

# **A CULTURAL HERITAGE IMPACT STATEMENT**

## **250 Besserer Street, Ottawa, Ontario**

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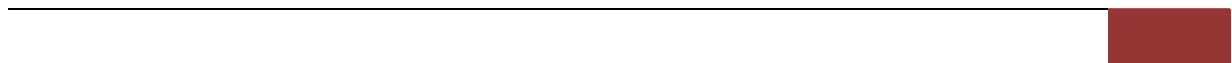
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**SUBMITTED TO: 250 Besserer Limited Partnership**

**PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT**

**7 MAY 2019**

Cover image: View looking east at the intersection of King Edward Avenue and Besserer Street. Credit Hobin Architecture May 2019.



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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 250 Besserer Street and the construction of a new midrise tower. The property is located within the Sandy Hill Cultural Heritage Character Area (SHCHCA) and abuts the Daly Avenue Heritage Conservation District (Part V By-law 308-82) and 149 Daly Avenue (Part IV) to the south of the development site. Other heritage resources include 256 Besserer adjacent to the development site and 251 Besserer (Bell Telephone Exchange Building) across the street from the development site. The site is subject to the guidelines contained in the Sandy Hill Cultural Heritage Character Area City of Ottawa 2015, and the mature neighbourhoods overlay.

The CHIS evaluates 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;
- The Daly Avenue Heritage Conservation District Study, By-law 308-82; and, Daly Avenue Heritage Conservation District Plan 2015, City of Ottawa;
- Sandy Hill Cultural Heritage Character Area Guidelines 2015, City of Ottawa;
- Heritage survey and evaluation forms for; 250 Besserer St.; 256 Besserer St.; and, 251 Besserer St.;
- Proposed new development plans, images, renderings Hobin Architecture, May, 2019;
- Landscape Plans Levstek Consultants Landscape Architects 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:**

250 Besserer Street,  
Ottawa

**Current Owner and Contact:**

250 Besserer Limited Partnership  
22 St. Clair Avenue East, Suite 1200  
Toronto, Ontario M4T 2S3  
Attention: Barry Hauer  
Barry Hauer [bhauer@ridc.com](mailto:bhauer@ridc.com)

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

The property is located within the Sandy Hill neighbourhood at the south-east corner of Besserer Street and King Edward Avenue. The block is bound by King Edward Avenue to the west, Daly Avenue to the south, Nelson Street to the east, and Besserer Street to the north.

The property contains a rectangular three storey commercial building with a flat roof constructed circa 1949-56. The building is clad in brick with stone belt courses, sills, and parapet coping set on a concrete foundation. The building is set to the corner of the two streets with asphalt parking areas to the south and east.

The proposal is to demolish the building and construct a mid-rise nine storey residential building with a mechanical penthouse with one level of below grade parking.

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

The site was initially developed in the late 19th century with a two-storey duplex fronting onto King Edward Avenue (1888-1901 FIP Figure 12). The existing building was constructed as an office building with a warehouse on a corner lot. Sometime between 1991 and 2002 the adjacent lot to the east was consolidated with the corner lot, the residential building demolished and the area converted to a parking lot. The building is located in area that was developed with small apartment complexes beginning in the 1930s and 40s. Subsequent development in the 1960s through to today features mid and high-rise residential towers.

The building is evaluated as a Category 3 property, which means that it contributes to the character of the streetscape, but its architectural value is not significant. It is a corner property with a Category 2 building (two storey mansard) next to it at 256, and a seven storey midrise further to the east. The properties on the north side include the Category 1 Bell Telephone Exchange Building across the street. The three Category 2 properties to the east were demolished and the rest of the block to east is not considered to contribute to the heritage character. As well, the block to the west has no heritage value attributed to any of the properties. A series of 17 – 20 storey high-rise define the south-west corner of Besserer and King Edward with similar towers to the west along Besserer.





Figure 1: Aerial view of the property from the north-west showing its context within Sandy Hill. Site arrowed. Source: Google Earth

