STAGE II CULTURAL HERITAGE IMPACT STATEMENT & CONSERVATION PLAN

145 Loretta Avenue & 951 Gladstone Avenue, Ottawa, Ontario

PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

Revision V5 January 2022

COMMONWEALTH

CLV GROUP DEVELOPMENTS

TABLE OF CONTENTS

1.0 INTRODUCTION

The City of Ottawa has requested a Stage two Cultural Heritage Impact Statement (CHIS) and Conservation Plan prepared by a qualified heritage consultant to examine impacts on the identified cultural heritage values of the Standard Bread Building that may result from the proposed development. The Standard Bread Building was designated by the City in 2020 under Section 29 Part IV of the Ontario Heritage Act (Bylaw-2020 - 240).

In September 2018, Commonwealth submitted an initial Cultural Heritage Impact Statement for the proposed development. The proposed development plans were revised and '*Addendum 1 - Heritage Related Comments Commonwealth August 2019'* responding to the City of Ottawa. This was followed by a revised CHIS submission prepared November 2019, as part of a ZBA and OPA application.

The current PHASE II CHIS and Conservation Plan is submitted as part of a site plan control application and addresses comments provided by the City in a formal pre-application consultation on Monday June 8, 2020. The Stage Two document should address the approach to the conservation of the building elements, the impact, how work will be done and protection of the building during the construction phase.

Heritage comments from the formal pre-application consultation include:

- As Council issued their notice of intention to designate this property under Part IV of the Ontario Heritage Act at the time of the ZBA and OPA associated with this proposal, a heritage permit application will be required to facilitate the alterations to the property;
- The heritage permit application should be submitted concurrently with the Site Plan and staff recommend visiting the UDRP prior to the submission of the heritage permit package;
- Staff can follow up with the applicant directly in terms of application requirements when they are preparing for the submission. As discussed in the meeting, a Phase II of the Cultural Heritage Impact Statement (CHIS) will be required as part of the Site Plan and Heritage applications;
- Staff will also follow up with the details on application type and the associated fee closer to the submission;
- The CHIS should provide details on the conservation approach, identify any impacts, and propose mitigation measures, as well as outline the specific recommendations for how the work will be undertaken, as part of an associated Conservation Plan; and,
- Staff continue to have questions about the following aspects of the proposal, which will require further consideration:
    - The treatment of the entry/entrance to the designated building as well as any sign board being proposed. **The existing entrance will be maintained as a functional door. The sign board treatment needs further design development as there was no signboard on the building when completed in 1924**;

- The treatment of the west façade and how the glass link will be attached to the heritage building. **Needs further design development. The link between the podium and Standard Bread Building has been reduced to three storeys and the north elevation of the link has been setback further to provide a more three-dimensional view of the building when seen from the west, which would further enhance the prominence of the Standard Bread Building when viewed from Gladstone Avenue**;
- The relationship between the horizontal features of the heritage building (cornice, windows, sills/lintels, entrance etc.) and those of the podium for Tower 1, particularly at both bases; **Further design development required.**
- The ground floor expression of the podium for Tower 1, particularly the canopies which may distract from the heritage building; **Further design development required.**
- How the interior columns (identified as heritage attributes) will be incorporated into the interior floor plan design; **Further design development required.**
- How the paint will be removed on the exterior; **The existing bricks were wire cut and have a noticeable surface texture and it will be difficult if not impossible to remove all the paint. The bricks will have to be painted a red colour to match the original brick colour.**
- The introduction of the residential-style windows on the east façade/ how the existing openings on this façade are to be incorporated and conserved. **The original fenestration pattern will be retained with no alterations of the openings.**

This Stage two Cultural Heritage Impact Statement (CHIS) has been prepared by Commonwealth Historic Resource Management and provides a detailed review of the proposed development as it relates to the Standard Bread Building. A Conservation Plan is included in this revision of the CHIS along with John Cooke's Condition Report and As-Found drawings of elevations and the floor plans. The CHIS identifies the cultural heritage resources and values that may be impacted by the proposed redevelopment of the property at 951 Gladstone Avenue.

