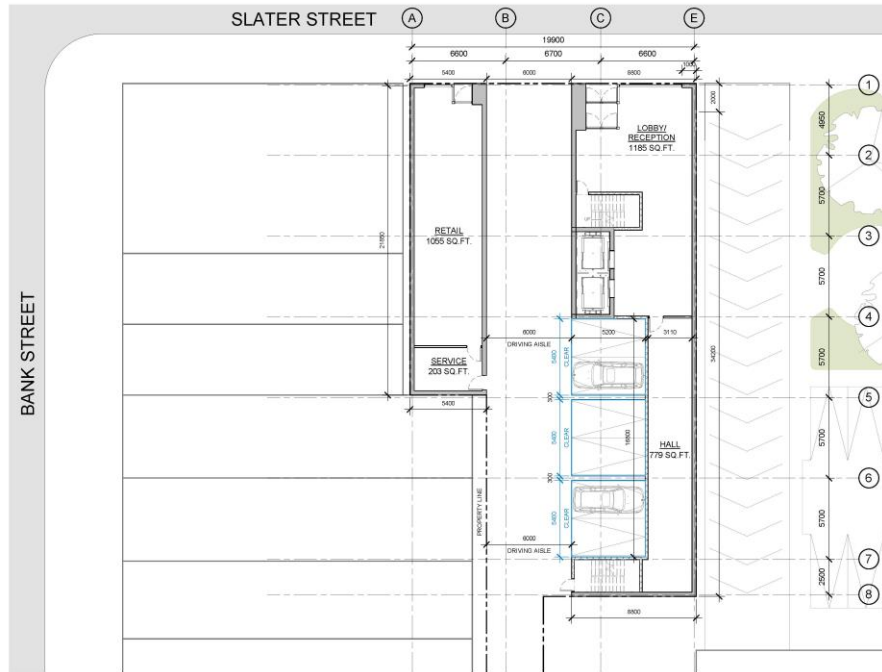


Figure 19: Ground floor plan of the proposed development. Note the access driveway to the rear that references the existing carriageway and the buildings relationship with Slater Street and the rear access for buildings along Bank. Source: RLA May 24 2019.

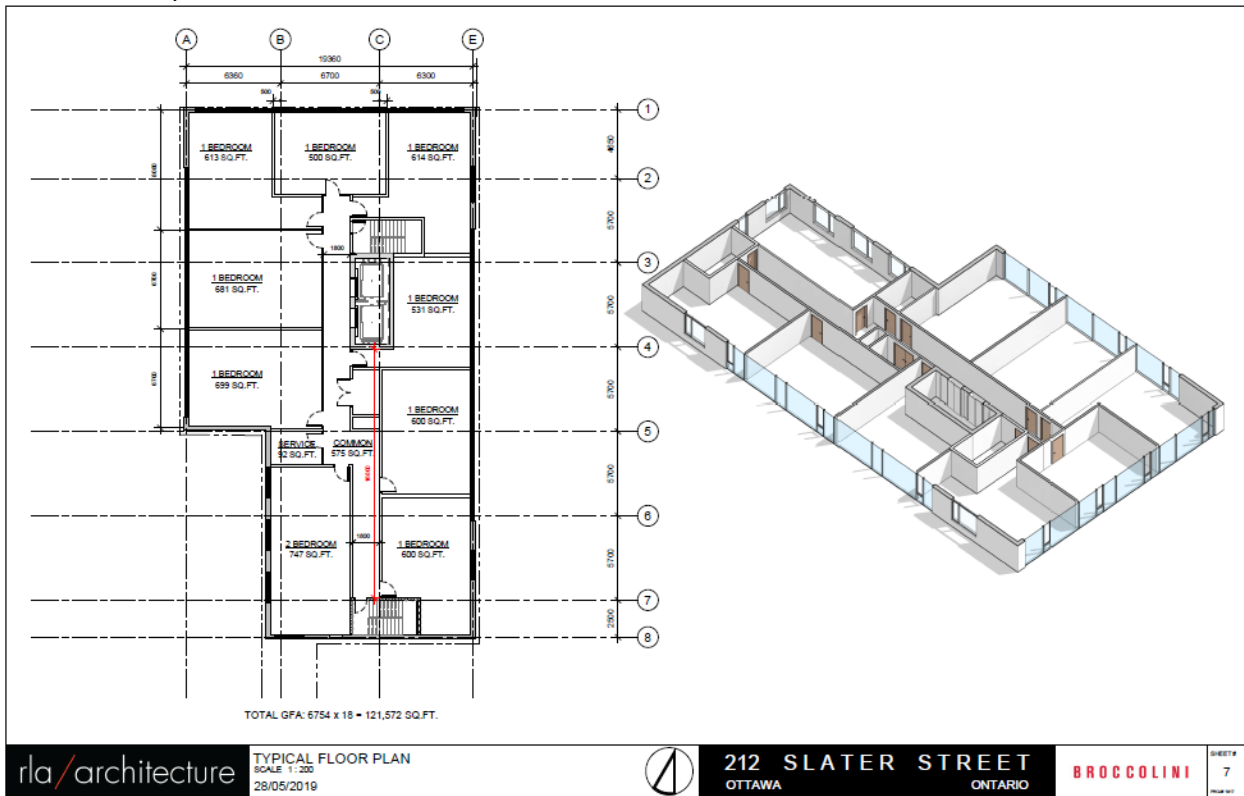


Figure 20: Typical floor plan layout. Source: RLA May 24 2019.