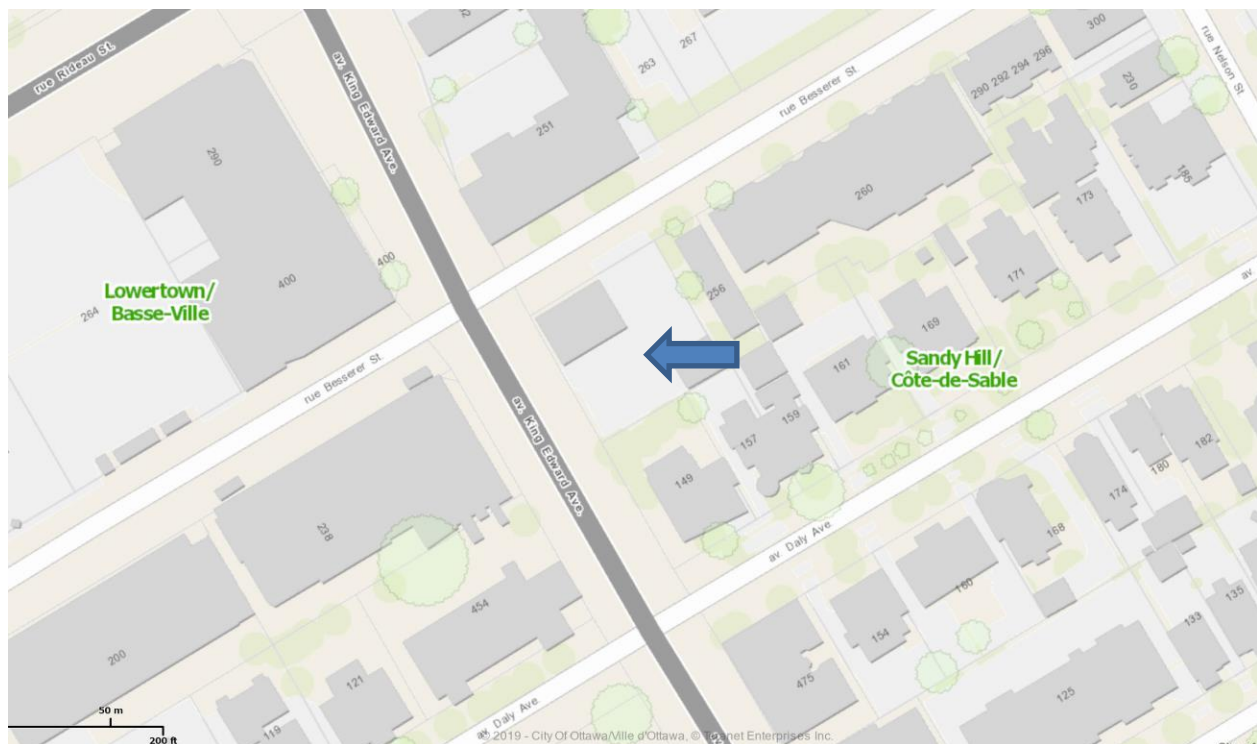


Figure 2: Block plan of the site illustrating surrounding context and lot divisions. Site Arrowed. Source: Geottawa.



*Figure 3: 1991 aerial view of the site. Note the two detached residences to the east (right) of the building; the adjacent residence was demolished between 1991 and 2002, the lots consolidated and surface parking installed. Site arrowed. Source: Geottawa*

### **1.5 Cultural Heritage Context and Street Characteristics**

The development site is located within the Sandy Hill Cultural Heritage Character Area (SHCHCA) that encompasses eight heritage conservation districts within the Sandy Hill neighbourhood that are recognized under Part V of the Ontario Heritage Act (OHA). The development site abuts the western end of the Daly Avenue HCD (Part V) and 149 Daly Avenue has been given additional protection with Part IV OHA designation. Individual heritage properties in the SHCHCA were evaluated and assigned a Category ranging from 1 to 4; Group 1 through Group 3 properties are considered contributing heritage properties and were added to the City's Heritage Reference List or Register. Category 4 properties are considered non-contributing to the SHCHCA.

| Building Address  | Heritage Reference List                              | Designation                                       | Building Type                      |
|---|--|---|------------------------------------|
| 250 Besserer Street<br>Development Site   | Group / Category 3 Not<br>added to Heritage Register | Sandy Hill Cultural<br>Heritage<br>Character Area | Office                             |
| 256 Besserer Street,<br>Adjacent to development<br>site.  | Group / Category 2                                   | Sandy Hill CHCA                                   | Residential                        |
| 251 Besserer Street, Bell<br>Telephone Exchange<br>Building. Within 30m of<br>development site. | Group / Category 1                                   | Sandy Hill CHCA                                   | Office                             |
| 149 Daly Avenue<br>Adjacent to development<br>site.   | Group / Category 1                                   | Daly Avenue HCD<br>Part V & Part IV<br>OHA        | Institutional St.<br>Albans Church |

Figure 4: Table of cultural heritage resources adjacent to and within 30m of the development site and designation status.

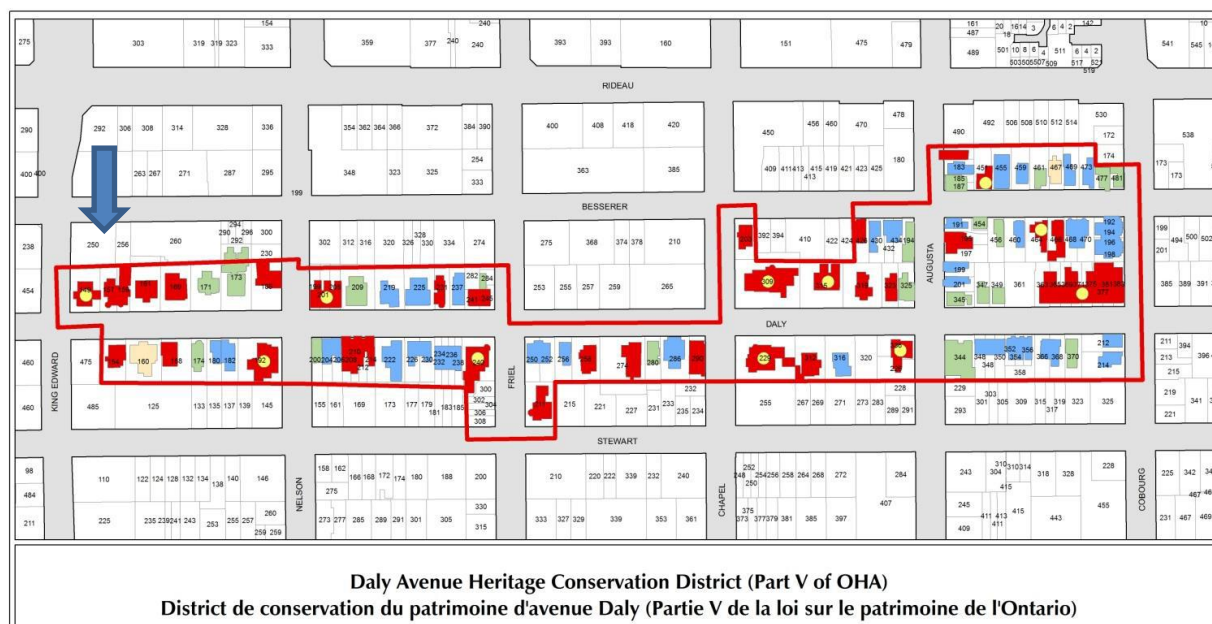


Figure 5: Daly Avenue Heritage Conservation District plan. The development site is to the north of the western end of the district. Development site arrowed. Source: City of Ottawa





Figure 6: Sandy Hill Cultural Heritage Character Area plan detail illustrating the categorization of properties. The plan illustrates the single detached residence (green) on the site that was demolished after 1991. The plan does not illustrate the existing building on the site. The existing residence at 256 Besserer is highlighted in blue. Site arrowed. Source: City of Ottawa.