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:

- Gladstone Station Community Design Plan 2015;
- Part IV and V of the Ontario Heritage Act;
- City of Ottawa Official Plan Amendment Policies 4.6.1(3) and (9);
- Urban Design Guidelines for High-rise Buildings;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- Statement of Cultural Heritage Value or Interest – 951 Gladstone Ave.;
- John G. Cooke & Associates Consulting Engineers, 951 Gladstone Avenue, Building Condition Review, May 25, 2018;
- Revised Site Plan, Floor Plans, Elevations, Perspectives, 2021, Coordination Set. Hobin Architecture;

- Exterior Building Elevations, and photogrammetric images Hobin Architecture. December 2021
- As-found plans Hobin Architecture.
- Building Inspection including Masonry Report, Commonwealth Historic Resource Management December 2020.
- Formal pre-application consultation June 2020 File No.: PC2020-0113 (Site Plan Control) Date: Monday June 8, 2020.
- Ownership Group – Gladstone & Loretta – site Plan Control Summary of First Round of Comments Last Updated October 9, 2021; and,
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

1.2 Present Owner and Contact Information

Address:

145 Loretta Avenue North & 951 Gladstone Avenue, Ottawa ON,

Current Owner, Representative, and Contact:

TIP Gladstone Limited Partnership by its General Partner TIP Gladstone GP Inc.

c/o CLV Group Developments Inc.

Attention: Oz Drewniak; oz.drewniak@clvgroup.com

485 Bank Street, Suite 200

Ottawa, ON K2P 1Z2

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

The development site is in the southeast corner of the Hintonburg/Mechanicsville neighbourhood and is bound by Gladstone Avenue to the south, Loretta Avenue to the west, the Trillium O-Train corridor to the east, and private property to the north. The development site is surrounded by light industrial and commercial uses fronting onto Loretta and Gladstone Avenues. The site is located within the area defined by Gladstone Station District Community Design Plan and is next to a future O-Train Station.

The site is a 2.5-acre parcel of land that was initially developed in 1924 with the construction of the Standard Bread Company Factory. The factory is aligned with Gladstone Avenue and consists of a three and four storey concrete structure clad in brick set adjacent to the O-Train corridor, with a one-storey wing extending to Loretta Avenue. The one-storey wing is set back from Gladstone Avenue with a surface parking lot at the street. The northern portion of the development site consists of a surface parking lot and a number of single storey commercial and light industrial buildings, one of which served as a stable for the bread factory.