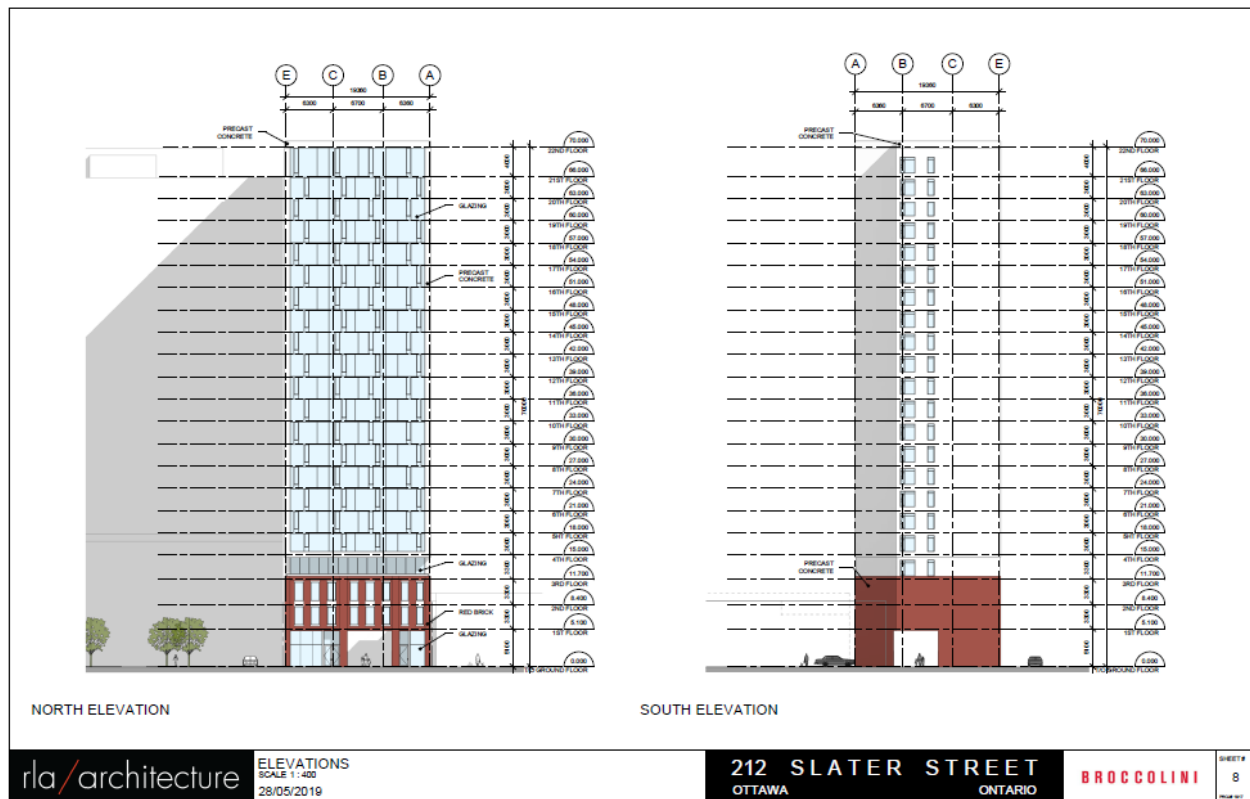


Figure 21: North (Slater) elevation (left) and south elevation (right). Source: RLA May 24 2019.