Figure 7: Context view of 149 Daly Avenue to the south of the site fronting onto King Edward Avenue. The property is located within the Daly Avenue HCD (Part V) and is designated under Part IV. The development site is to the left. Note the masonry property wall. Source: Google Earth.





Figure 8: View of the former Bell Telephone Exchange Building to the north of the site on Besserer. The property is categorized as a Group 1 heritage resource. Source: Google Earth



Figure 9: View looking east from King Edward Avenue. The development site at 250 Besserer (right). 256 Besserer is located behind the tall conifer to the left of the image. Source: Google Earth

### Street Characteristics

The development site fronts onto Besserer Street and King Edward Avenue. The characteristics of Besserer St. include a uniform setback of buildings from the street edge with a grassed front yard some

with shrubs and trees. A surface parking lot extends to the east limit of the development site. The characteristics of King Edward Avenue between Daly and Besserer consist of a masonry wall at the property line of 149 Daly Avenue extending along King Edward and a surface parking lot at the rear of the development site.

## **1.6 Relevant Information from Council Approved Documents**

### **Mature Neighbourhood Streetscape Character Analysis Zoning By-law 2012-147.**

The site of the building is located within an area that is subject to the Mature Neighbourhood By-law.

### **Daly Avenue Heritage Conservation District Study (1981) and Plan (2015)**

The HCD was designated under Part V of the OHA by the City of Ottawa in 1982 (By-law 308-82). The City of Ottawa developed a Heritage Conservation Plan in 2015 to guide change within the district:

### **Sandy Hill Cultural Heritage Character Area (SHCHCA 2015)**

The goal of the Heritage Character Area is to celebrate the rich history of Sandy Hill, encourage the retention of historic fabric and to guide new development that is appropriate to the character of the neighbourhood. Properties located in the Sandy Hill Heritage Character area are not designated under Part V of the *Ontario Heritage Act*. Any new development should consider the following applicable guidelines (*italic*):

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

*The guidelines in this section are intended to guide the design of new buildings in the cultural heritage character area. 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. 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.*
- 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 10: View of the north elevation of 250 Besserer Street. Note the setback from Besserer and King Edward Avenue (right). The building is identified as Category 3 heritage resources in the SHCHCA scoring a total of 41 points out of 100, 2 points less and it would have been categorized as a Group 4 Heritage Resource. Source: Google Earth



Figure 11 View of the side and rear elevations of 250 Besserer. Source: Google Earth

## 2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

### 2.1 250 Besserer Street

The site was developed in the last quarter of the 19<sup>th</sup> century with a two-storey residential duplex fronting onto King Edward Avenue. The property at 256 Besserer is the only early residence remaining on the street that dates to the initial era of development. Circa 1949-56 the existing three-storey commercial and warehouse building was constructed on the site. The adjacent detached residence was demolished sometime between 1991 and 2002 (Figure 3), and the lot consolidated with the lot the building sits on. The area was then paved for surface parking. See Appendix A.