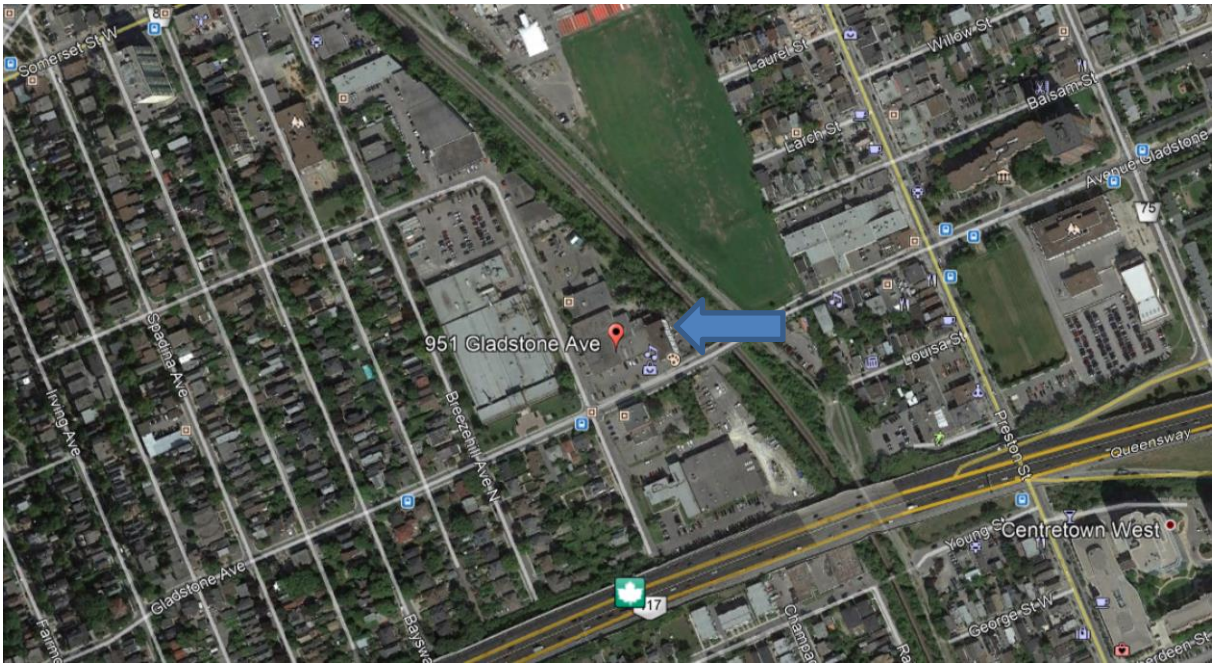


Figure 1: Aerial view of the property showing its context. Site arrowed north top of page. Source: Google Earth.

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

1.4 Digital Images of Heritage Resource

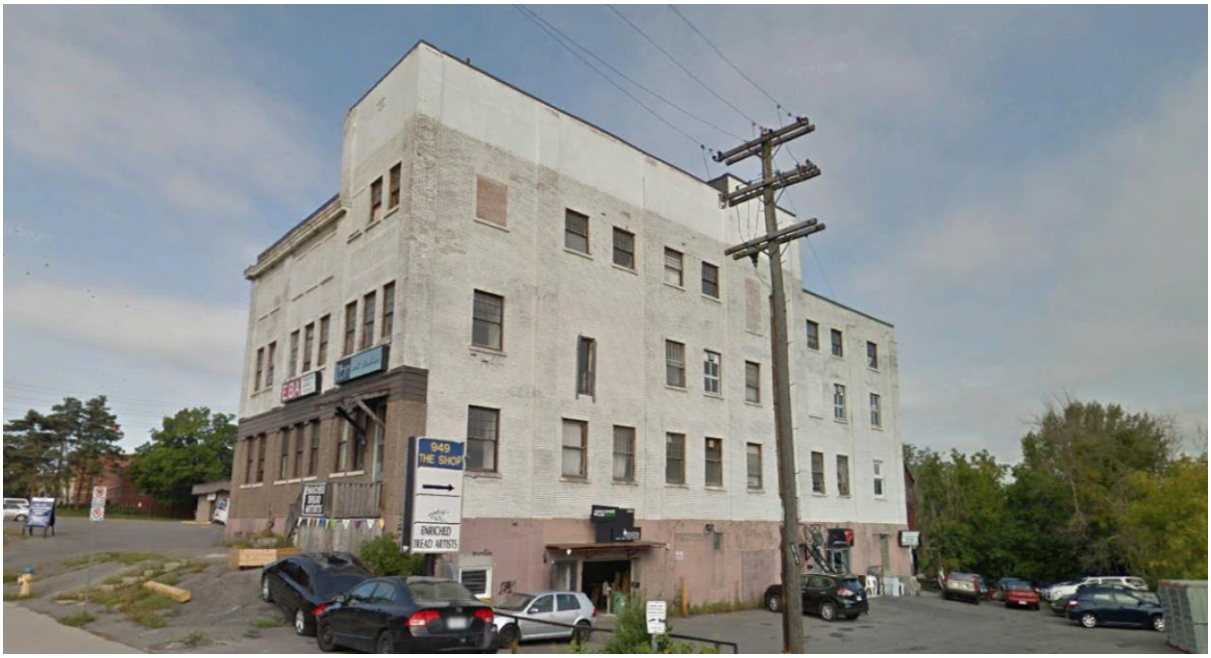


Figure 3: View looking west along Gladstone to the development site. Note the fenestration pattern on the east elevation (left) which characterizes its light industrial use with doors occurring on the second and third-floor levels and the location of an internal hoist to move material between floor levels. Source: Google Earth.