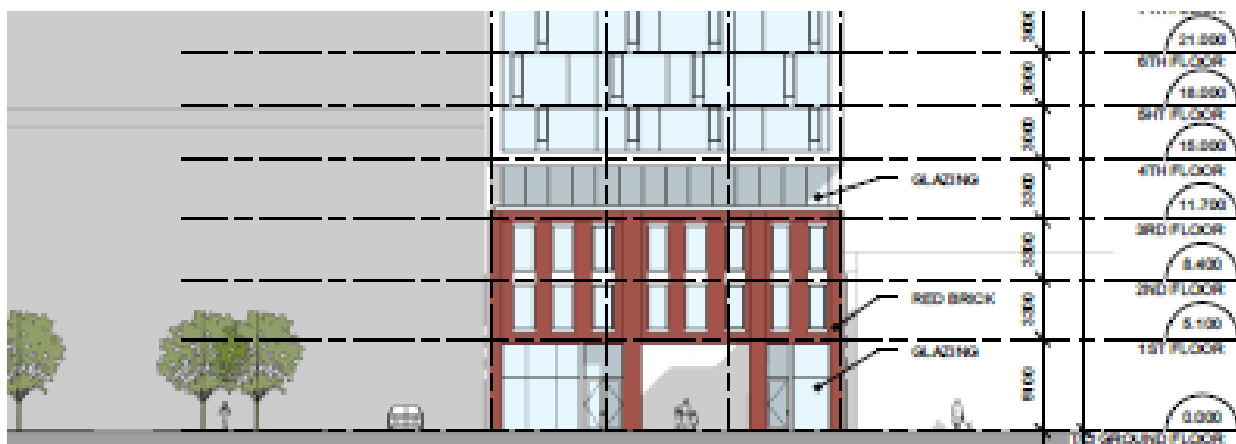


Figure 22: North (Slater) elevation detail. Note the three storey brick clad podium with a fenestration pattern that mimics the fenestration pattern of the adjacent building fronting onto Bank Street (Figure 6). The building features three bays with a central access drive to the rear. Source: RLA May 24 2019.

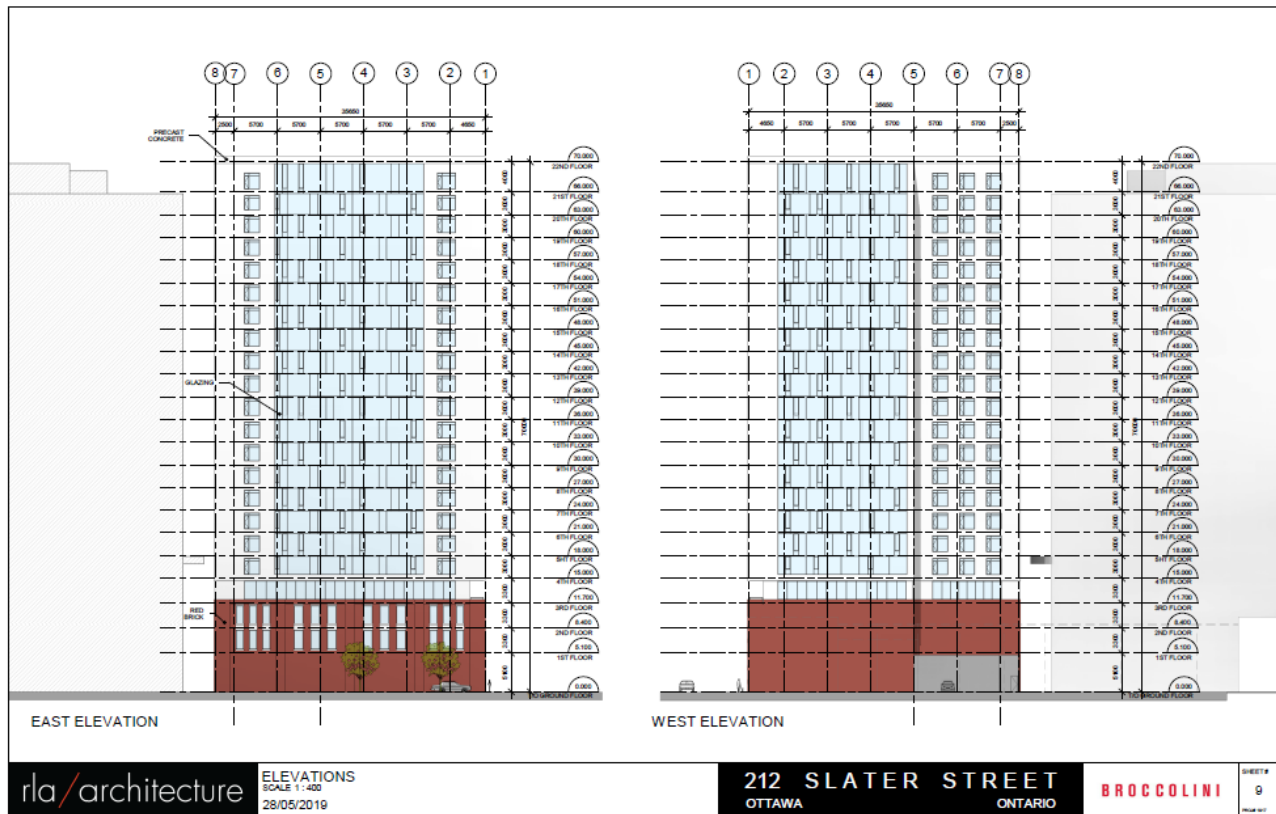


Figure 23: East and west elevations. Source: RLA May 24 2019.