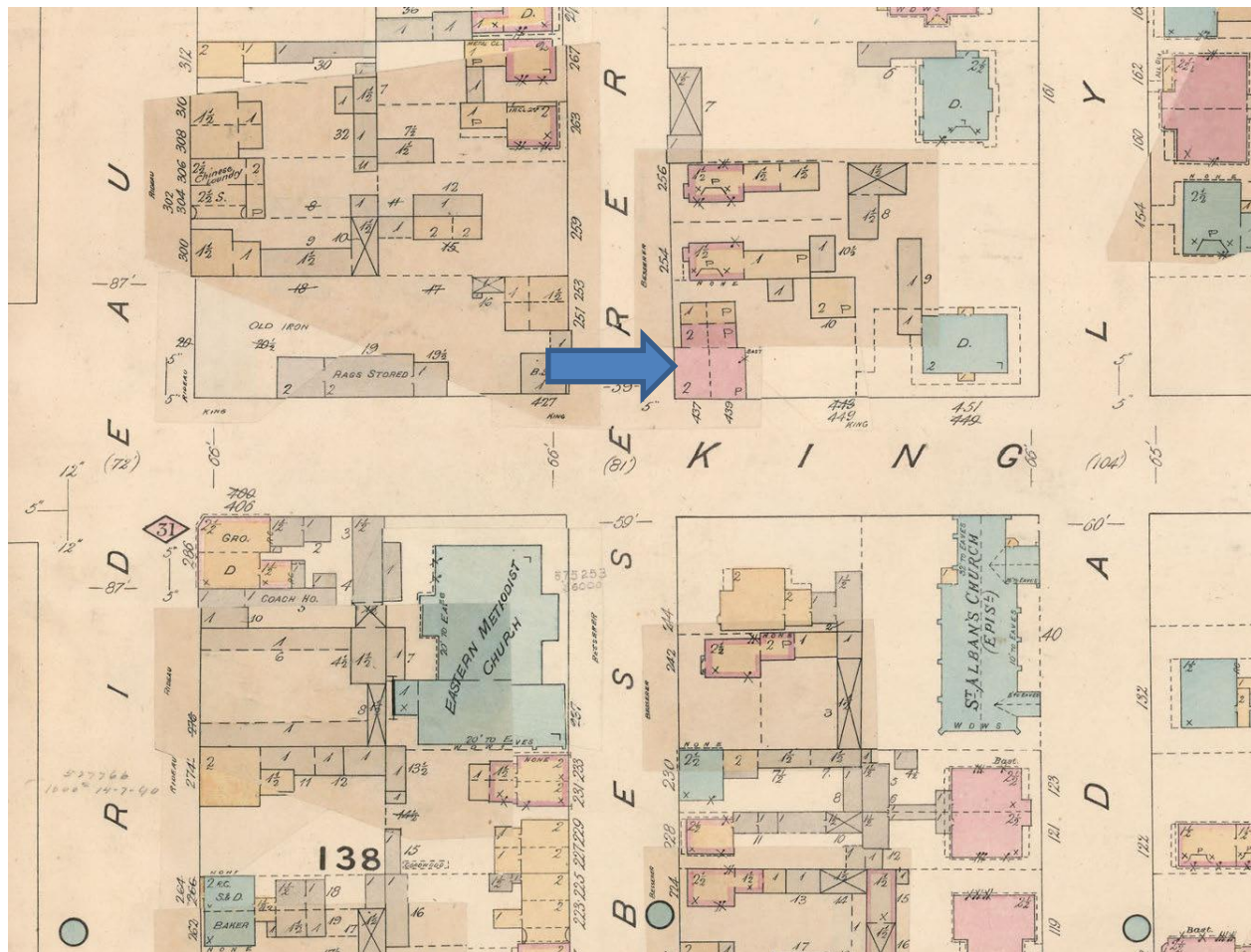


Figure 12: FIP 1888 Rev. 1901 Sheet 27 Site arrowed. Note the side-by-side duplex addressing King Edward Avenue. The adjacent residence on Besserer was subsequently demolished sometime between 1991 and 2002. Source: Library and Archives Canada

### 250 Besserer Street, Sandy Hill Heritage Study Descriptive Sheet (Appendix A)

The history section of the descriptive sheet, specifically the development context notes *“The building is part of the recent residential development of Besserer Street for high density, small apartment complexes increasingly popular in the 1930s and 40s.”* The summary of historical significance notes *“The historical*



*significance of the house is derived from its role in the continuing residential development of Besserer Street, accommodating those seeking smaller apartments in high density complexes in post-Second World War Sandy Hill."*

**Discussion:** The existing commercial building at 250 Besserer St. constructed circa 1949-56 had no residential component in its use since construction. The summary of historical significance notes the building to be a 'house'. There is also a discrepancy in the Building Evaluation Plan in the SHCHCA study (Figure 6). The ground plan of buildings within and adjacent to the development site does not show the existing building at 250 Besserer, instead it shows a detached residence on the site that was demolished sometime between 1991 and 2002 (Figure 3). The demolished residence is noted to be a Category 3 heritage resource. Was the History section of the Descriptive Sheet referencing the demolished detached residence? It is not clear at this point. The Architecture section of the data sheet references the existing three-storey commercial building on the site.

The building was evaluated as a Category 3 heritage resource with a total score of 41 out of 100 points, two points above being a Category 4 heritage resource. The history section of the building evaluation, specifically the 'Development Context' should be revisited. Building Evaluation score ranges for each category are Category 1: 70-100; Category 2: 55-69; Category 3: 40-54; and, Category 4: 0-39.

A pre-consultation meeting between the developer and the City was held on March 6, 2019 Heritage Comments Email Appendix B. An Email from Anne Fitzpatrick the heritage planner assigned to the project; that staff acknowledges that the building receives a low overall score (Survey Form Appendix A) and was not added to the heritage register as part of the SHCHCA study as the contribution to history and architecture is moderate.

## 3.0 HERITAGE CHARACTER STATEMENT SANDY HILL CULTURAL HERITAGE CHARACTER AREA

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### 3.1 Statement of Heritage Character

The following are excerpts from the statement of cultural heritage character for the SHCHCA.

*The Sandy Hill Cultural Heritage Character Area is an urban cultural landscape that has evolved since the mid-19th century from one of Ottawa's earliest residential neighbourhoods at the edge of the city, to a vibrant and mixed urban neighbourhood in the core of the city. The heritage character area has three distinct sections, the former Besserer Estate, north of Laurier Avenue, the former By Estate, located south of Laurier Avenue and Laurier Avenue, which forms the boundary between the two estates and has its own distinct character as the main artery through the neighbourhood.*

*The area features a rich and diverse architectural character with buildings from all periods of development that contribute to the distinct sense of place. In particular, there are excellent examples of the range of architectural styles popular in Canada at the end of the 19th and beginning of the 20th century, including Queen Anne Revival, Tudor Revival, Edwardian Classicism and Italianate. The neighbourhood is characterized by the use of natural building materials, including brick, wood, limestone and stucco. Two storey wooden front porches are typical of the heritage character area and mature deciduous street trees, consistent front yard setbacks, and front lawns, some with low front yard fences, characterize the streets.*

*The 19th Century street layout and lot pattern remains intact, but the neighbourhood has evolved over the past 150 years. The growth of the University of Ottawa throughout the 20th century has prompted the conversion of larger houses into multi-unit residences to accommodate the growing student population. In addition, foreign governments for use as embassies or official residences have purchased many of the large houses.*

*The Sandy Hill Heritage Character Area is an important place in Ottawa that serves to remind residents of the early development of the city and Ottawa's role as the national capital. The area has evolved in form and use since its 19th century roots, but this continuing evolution contributes to its special character as a mixed urban neighbourhood in the heart of the city.*

## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

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### 4.1 Design Brief

The proposal is to demolish the existing office building and construct a mid-rise residential tower. The new building design will include nine residential floors located above a lower basement level and a walk-out basement level. The main entrance is located at the North-West corner of the lot at the intersection of King Edward Avenue and Besserer Street. Vehicular access to the property is from Besserer Street located on the East side of the lot.

The development includes 99 apartments with a mix of studio, one, and two bedroom units. The ground floor level features a lounge, fitness centre, elevator lobby, and exit stairs. The walk-out basement level includes nine covered indoor visitor parking spaces, and one bicycle parking space for each of the units. The project includes a total of 285 m<sup>2</sup> of rooftop outdoor terrace space, and 115m<sup>2</sup> of indoor ground floor amenity.

The exterior design consists of a single storey dark masonry base with nine floors of red-brown brick cantilevered above. The base of the building is designed to animate the street wall with a glass corner entrance and floor to ceiling glass throughout the amenity spaces as well as a generous setback of landscaping between the sidewalks and building wall. The brick colour is a token of the various reds, brown, and beige brick used on buildings surrounding the site. The design incorporates a more contemporary punch window pattern to express a building aesthetic of its time while sympathetic to the character of the neighbourhood. The façade is further articulated using a playful staggering of punched windows at the corners contrasted with a simple stacked punch window grid. In the centre, a staggered metal panel accents the pattern and creates interest.