Figure 4: View of the west side of the former Standard Bread Company factory. Note the grade change between the first-floor level and the sidewalk along Gladstone. Source: Google Earth.

1.5 Built Context and Street Characteristics

See 2019 CHIS.

1.6 Relevant Information from Council Approved Documents

The following council approved documents are relevant to the assessment of the proposed development, including:

Gladstone Station District Community Design Plan

With a future Light Rail Transit Station identified at Gladstone Avenue (near the O-Train corridor), historically large, often underutilized land parcels within the area, the Gladstone Station District will become increasingly attractive to both development and prospective urban dwellers. The District has the potential to emerge as a significant area of high-quality re-urbanisation within the city.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Heritage Resource Description

The Standard Bread Factory is significant for its historical association with the Standard Bread Company and Ottawa businesspersons Cecil Morrison and Richard (Dick) Lamothe. The Company opened around 1914 with a small bakery on Hilson Avenue in Westboro. It flourished through the First World War period and in 1924, the new factory on Gladstone Avenue was built. The L plan building consists of a three and four storey warehouse and bread factory adjacent to the railway line with a single storey wing extending to the west along Gladstone to Loretta. A second single storey building was constructed in the 1920s to the north to house the horses and delivery wagons prior to the age of the automobile; the building remains on the site.

Figure 5: A typical ad marketing Standard Bread products. Advertisements such as this along with open houses were used to assure buyers that the highest quality materials were used in making the bread.

The Standard Bread Company understood their market and the factory is a good example of an early 20th century industrial building. It is a flat-roofed three-storey building with a four-storey wing at the east side. The building is a reinforced concrete frame (columns, beams, floor, and roof structures) infilled with terra-cotta tiles between columns, and floor slabs clad in a red brick. The regularly spaced pilasters conceal the concrete columns, which are set on a reinforced concrete foundation. The interior features a grid of massive concrete support pillars throughout the building supporting roof and floor structures.