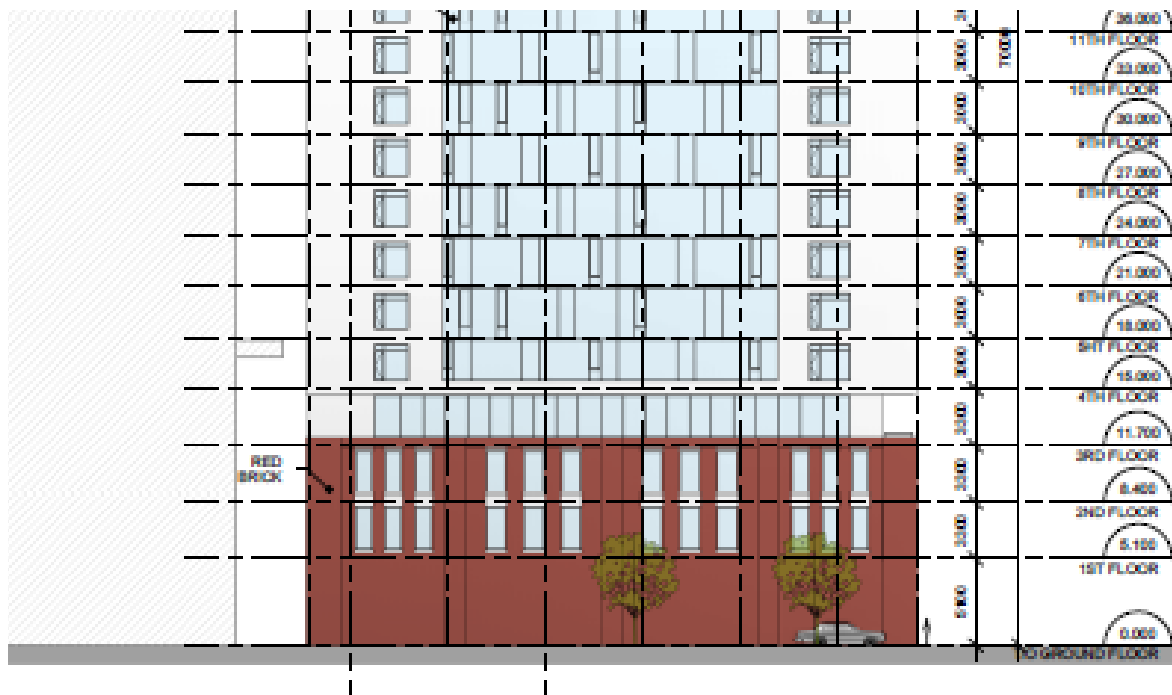


Figure 24: Detail of the east elevation. Source: RLA May 24 2019.



Figure 25: Perspective view from the north-east. Source: RLA May 24 2019.

Figure 26: View from the north-west with the commercial building outline in the foreground. Source: RLA May 24 2019.

## 5.0 IMPACT OF PROPOSED DEVELOPMENT

### 5.1 Demolition Proposal

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Bank Street HCD. The heritage attributes of the Centretown HCD are itemized in Section 3.0. Applicable guidelines follow.

### 5.2 Infill Guidelines

The general guidelines for infill development in heritage conservation districts appear in *italic*. The following is a discussion of how the proposed development responds to the guidelines:

#### ***Guidelines for Infill***

*These guidelines should be read in conjunction with applicable municipal planning policy and by-laws, including the Zoning By-law and the Official Plan.*

- 1. New buildings should be of their own time and not attempt to replicate a historic style, but should be sympathetic to the character of the neighbourhood.*

**Discussion:**

The development is of its own time with a high-rise tower set on a brick clad three-storey podium. The podium is sympathetic to the existing building and the adjacent heritage building (129 Bank) in the use of materials (red brick), the three-storey height of the podium, and the façade articulation.

- 2. Any new residential development in the area should be in keeping with the traditional scale of buildings in the area. New construction should be sympathetic to the immediate neighbours in terms of setback, footprint, and massing.*

**Discussion:**

The setback of the tower from Slater Street is in keeping with the setback of the existing building at 208-212 Slater. The proposed access driveway to the rear of the property is in keeping with the traditional layout of the existing row houses. The footprint of the proposed tower is set on the existing building footprint along Slater Street and the east and west property lines. The massing of the proposed podium to the development mimics the massing of the adjacent heritage building fronting onto Bank Street and the existing building. The east (side) façade is very prominent in views looking west along Slater. Its treatment with glazing and articulated brick will add to the visual character of the street. The tower height is mitigated in views from west side of Bank Street as the row of three storey heritage buildings forms a podium to the tower.

- 3. The existing lot pattern contributes to the character of the neighbourhood. Lot sizes north of Laurier Avenue are typically larger than those south of Laurier Avenue. Where lots are proposed to be severed, this character should be considered.*

**Discussion:**

No change to the lot pattern is being proposed with the development.

- 4. Cladding materials should reflect the character of the neighbourhood. Some appropriate materials include stucco, brick, natural stone, wood siding or fibre cement board.*

**Discussion:**

The cladding materials used on the podium (traditional red brick) reflects the character of the heritage buildings fronting onto Bank Street. The north or Slater Street façade of the podium reflects the traditional built form of the row houses that are being demolished. The cladding materials used on the tower is primarily glazing and concrete using muted tones of grey to establish a background or fabric building. The material palette is particularly effective in mitigating views from the bank Street.