The main pedestrian access to the building is located at the north-west corner of the property. A total of 374m<sup>2</sup> (41%) of landscape open space is a feature of the development. Ground level landscape treatment includes pavers with some shrub and planting beds, and a masonry wall extending from the rear property line north along King Edward Avenue returning into the building to conceal the proposed surface parking at the rear of the property. The proposed covered parking at the back of the lot is a result of the existing 3m grade difference between the neighbouring south lot at 149 Daly and the front lot line Besserer Street. The resulting covered parking includes a green roof with 194 m<sup>2</sup> of landscaped private terraces for the residential units facing south on the first level. This allows for a visual continuity of soft landscape between the existing heritage building at 149 Daly Avenue, and the proposed mid-rise building at 250 Besserer Street.

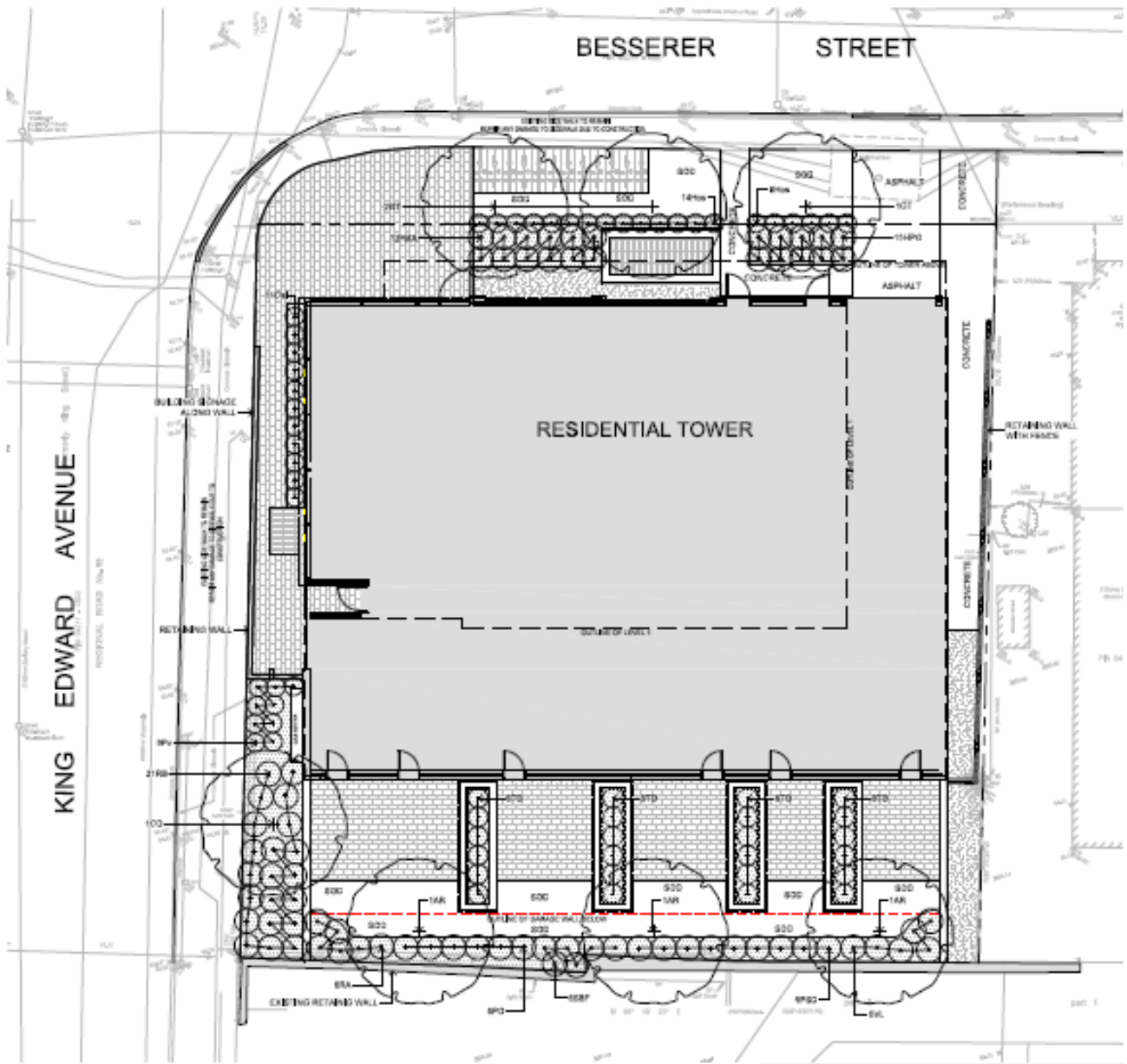


Figure 13: Ground level landscape treatment includes pavers with some shrub and planting beds, and a masonry wall extending from the rear property line north along King Edward Avenue returning into the building to conceal the proposed surface parking at the rear of the property with a green roof covering the area between the tower and the back of the property. Credit: Levstek Consulting 2019.



Figure 14: Perspective view of the proposed development. The main entrance is located at the North-West corner of the lot at the intersection of King Edward Avenue and Besserer Street. Vehicular access to the property is from Besserer Street located on the East side of the lot. Source: Hobin Architecture 2019.



Figure 15: Perspective view looking west along Besserer. Source: Hobin Architecture 2019.





Figure 16: Bird's Eye view looking south east at the intersection of Besserer Street and King Edward Avenue illustrates the new development and its relationship with the neighbouring buildings. Source: Hobin Massing Model 2019.