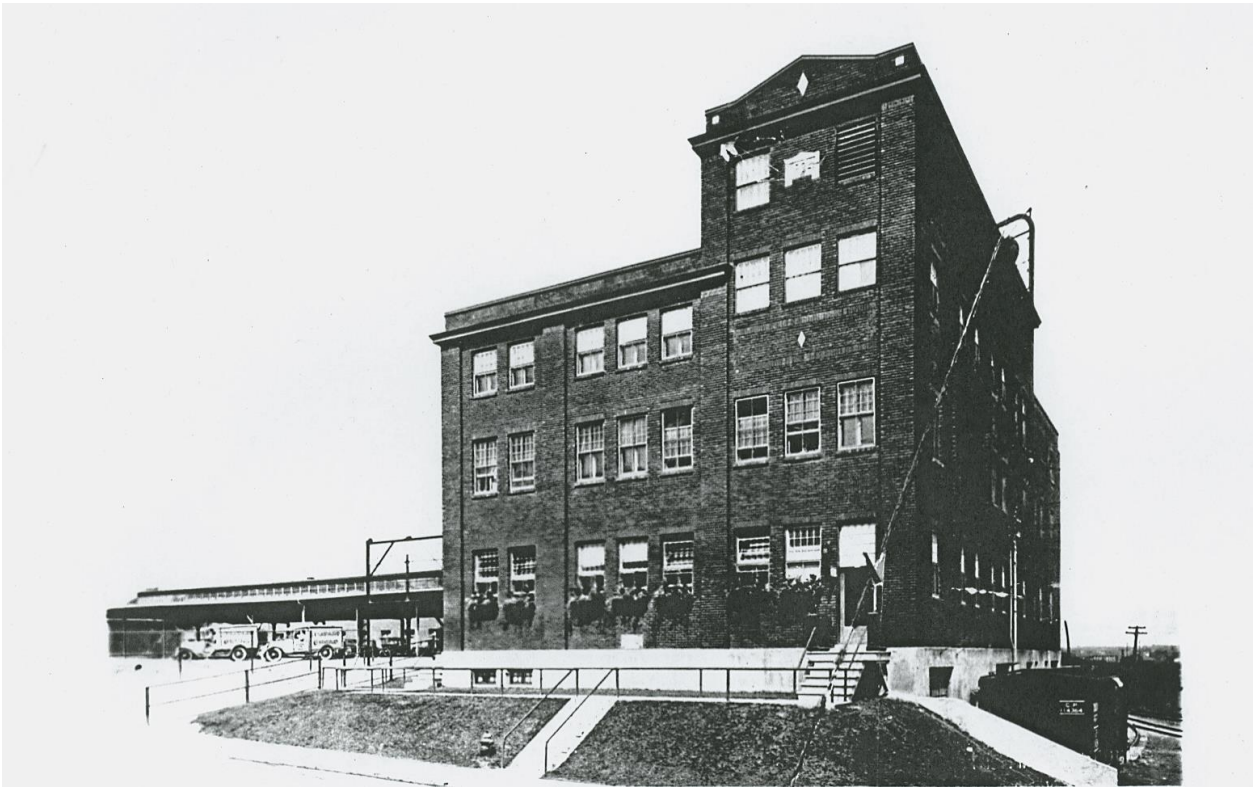


Figure 6: A photograph circa 1930 of the Standard Bread Building. Note the railway boxcar on a siding to the right of the photo. Source: City of Ottawa Archives

Typical of factory buildings, it is very plain with little exterior ornamentation except for a simple metal cornice and parapet on the three-storey portion of the building and a metal cornice and decorative

gabled brick parapet on the four-storey section. A plaque near the entrance features a Latin proverb: 'Audaces Fortuna Juvat' meaning Fortune Favours the Bold.

Most of the original single-hung wooden windows remain in the building and vary in size from floor to floor with small windows on the upper floor and larger openings on the first and second floors. The upper sash is a multi-lite and the lower sash is single lite. Several window and door openings have been bricked in but remain visible on the exterior. Cement board with a decorative stone finish has been applied to the exterior walls on the ground floor level, and the brick was painted white at some point in time. The front steps of the building have been altered. Figure 8 documents a large billboard type sign approximately two storeys tall set on the north addition. The sign faces east.


Standard Bread Looks Forward To Greater Achievements

Our Birthday

Figure 7: The Standard Bread Factory - a prominent local landmark along Gladstone and the LRT corridor celebrates its Silver Jubilee (1939). Ottawa businesspersons Cecil Morrison and Richard (Dick) Lamothe are featured in the advertisement where Standard Bread looks forward to even greater achievements.

Figure 8: Standard Bread building with the billboard sign approximately two storeys high. The sign is a marquee 'Place maker" and should be considered as part of the developments interpretive strategy for marketing the complex. Source: internet picture collection.

Figure 9: Plaque laid by the Standard Bread employees

3.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

3.1 Statement of Cultural Heritage Value

Standard Bread Company, 951 Gladstone Avenue

Description of Property

The Standard Bread Company bakery is a three-storey building with a four-storey tower, located west of the railway tracks at 951 Gladstone Avenue. The brick-clad, concrete building was constructed in 1924 and is in Hintonburg, west of downtown Ottawa.