### 5.3 Development Impacts

**Positive impacts** of the proposed development on the cultural heritage values of the BSHCD include: The continuation of the street wall enclosure extending along Slater Street from Bank Street;

The proposed access driveway through the building to the rear of the property interprets the original carriageway form;

No change in the lot size, which reflects the original residential character of the area when initially developed;

The continuation of the servicing of the commercial heritage buildings fronting onto Bank;

The proposed ground floor retail with residential uses on the upper floors respects the traditional character of the BSHCD;

The articulation of the three-storey podium façade reflects the original row house configuration, with narrow facades with closely spaced entrances; and

The proposed residential use will add to the street life and provide customers for the heritage commercial businesses along Bank Street.

**Adverse impacts** of the proposed development include:

The demolition of a Category 3 heritage resource 208 - 212 Slater;

Increased shadowing of the small parkette to the east of the site.

## 6.0 ALTERNATIVES AND MITIGATION STRATEGIES

### 6.1 Alternatives

Alternatives that were explored as part of the design process include:

A strong cornice line at the top of the podium would help to define and separate the podium from the floors above and help to visually integrate the building at the street level with the adjacent heritage resources fronting onto Slater Street;

The east façade of the podium was initially a blank wall; fenestration as well as articulation of the brick breaks up the façade adds to the visual character of the neighbouring parkette;

Because of the double width of the laneway, the proportions of the proposed segmental arch over the access driveway seemed awkward; a flat arch was considered.

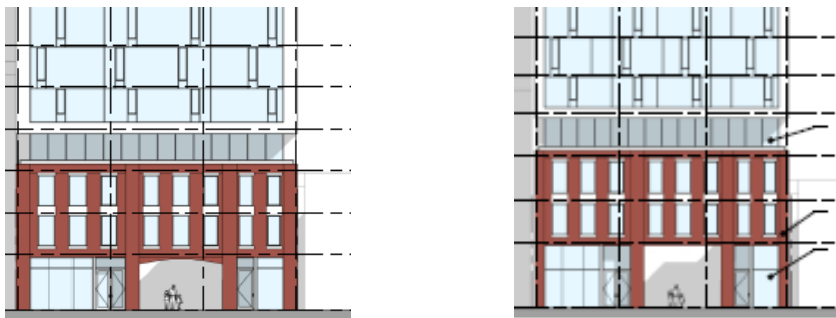


Figure 27: Options for the treatment of the archway with commercial units on either side. RLA 2019.

### 6.2 Mitigation Measures

The following are some suggested mitigation measures:

Undertake a photo documentation of the building as a record for the City archive.

### 6.3 Conclusions

Bank Street HCD is a small heritage district, focusing on three blocks of Bank Street. Four key buildings at the intersection of Bank and Slater have been demolished and as a result the cohesiveness of the district's heritage character has diminished. The concern expressed by City staff is that the loss of 208-212 Slater could result in further erosion. The heritage process to build on this site requires that an application under the Ontario Heritage Act be submitted for new construction, and/or demolition depending on what is being proposed.

The proposal is to demolish the existing residential remnant and redevelop 208-212 Slater Street. The plan is a creative solution to a small site that takes advantage of the prominent heritage streetscape along Bank; and surprisingly, reinforces the traditional character of the Bank/Slater intersection. The construction of the three storey podium and the cladding materials used on the podium (red brick) reflect the character of the heritage buildings fronting onto Bank Street. The continuation of the street wall enclosure with datum lines and fenestration patterns extending along Slater Street from Bank Street gives the tower a context and positions it back from the street wall. Articulation of the east elevation further helps to define the pedestrian realm at the corner and completes the visual assembly.

The proposed development's small floor plate of 623.4 square metres will mitigate potential impacts with respect to massing and shadowing. The proposed residential on upper floors is in keeping with the original use, will add to the street life, and energize the heritage commercial businesses along Bank Street. The development will be a comfortable integration into the neighbourhood and a positive addition to the revitalization of this section of Bank Street.

## 7.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

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### Bibliography

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements (City of Ottawa)
- Appendix B: Statement of Cultural Heritage Significance for the Spark Street Proposed Heritage Conservation District, Ottawa Ontario Contentworks Inc.

### List of People Contacted

Sally Coutts, Heritage Planner, City of Ottawa.

## 8.0 AUTHORS QUALIFICATIONS

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**Commonwealth Resource Management** is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984.

**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, Waterfront Park and 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.