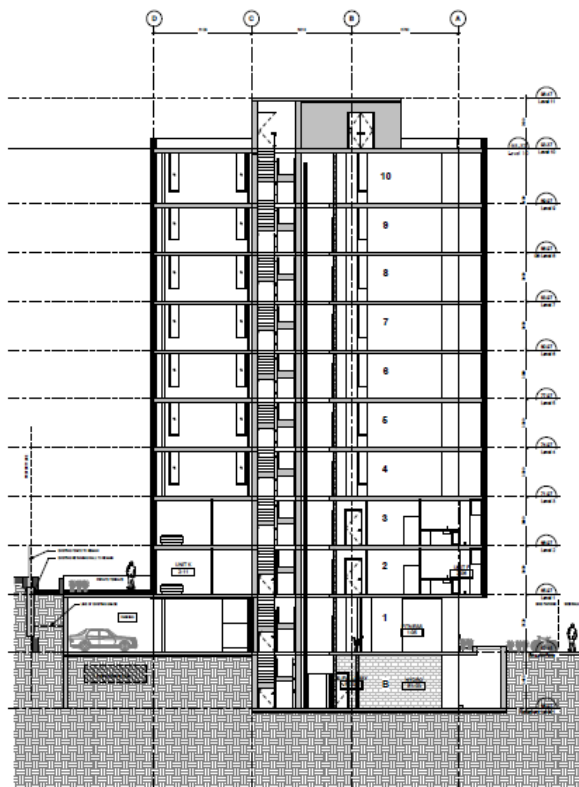


Figure 17 : Section through the proposed tower illustrating its relationship to 149 Daly Avenue (left) and 251 Besserer (right). Note the enclosure of the ground floor parking at the rear of the property proposed outdoor amenity use above the ground floor parking. Source: Hobin Architecture 2019.



Figure 18: Elevation of the Besserer Elevation with the entrance off-set on the corner terrace. Hobin 2019.



Figure 19: Bird's Eye View of the intersection of Besserer and King Edward looking south. The set back of the Besserer Street elevation provides relief for the smaller residential home at 256 Besserer. Hobin 2019





*Figure 20: Massing models looking west along Besserer and figure 21: looking north. The views illustrate the building's fit within the neighbourhood. Hobin Architecture 2019.*



*Figure 22: The view of the building elevation looking north illustrates the staggered corner window treatment and the extensive landscape buffer between the Daly property and the development. Hobin 2019.*

## 5.0 IMPACT OF PROPOSED DEVELOPMENT

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### 5.1 Demolition Proposal

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Sandy Hill Cultural Heritage Character Area. The proposed development will require the demolition of the existing three-storey office building with a nine storey residential development. The heritage attributes of the Heritage Character Area are itemized in Section 3.0. Applicable guidelines are found in the SHCHCA study. Prior to demolition, a photo record of the exterior of the building should be prepared and submitted to the City Archives.

### 5.2 Sandy Hill Cultural Heritage Character Area Guidelines

The following guidelines are from the SHCHCA and appear in *italic* followed by a discussion of how the proposed development compares with the guidelines:

#### **Guidelines for Infill**

*The guidelines in this section are intended to guide the design of new buildings in the cultural heritage character area. 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, does not replicate a historic style and is sympathetic to the district in its use of materials that are common to the district – a grey unit material at the base and red brick for the body of the building.

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.*

#### **Discussion:**

There is a considerable grade change on King Edward Avenue between Daly Avenue and Besserer Street that mitigates the scale of the proposed nine-storey midrise to the scale of the two storey residential building at 149 Daly Avenue. (See Figure 16). The full 7.5-metre setback to the Daly properties is being respected. As well, the setback of the tower from Besserer Street is in keeping with the setback of the adjacent low-rise detached residence at 256 Besserer. Across the street, the former Hydro Building at 251 is not overshadowed by the new development. The footprint and massing of the proposed tower is in keeping with other more recent developments of mid to high-rise towers lining Besserer Street.

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 of a mid-rise residential tower on the site.

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 exterior design consists of a single storey dark masonry base with nine-floors of red brick cantilevered above. The red brick is a token of the various reds, brown and beige building forms surrounding the site using a more contemporary punch window pattern. The design is further articulated using a playful staggering of punched windows at the corners contrasted with a simple stacked punch window grid.

**Comments from the Heritage Planner:**

1. *The extension of the stonewall along King Edward Avenue from 149 Daly Avenue along the development site.*

**Discussion:** There was some concern that the existing stone wall extending along King Edward Avenue should not be impacted or mimicked, but rather complement the feature. A portion of the wall is setback from the sidewalk to provide a more comfortable public realm along this busy street.

2. A central entrance is a characteristic of the existing building and the building across the street (251 Besserer Bell Telephone Exchange Building), and is a common characteristic of turn of the century apartment buildings in Sandy Hill.

**Discussion:** A central entrance was considered. However, it was felt that a corner entrance established the building's orientation on site fronting on both Besserer and King Edward Avenue. The principal façade of the building at 149 also fronts onto King Edward Avenue.

**5.3 Development Impacts**

**Positive impacts** of the proposed development on the cultural heritage values of the SHCHCA include: The enclosure of the street wall extending along Besserer Street and King Edward Avenue and the removal of surface parking lots;

The proposed corner entrance engages both King Edward Avenue and Besserer Street a compromise between the original orientation of the buildings on the lot fronting onto King Edward Avenue and the more traditional central entrance; and,

The development reinforces the primarily residential character of the SHCHCA.

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

The demolition of a Category 3 heritage resource at 250 Besserer along with the three buildings across the street leaves the former Hydro Building and 256 Besserer as the remaining elements of the traditional street.



## 6.0 ALTERNATIVES AND MITIGATION STRATEGIES

### 6.1 Alternatives

N/A

### 6.2 Mitigation Measures

The following are some suggested mitigation measures:

The limestone perimeter wall extending along King Edward Avenue associated with 149 Daly Avenue will need to be protected from any potential adverse impacts during construction; and,

The shared property line with 149 Daly Avenue is presently visually buffered with trees located on the property at 149 Daly Avenue. The trees should be protected from any potentially adverse construction impacts.



*Figure 21: The utilization of the retaining wall along King Edward for signage integrates well with the street. Consideration should be given to using the King Edward address rather than Besserer if signage is to be retained at this location.*

### 6.3 Conclusions

The nine-storey midrise is a handsome contemporary expression that will integrate with its surroundings and will mitigate the loss of the existing building. The development is of its own time, does not replicate a historic style and is sympathetic to the district in its use of materials that are common to the district – a grey unit material at the base and red brick for the body of the building. The staggered windows at the corner with the extended bay above the ground floor establishes a dramatic expression on the corner.