Heritage Value

The Standard Bread Company has historical value for its association with the Standard Bread Company and its founders, Cecil Morrison, and Dick Lamothe. The bakery was constructed in 1924 and the company expanded rapidly in the 1920s with a new bakery opening in Montreal in 1925. In 1927, the company merged with the Lake of the Woods Milling Company to become part of Inter-City Bakery Limited. Morrison and Lamothe continued in the bread business, opening the Morrison Lamothe bakery in 1932, a company remains in business today.

The Standard Bread Company bakery has heritage value as a representative work of architect Sydney Comber. Based in Montreal, Comber became known for designing commercial bakeries and dairy production facilities. In addition to this building, Comber designed bakeries in Winnipeg, Toronto, Saskatoon, Regina, and Calgary.

The bakery has design value as a good, rare example of an early 20th century industrial building in Ottawa. The purpose-built, three-storey, reinforced concrete building with brick cladding is simple in its design, expressing its industrial use, while featuring decorative elements including a date stone and brick pilasters. The interior features large open spaces punctuated by flared mushroom columns that reinforce its historic use as an industrial building.

The Standard Bread Company bakery's heritage value also lies in its contextual value as an important reminder of the former industrial character of this part of Hintonburg the bakery is a landmark in the neighbourhood for its location at the top of a small hill adjacent to the railway tracks.

Heritage Attributes

The attributes that express the heritage value of the Standard Bread Company bakery as a good example of an early 20th century industrial building include its:

- three storey massing with four-storey tower.
- reinforced concrete construction with brick cladding laid in stretcher bond.
- simple ornamentation including:
  - brick pilasters

  - simple brick parapet
  - metal cornice
  - date stone
- Large rectangular window openings with concrete sills and brick lintels arranged in groups of two and three on the south façade.
- Arrangement of window and door openings on the east façade including bricked in third storey loading door openings.
- Large rectangular 15/15, 15/1, and 10/1 wooden sash windows.
- Loading door in basement on east façade.
- Simple raised entrance at southeast corner of the building accessed by a small staircase.
- cornerstone engraved with the words “Audaces Fortuna Juvat.”
- 1924 date stone; and,
- Interior flared mushroom reinforced concrete columns.

The contextual value of the Standard Bread Company bakery is expressed through its prominent location at the top of a small hill, adjacent to the railway tracks.

The designation is limited to the footprint and envelope of the 1924 bakery building. Except for the interior attribute listed above, the remainder of the interior of the building is excluded. The former loading dock (now the shopping plaza) and all other buildings on the site are excluded from the designation.

Figure 10: Interior view of the mushroom columns. Source: Commonwealth 2021

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Context

The proposed development is located adjacent to a future transit station on lands formally operating as the Standard Bread Factory - a prominent local landmark along Gladstone and the LRT corridor. At present, the area is characterized as industrial with no nearby registered heritage assets to consider in proximity to this development. The historic building on-site is being integrated into the proposal and will undergo conservation and rehabilitation.

Gladstone Avenue is a prime east-west arterial road, acting as a Traditional Mainstreet within the Centretown neighbourhood and providing access through the Hintonburg-Mechanicsville, West Centretown, and Centretown neighbourhoods. South of the subject property is a further extension of the light industrial uses, including the City of Ottawa's Traffic Operations Centre and storage yard and a three-storey building at the intersection. To the southwest, on the west side of Loretta Avenue are low-rise residential dwellings. On the west side of Loretta Avenue and extending across the entirety of the block to Breezehill Avenue is the Canadian Bank Note Company. Further north at Breezehill Avenue and Somerset Street west, Claridge Homes is proposing two towers at 1040 and 1050 Somerset. A pedestrian/bicycle pathway along the train corridor will link Somerset with Gladstone. With the planned O-train station, the subject property has been identified as an appropriate location for high-rise buildings given its proximity to the LRT station.