## Appendix A: 202-212 Slater St. Heritage Survey and Evaluation Form

CITY OF OTTAWA HERITAGE SURVEY

CENTRAL AREA WEST HERITAGE STUDY

INVENTORY DATA, MARCH 1998

208-212 Slater St

—1898



CITY OF OTTAWA HERITAGE SURVEY		CENTRAL AREA WEST HERITAGE STUDY	INVENTORY DATA, 1999
<b>208-212 Slater St</b>			
PRINCIPAL ADDRESS 208-212 Slater St	CONSTRUCTION DATE(S) ON FILE TO 1996 1898	ASSESSMENT ROLL 04180101900	
ALTERNATE ADDRESS		CITY FILE NUMBER SLAT00208	
SEE ALSO		CITY HERITAGE REFERENCE NUMBER	
BUILDING NAME	CITY HERITAGE RESOURCE CATEGORY GROUP—1998 3	CURRENT ZONING	
	NATIONAL HISTORIC SITES FILE(S)	LEGAL DESCRIPTION Plan 3922 Lot 37 Slater S Irr 66.47fr 118.83d	
OTHER CURRENT NAMES	FEDERAL HERITAGE BUILDING REVIEW OFFICE FILE(S)		
	NCC PARLIAMENTARY PRECINCT FILE(S)		
	NCC HERITAGE FILE(S)		
ONTARIO HERITAGE ACT DESIGNATION BY-LAW	CITY RECENT HERITAGE SURVEY	CURRENT OWNERSHIP	

## History

### DATES OF CONSTRUCTION/ALTERATION

1898

### DATE(S) ACTUAL OR ESTIMATED

Estimated

### DATE SOURCES

F.I.P.: 1888 (corrected 1898). Ottawa City Directory: 1898.

### EVENTS

There are no events known to be associated with 208-12 Slater St.

### TRENDS

208-12 Slater St. was constructed during the 1890s as a modest, three-dwelling, residential row with a carriageway. The date and location of the houses reflects the popularity of Uppertown as a convenient, walk-to-work residential district during the late-nineteenth century. When constructed, 208-12 Slater was situated on a block of similar attached dwellings in a neighbourhood characterized by its varied activities. Among the buildings' early tenants were a group of nurses and widows who occupied all three dwellings for several years during the early twentieth century. Their presence reflects the association, during that period, of Uppertown with single, working women. These women often worked for the government as clerks and occupied apartments in the surrounding area. By 1968, the buildings were being used for commercial purposes, accommodating a beauty parlor, a clothing shop, and a grocery store. Retail businesses and restaurants continue to occupy the building.

### PERSONS/INSTITUTIONS

There are no persons or institutions known to be associated with the buildings.

### SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Constructed during the 1890s, 208-12 Slater St. was one of a number of modest attached dwellings constructed during this period in the area just east of Bank St. along the street. Industrial and commercial activities were located in the vicinity. The transition at 208-12 Slater St. from residential to commercial use during the 1960s is associated with the growing identification of the area as Ottawa's business district and service area for the residents of Centretown.

### HISTORICAL SOURCES

F.I.P.s: 1878, 1888, 1902, 1912, 1922, 1956. Ottawa City Directories: 1888/9, 1900, 1902, 1912, 1922, 1948, 1956, 1968, 1980.

### PREPARED BY

VA

### PREPARATION DATE

971029

## Architecture

### ARCHITECTURAL DESIGN (PLANS, MATERIALS, ETC.)

Two-storey, seven-bay, (former) residential row. Rectangular in plan with large concrete and brick addition at the rear and a carriageway. Modern restaurant and storefront additions with offset entrances on ground floor of facade. Red brick construction on a stone foundation. Regularly spaced, rectangular (two are segmentally-arched), vousoired windows with stone sills on second storey. Dentil band below windows. Pilasters with decorative brickwork on second level. Modern, flat wood cornice at roof line. Chimney along side wall. Flat roof.

CITY OF OTTAWA HERITAGE SURVEY

CENTRAL AREA WEST HERITAGE STUDY

INVENTORY DATA, 1999

**ARCHITECTURAL STYLE**

Late-nineteenth century vernacular residential.

**DESIGNER/BUILDER/ARCHITECT(S)**

unknown

**ARCHITECTURAL INTEGRITY**

When constructed, the row was three storeys. F.I.P.s indicate that they were altered to two storeys between 1922 and 1956. Original ground floor facades have been modified with additions. Rear addition after 1956. Windows have been replaced on second storey.

**OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)****SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE**

The buildings at 208-12 Slater are a rare surviving example of the modest residential buildings that were constructed along the street during the late-nineteenth century. They have been somewhat altered during the twentieth century.

**PREPARED BY**

VA

**PREPARATION DATE**

971029

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## Environment

**PLANNING AREA**

Central Area West

**COMPATIBILITY WITH HERITAGE ENVIRONS**

208-212 Slater Street relates to the Bank Street business strip. Built to sidewalk/lot lines; carriageway leading to parking area in backyard; large parking surface on east side; abuts heritage building on west side (rear of Bank frontage). Faces low Art Deco building opposite. Maintains and supports historic context; maintains commercial storefronts around corner from Bank.

**COMMUNITY CONTEXT**

The continuing use of this row as a residential/retail/commercial building makes it familiar, especially at its near-corner location; its varied occupancies over time are witness to a wide variety of local commercial and social history; rare survivor of strip commerce on east-west streets.

**LANDMARK STATUS**

Unusual as a long-surviving row of converted housing to commerce; it is a traditionally typical street-wall frontage; not visually distinctive as such, but a rare survivor amidst the sea of surface and off-street parking east of Bank.