The considerable grade change on King Edward Avenue between Daly Avenue and Besserer Street helps mitigate the scale of the proposed nine-storey midrise to the scale of the two storey residential building at 149 Daly Avenue. The 7.5 metre setback of the tower to the Daly properties also benefits the visual relationship.

Public realm improvements, street wall, removal of surface parking as well as the setback of the retaining wall along King Edward Avenue will increase the livability and public enjoyment of this section of the street. The corner entrance engages both Besserer and King Edward Avenue.

## 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)

### List of People Contacted

Anne Fitzpatrick, 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: Sandy Hill Heritage Study Descriptive Sheet

### 250 Besserer St.



#### Sandy Hill Heritage Study

#### Descriptive sheet

250 Besserer Street

|                                 |                     |                      |                            |
|---------------------------------|---------------------|----------------------|----------------------------|
| <b>Municipal Address</b>        | 250 Besserer Street | <b>Building name</b> | 250 Besserer Street        |
| <b>Legal description</b>        |                     | <b>Lot:</b>          | <b>Block:</b> <b>Plan:</b> |
| <b>Age/Date of Construction</b> | c. 1949-1956        | <b>Original use</b>  |                            |
|                                 |                     | <b>Present use</b>   |                            |



Source: Ron J. Roy

Date: 2007/19/06

#### Heritage Status

|                                     |                      |  |
|-------------------------------------|----------------------|--|
| <b>Existing heritage building</b>   | <b>Name:</b>         |  |
|                                     | <b>Bylaw / date:</b> |  |
| <b>Existing heritage district</b>   | <b>Name:</b>         |  |
|                                     | <b>Bylaw / date:</b> |  |
|                                     |                      |  |
| <b>Potential Heritage Building:</b> | not defined          |  |
| <b>Potential Heritage District:</b> | not defined          |  |
| <b>Comments:</b>                    |                      |  |

#### Phase 2 Evaluation Results

Prepared by: Date:

|              |                 |                |                |               |
|--------------|-----------------|----------------|----------------|---------------|
| <b>Score</b> | <b>100 - 70</b> | <b>69 - 55</b> | <b>55 - 40</b> | <b>39 - 0</b> |
| <b>Group</b> |                 |                | 3              |               |

## Sandy Hill Heritage Study

## 250 Besserer Street

### History

Prepared by: Carolyn Van Sligtenhorst Date: 2007/05/02

#### Age/Date of Construction (Factual/Estimated)

Between 1949-56.

M1878: Nothing on site.

First building:

M1888(1901): 2 storey duplex with tar & gravel roof, 1 storey rear additions, marked as 437-439 King.

M1902(1912): Same - marked as 429-431 King Edward.

M1902(1922): Same - building is brick.

M1948: Same

Second building (same as current):

M1956: 2 storey warehouse and office building, steel and block construction.

### Events

#### Persons/Institutions

D 1948. No 250 Besserer shown. 254 and 256 between King Edward and Nelson.

#### Developmental Context

This building is part of the recent residential development of Besserer Street for high density, small apartments complexes, increasingly popular in the 1930s and 40s.

#### Summary/Comments on historical significance

The historical significance of this house is derived from its role in the continuing residential development of Besserer Street, accomodating those seeking smaller apartments in high density complexes in post Second World War Sandy Hill.

#### Historical sources

- June 1878 Insurance Plan of Ottawa, Ontario. National Map Collection, Public Archives Canada.
- January 1888 Key Plan of Ottawa and Vicinity. (Revised 1901). National Map Collection, Public Archives Canada.
- September 1902 Key Plan of the City of Ottawa, Ontario. Volume 1 (Revised 1912). National Map Collection, Public Archives Canada.
- September 1902 Insurance Plan of the City of Ottawa, Ontario. Volume 1 (Revised 1922). National Map Collection, Public Archives Canada.
- November 1948 Fire Insurance Map, Ottawa, Ontario. Volume 2. National Map Collection, Public Archives Canada.
- October 1956 Fire Insurance Map, Ottawa, Ontario. Volume 2. National Map Collection, Public Archives Canada.
- City of Ottawa Directories. 1948.



## **Sandy Hill Heritage Study**

## **250 Besserer Street**

### **Architecture**

**Prepared by:** Chris Wiebe **Date:** 2007/04/26

#### **Architectural characteristics and design**

Property characteristics: Single use commercial. Detached, 2 storey with rectangular plan, center entry and occupied basement. Site features consist of corner lot coverage with a detached garage and parking lot at side.

Exterior elements: Flat roof with unknown material; 1 brick chimney. Decorative roof elements include a raised parapet. Exterior brick wall with string courses, stone sills and stone elements. Parged foundation.

Windows and doors: Rectangular metal fixed windows. Single metal front door with sidelights and transom window in door.

#### **Comments:**

Metal awning with flat roof over entrance.

#### **Architectural Stylistic Influences**

Vernacular mid 20th century commercial building.

#### **Designer/Builder/Architect**

#### **Architectural integrity**

Medium to high: Replacement windows and awning affect the integrity.

#### **Other**

#### **Summary/Comments on architectural significance**

This 2 storey building is a rare example of a vernacular purpose-built office building in Sandy Hill. The symmetrical composition with flat roof with raised parapet and central entry, the high base and the stone string courses are characteristic elements that should be maintained. Changes to the windows have affected the architectural integrity.

**Sandy Hill Heritage Study****250 Besserer Street****Context**

Prepared by: Date:

|                                   |              |  |
|-----------------------------------|--------------|--|
| <b>Existing heritage building</b> | Name:        |  |
|                                   | Bylaw/ date: |  |
| <b>Existing heritage district</b> | Name:        |  |
|                                   | Bylaw/ date: |  |



Source: Ron J. Roy

Date: 2007/19/06

**Compatibility with surroundings:**

Pattern of site use: Atypical width

Use: Atypical (apartment, commercial)

Height/Volume: Atypical volume

Materials: Typical (brick, stone)

Typology: Type 8



**Community context/Landmark status**

This property makes a moderate contribution to the history and architecture of the neighbourhood.