The City-initiated Gladstone Station District Community Design Plan and Secondary Plan (titled the Corso Italia Secondary Plan) was approved by Council in February 2021. The proposal for OPA complements the emerging policy direction of the CDP and is in keeping with the Official Plan policies related to transit stations, as implemented by Official Plan Amendment No. 150, a statutory five (5) year amendment to the Official Plan.

4.2 Design Intent

The development represents a significant intensification of the property into a mixed-use centre that will include office, retail, and residential uses. The proposed development will reinforce and further establish the character and built-form for Gladstone Avenue, rehabilitating the Standard Bread Building and integrating it within a five-storey podium with ground floor retail and office uses above, consistent with a Traditional Mainstreet character. The proposed massing respects the Standard Bread Building and reflects a pedestrian-scale along the street. The three proposed high-rise towers are set well back from the adjacent streets to acknowledge this scale and character.

The proposed development consists of two related components. Along Gladstone Avenue a five-storey podium along the street contains retail and office components, anchored by the retained Standard Bread Building on the east side. The podium uses a mix of red brick and concrete together with dark panels referencing the industrial character of the surrounding area. The scale of the podium provides a pedestrian scale along Gladstone Avenue, reinforced by at-grade retail units with direct access to the

sidewalk. The podium wraps the corner of Gladstone and Loretta where the industrial character is less evident.

Above the retail and office podium is the tallest of the proposed residential towers at 35 storeys. The middle of the tower is set well back from the podium below on all sides and features a tower floor plate approximately 820 square metres. The top of the tower is articulated with an additional step back on all sides and the integration of the rooftop mechanical systems within architectural elements of the building.

Along Loretta Avenue, two additional residential towers focus on a central green space and drop-off court. Residential tower 2 is located centrally on the site, abutting the rail corridor and features a four-storey base articulated with punch balconies. The building has a total height of 33 storeys. Residential tower 3 with total height of 30 storeys is located at the north end of the site, and features a podium connected to tower 2.

The podiums of towers 2 and 3 are articulated using materials and through an inset fifth storey. The podiums are connected with access to a common outdoor amenity terrace along the rail corridor. A staircase at the edge of the terrace provides access to the future multi-use pathway along the west side of the O-Train corridor.

A total of 846 residential dwelling units are proposed within the three residential towers including a range of bachelor, one-, two-, and three-bedroom units. Along with the residential, 17,611 square feet of retail space and 175,610 square feet of office space are proposed. 560 parking spaces in the two-storey underground garage will serve the proposed development, with 8 surface parking spaces in the central courtyard. Access to the parking garage is from two locations on Loretta Avenue. Most of the 503 bike parking spaces will be provided within the underground garage, with some spaces provided at-grade for retail and office users, and for residential visitors.

Amenity space for the residential units is dispersed throughout the development, including 38,193 square feet of private balconies, and 37,121 square feet of communal amenity space within the building and on the rooftops. The landscaped area at-grade providing amenity for the residents, has a total area of 1,233 square metres. In total, approximately 7,456 square metres of amenity area is proposed, in addition to the bicycle and walking pathway connections.

Figures 11: The view looking north along Gladstone illustrates the relationship of the new four storey podium and its relationship to the street and to the Standard Bread Building. Concern raised by heritage staff were the front entrance and the desire that the entrance remain operative and the signboard. Source: Hobin Architecture

As illustrated ***the existing entrance will be maintained as a functional door.*** The stairs from the sidewalk leading to the entrance were identified as a character defining feature. Repositioning them aligned with the link helps define the pedestrian flow.

Figure 12: Birds eye view looking east along Loretta. The four-storey podium with the towers set back help to mitigate the scale with neighbouring buildings. Source: Hobin Architecture.

Figure 13: View looking west with the Standard Bread building in the foreground. Source Hobin Architecture.