**SUMMARY/COMMENTS ON ENVIRONMENT**

This area has experienced great transformations since the construction of 208-212 Slater. Around mid-century, the sector became increasingly associated with business activities as residents moved to suburban neighbourhoods.

**PREPARED BY**

CL\*

**PREPARATION DATE**

971116

## Appendix B: Pre-consultation Meeting Heritage Comments

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### **Pre-application Consultation Meeting Minutes**

Address: 208 and 212 Slater Street  
Formal Pre-consultation File No.: PC2019-0070  
Date: Wednesday April 10, 2019  
Time: 3:00pm – 4:00pm  
Location: Room 4102E, City Hall, 110 Laurier Ave W  
City Contact: Ann O'Connor

#### **City of Ottawa Staff Present:**

Ann O'Connor – File Lead, Planner, Central Development Review  
John Wu – Infrastructure Project Manager  
Wally Dubyk – Transportation Project Manager  
Sally Coutts – Heritage Planner  
Christopher Moise – Urban Design Planner  
Doug James – Manager, Development Review Urban Services  
Caleb Miller – Planning Student

#### **Invitees Present:**

James Beach – Broccolini Development  
Roderick Lahey – Architect, RLA Architecture  
Miguel Tremblay – Planner, Fotenn  
Lee Sheets – Infrastructure, Novatech  
Jennifer Luong – Transportation, Novatech

#### **Introductions and Acknowledgements**

- Round table introductions
- Acknowledgement that the CCCA was invited but could not attend. A CCCA Representative will be sent a copy of the follow-up email with meeting minutes and invited to comment at this time.

#### **Overview of Proposal (Rod Lahey, James Beach, and Jennifer Luong)**

- Proposal to demolish the existing two-storey commercial building and construct a 23-storey high-rise mixed-use building.
- The uses are currently not decided on. It will either be a mixed-use residential/commercial building or a hotel (also with potential commercial at-grade).
- No parking is proposed.
- The proposed new building is to have no interior side yard setbacks.
- The existing vehicular entrance that goes through the existing commercial building to an interior surface parking lot that serves 161 Bank Street is shown as being retained in the new development. This existing internal parking lot has 8 surface parking spaces.
- The basement of the proposed building will have electrical and bicycle storage.
- The 2<sup>nd</sup> and 3<sup>rd</sup> floor will have amenity space
- Approximately 200+ units in the 23 storeys, with 9 units per floor.

- No easements on title.
- There is no anticipated zoning compliance issues with the current design, however, parking has not been calculated as the use is not yet determined.
- There will be different transportation challenges depending on the proposed use. Traffic will be increased if it is a hotel use, even if the parking requirements in the Zoning By-law are less restrictive than for a residential use. The modal splits may change depending on what is ultimately decided upon. The type of study is based on person trips.

### **Preliminary Comments from the City**

#### ***Transportation Comments (Wally Dubyk)***

- The Screening Form has identified that the TIA Triggers have been met. Traffic data was submitted with the Screening Form, which was circulated to the City staff for review and comments.
- Slater Street is designated as an Arterial road within the City's Official Plan with a ROW protection limit. The maximum land requirement from property abutting existing Row IS 1.25 metres. Subject to widening/easement policy. The ROW protection limit and the offset distance (1.25 metres) are to be dimensioned and shown on the drawings.
- Slater Street is in the Design Priority Area.
- Watermain renewal targeted start 2-3 years.
- Sewer renewal targeted start this season.
- Streetscaping targeted start 2-3 years.
- Permanent structures such as curbing, stairs, retaining walls, and underground parking foundation also bicycle parking racks are not to extend into the City's right-of-way
- The access to the garbage bins is to be addressed.
- The closure of an existing private approach shall reinstate the sidewalk, shoulder, curb and boulevard to City standards.
- Signs related to the development site are to be placed in accordance with the applicable sign by-law. An Encroachment Agreement will be required for any signage on the road allowance.
- Bicycle parking spaces are required as per Section 111 of the Ottawa Comprehensive Zoning By-law. Bicycle parking spaces should be located in safe, secure places near main entrances and preferably protected from the weather.

#### ***Infrastructure Comments (John Wu)***

- Garbage collection may be an issue. Will be required to demonstrate how garbage pick-up can be accommodated on-site, without adverse impact on the City's ROW.
- A Site Plan application will require Noise Study, Geotechnical Study, Wind Study, Phase 1 ESA and maybe Phase 2 ESA, Servicing Study.

**Heritage Comments (Sally Coutts)**

- The building is a category 3 building that received a score of 52, and was one of the residential row houses included in the study. The Fire Insurance Plans indicate that it was three storeys in height. I have not yet located an historic photograph of it, but remain hopeful that I might find something.
- There is considerable interest in the retention and integration of this residential remnant into the proposal for 208-212 Slater. The heritage process to build on this site requires that an application under the Ontario Heritage Act be submitted for new construction, and/ or demolition depending on what is being proposed. Staff then writes a report for the consideration of committee and council. We would be working with our land use and urban design colleagues in the development of a position on the application.