**Summary/Comments on environmental significance**

This property is compatible with the block in which it sits.

| HISTORY | Age/Date of Construction | Pre 1890 | 1891 - 1900 | 1901 - 1910 | 1911 - 1925 | 1926 - 1950 | 1951 + | Score |      |
|---------|--------------------------|----------|-------------|-------------|-------------|-------------|--------|-------|------|
|         |                          | 10       | 8 - 9       | 6 - 7       | 4 - 5       | 1 - 3       | 0      | 0/10  |      |
|         | Events / Persons         |          |             |             | High        | Medium      | Low    | N / A | 1/5  |
|         |                          |          |             |             | 4 - 5       | 3           | 1 - 2  | 0     |      |
|         | Developmental Context    |          |             |             | High        | Medium      | Low    |       | 7/15 |
|         |                          |          |             |             | 11 - 15     | 6 - 10      | 1 - 5  |       |      |
| Total   |                          |          |             |             |             |             |        | 8/30  |      |

| ARCHITECTURE |                                | Proportion/Scale | Detail/Craftsmanship  | Coherence   | Score |       |
|--------------|--------------------------------|------------------|---|---|-------|-------|
|              | Architectural characteristics  | 3/5              | 3/5   | 3/5   | 9/15  |       |
|              | Stylistic Influence            | Strong           | Medium  | Weak  | 8/15  |       |
|              |                                | 11 - 15          |  | 6 - 10  |       | 0 - 5 |
|              | Designer / Builder / Architect | Renowned         | Known   | Unknown   | 0/5   |       |
|              |                                | 3 - 5            | 1 - 2   |  0 |       |       |
|              | Architectural Integrity        | High             | Medium  | Low   | 3/5   |       |
|              |                                | 4 - 5            |  | 2 - 3   |       | 0 - 1 |
|              | Total                          |                  |   |   |       | 20/40 |

| CONTEXT | Compatibility with surroundings   | Sets example | Reinforces pattern | Compatible with pattern | Incompatible with pattern | Score |
|---------|-----------------------------------|--------------|--------------------|-------------------------|---------------------------|-------|
|         |                                   | 15 - 20      | 10 - 14            | ✓ 5 - 9                 | 0 - 4                     | 8/20  |
|         | Community Context/Landmark Status | Strong       | Moderate           | Weak                    | No                        | 5/10  |
|         |                                   | 7 - 10       | ✓ 4 - 6            | 1 - 3                   | 0                         |       |
|         | Total                             |              |                    |                         |                           | 13/30 |

|                |        |
|----------------|--------|
| Phase II score | 41/100 |
|----------------|--------|

|                 |       |   |
|-----------------|-------|---|
| Heritage Status | Group | 3 |
|-----------------|-------|---|

## Appendix B: Pre-consultation Meeting Heritage

**jjs@chrml.com**

**From:** Fitzpatrick, Anne <Anne.Fitzpatrick@ottawa.ca>  
**Sent:** March 19, 2019 1:56 PM  
**To:** Gauthier, Steve  
**Subject:** Heritage Comments - 250 Besserer Street  
**Attachments:** 250\_Besserer\_Street.pdf

Hi Steve

The property at 250 Besserer Street is located within the Sandy Hill Cultural Heritage Character Area (SHCHCA) and is identified as a Category 3 property. Although the guidelines encourage retention of Category 1, 2 and 3 properties, staff acknowledge that the building receives a low overall score (survey form attached) and was not added to the heritage register as part of the SHCHCA project as the contribution to the history and architecture is moderate. The building is not designated so an application under the Ontario Heritage Act is not required.

### Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement will be required. The Cultural Heritage Impact Statement should address the demolition of the building and the impact of the proposed new building on the surrounding cultural heritage resources. The guidelines for a Cultural Heritage Impact Statement can be found here: <https://ottawa.ca/en/city-hall/planning-and-development/information-developers/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans#a-guide-to-preparing-cultural-heritage-impact-statements>

### Sandy Hill Heritage Character Area

The property is located within the Sandy Hill Heritage Character Area and any new development should consider the following applicable guidelines:

#### 5.4 Guidelines for Infill

The guidelines in this section are intended to guide the design of new buildings in the cultural heritage character area. 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. 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.
4. Cladding materials should reflect the character of the neighbourhood. Some appropriate materials include stucco, brick, natural stone, wood siding or fibre cement board.

### Additional Comments:

- Buildings should be sympathetic to the character of the area. The character of the area could be reflected through the choice of materials or the incorporation of design elements such as sills and cornices where appropriate. The neighbourhood is characterized by the use of natural building materials including brick, wood, limestone and stucco.
- Nearby heritage resources include 256 Besserer (Heritage Register), 251 Besserer, (Heritage Register), 149 Daly Avenue (Part IV), and the Daly Avenue Heritage Conservation District (Part V). The proposed building should be designed to avoid negatively impacting the cultural heritage attributes of these properties, as well as the HCD more generally.



- At the meeting, there was discussion regarding the extension of the stone wall from 149 Daly Avenue, which is a historic element of this property. This would have to be carefully designed to not impact or mimic the existing historic wall, but rather complements this feature.
- A central entrance is a characteristic of the existing building and the building across the street, and is a common characteristic of turn of the century apartment buildings in Sandy Hill. Consider centralizing the entrance of the new building.
- Additional information (renderings and streetscape elevations) is required to analyze the potential impact of the building height on the surrounding heritage context.

Please do not hesitate to contact me with any questions.

Thank you,

Anne

**Anne Fitzpatrick, MCIP RPP**  
Heritage Planner

Right of Way, Heritage and Urban Design Services |  
Services des emprises, du patrimoine et du design urbain

Planning, Infrastructure and Economic Development Department |  
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