**Urban Design Comments (Christopher Moise)**

- We recommend that prior to application your team attend an Informal Meeting at the Urban Design Review Panel (UDRP) to further discuss and evaluate various scenarios of development for the site.
- There are clear concerns about this proposal regarding its impact to surrounding properties and building to the lot line and the impact that will have on façade treatment, blank walls and fenestration.
- The site is far smaller than what is necessary to provide sufficient separation to adjacent built form and future development potentials.
- For this proposal to gain support in its current configuration without additional land acquisition, agreements with neighbouring land owners would be one way to ensure the separation distances noted in City of Ottawa policy and guidelines are achieved.
- This is an exciting project in an area full of potential. We look forward to helping you achieve its goals with the highest level of design resolution. Good luck.

**Planning Comments (Ann O'Connor)**

- Based on the current proposal, the proposal would require a *Site Plan Control*, *Manager Approval*, *Public Consultation* application and potentially either a *Minor Variance* application at the Committee of Adjustment or a *Minor Zoning By-law Amendment* (depending on the number and type of variances required). In addition, as per the Heritage Comments above, an application under the *Ontario Heritage Act* is required to be submitted for new construction, and/ or demolition depending on what is being proposed.
- Address the following planning policy:
  - Designated “Central Area” in the OP. Subject to the angular height plane in OP Annex 8B.
  - In the “Central Area Secondary Plan”

- Within “Central Business District” and subject to building heights limited to the angular plane in Schedule B-2A
    - Within “Core” character area in Schedule B
  - Zoned MDS32 (Mixed-use Downtown Zone, Schedule 32)
  - Designated “Area Z: Near Major LRT Stations” in Schedule 1A of the Zoning By-law
  - Within 600m of the LRT “Parliament Station” located at O’Connor and Queen
  - Within a Heritage Conservation District (HCD) for Bank Street
  - Within the scope of the Albert-Slater Functional Design Study
  - Subject to the Urban Design Review Panel (UDRP) process. Within a Design Priority Area because in the Central Area.
  - Subject to the recently updated Urban Design Guidelines for Tall Buildings. The current proposal does not comply with separation distances.
- While infill is encouraged within the urban area, the subject property has an unusual lot configuration and is small. The proposal also faces a number of challenges related to the site’s relationship to neighbouring properties, separation distances for tall buildings, heritage compliance, and transportation and waste management functionality.
  - Upon application, provide clarity about the proposed use. It is understood that the applicant team is currently not certain about the desired uses on-site. The uses mentioned (hotel, apt dwelling high-rise, dwelling units, retail) are compliant with the MD zone. Although to change from one use to another may not require a rezoning to add a use, it will affect other zoning provisions (such as, parking, amenity space, site circulation/demands etc.). To properly evaluate the impact of the proposal through circulation, a clear proposal should be provided in the Site Plan Control.
  - Address existing context.
    - Address how the development on this site will affect the functionality of the abutting properties to the west, which front onto the east side of Bank Street. It appears that the only way to access the secondary egress into these buildings is from the subject property. It also appears that these Bank Street properties actively use the loading zone along Slater Street, located in front of the subject property.
    - Address the surface parking lot abutting the subject property that serves 161 Bank Street. This surface parking lot is land-locked and relies on the 208 Slater St porte cochere for access.
  - Address the future planned context and the *Urban Design Guidelines for High-Rise Towers*. Abutting the properties are similarly zoned MD and as such have similar development potential.

- There is concern with the lack of separation distance. Section 2.25 states that proper separation is to be provided between towers to: 1) minimize shadow and wind impacts; 2) loss of skyviews; 3) allow natural light into interior spaces.
  - At the meeting there was reference to abutting lands to the east and west being unable to be redeveloped into tall buildings as well. Provide proof of this should this be a rationale.
  - Address the proximity to the corner of the existing building located at 269 Laurier (the south-east corner of the subject site).
- Address the *Albert-Slater Functional Design Study*. In front of the subject property, there is a new curb line proposed, a cycle track, buffer area, and planters. The full Functional Design Plan is available for download on the City of Ottawa's website. For your convenience, I've attached an excerpt from this plan to the email in which these notes are sent. For additional information, you may reach out to Josee Vallee ([josee.vallee@ottawa.ca](mailto:josee.vallee@ottawa.ca)) who is the senior engineer working on the detailed design.
  - Address how transportation demands will be accommodated on-site. Specifically, of how loading, vehicular idling for drop-offs/pick-ups for the potential hotel use, and visitor parking will be adequately accommodated and managed.
  - Address waste management concerns.
  - Address how landscaping/greenery and amenity areas will be incorporated into the development. If there are any trees that are larger than 10cm in diameter then contact [Mark.Richardson@ottawa.ca](mailto:Mark.Richardson@ottawa.ca) for information on Tree Conservation Report Requirements.

**Preliminary Comments from the Community Association Representative (Alice Nakanashi)**

- Comments may be forthcoming.

**Next Steps**

- Refine the proposal to address the challenges outlined above.
- It is recommended that the applicant team seek input from the Ward Councillor and Community Association.