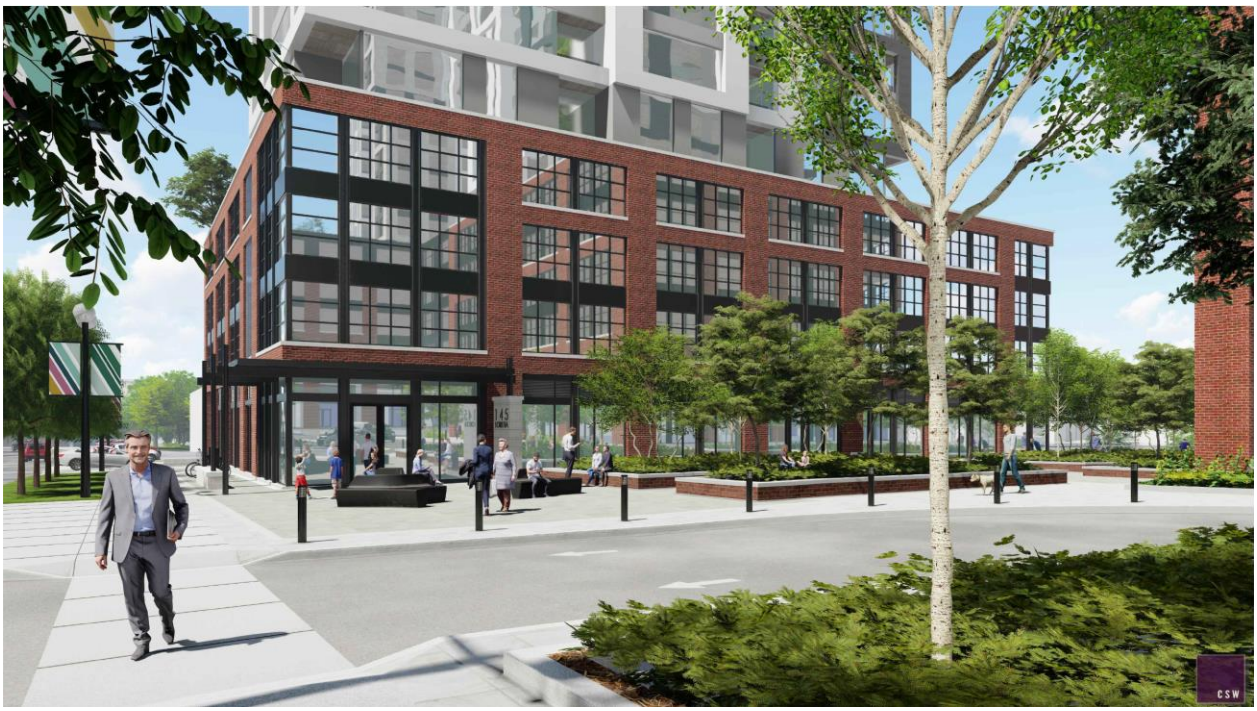


Figure 14: View of the courtyard off of Loretta Avenue. Source: CSW Landscape Architects. 2021

4.3 The Standard Bread Factory

The development proposal includes the rehabilitation of the heritage building, and the conservation of the exterior form and materials, except for the single storey wing extending to Loretta Avenue. The recently installed cement board with a decorative stone finish will be removed from the base on the building and the parging replaced. The gabled brick and metal parapets will be re-instated to their original form and design. The intent is to repair the deteriorated exterior concrete and localized spalled brick as necessary and repaint the exterior a red similar to the original brick colour. The original fenestration pattern is a noted attribute with the removal of brick infill from the windows. Deteriorated concrete windowsills will be replaced and new insulated single hung windows installed with a light configuration like the original window patterns.

The fenestration pattern on the east elevation overlooking the O-Train corridor will be retained, including doors and existing bricked in openings removed. An existing basement level loading door will be repurposed to an access door to the basement of the building. The areas of spalling brick on the north elevation of the building that will be repaired, and the wall will be repainted. The west façade will be incorporated into the new development with a glazed link.

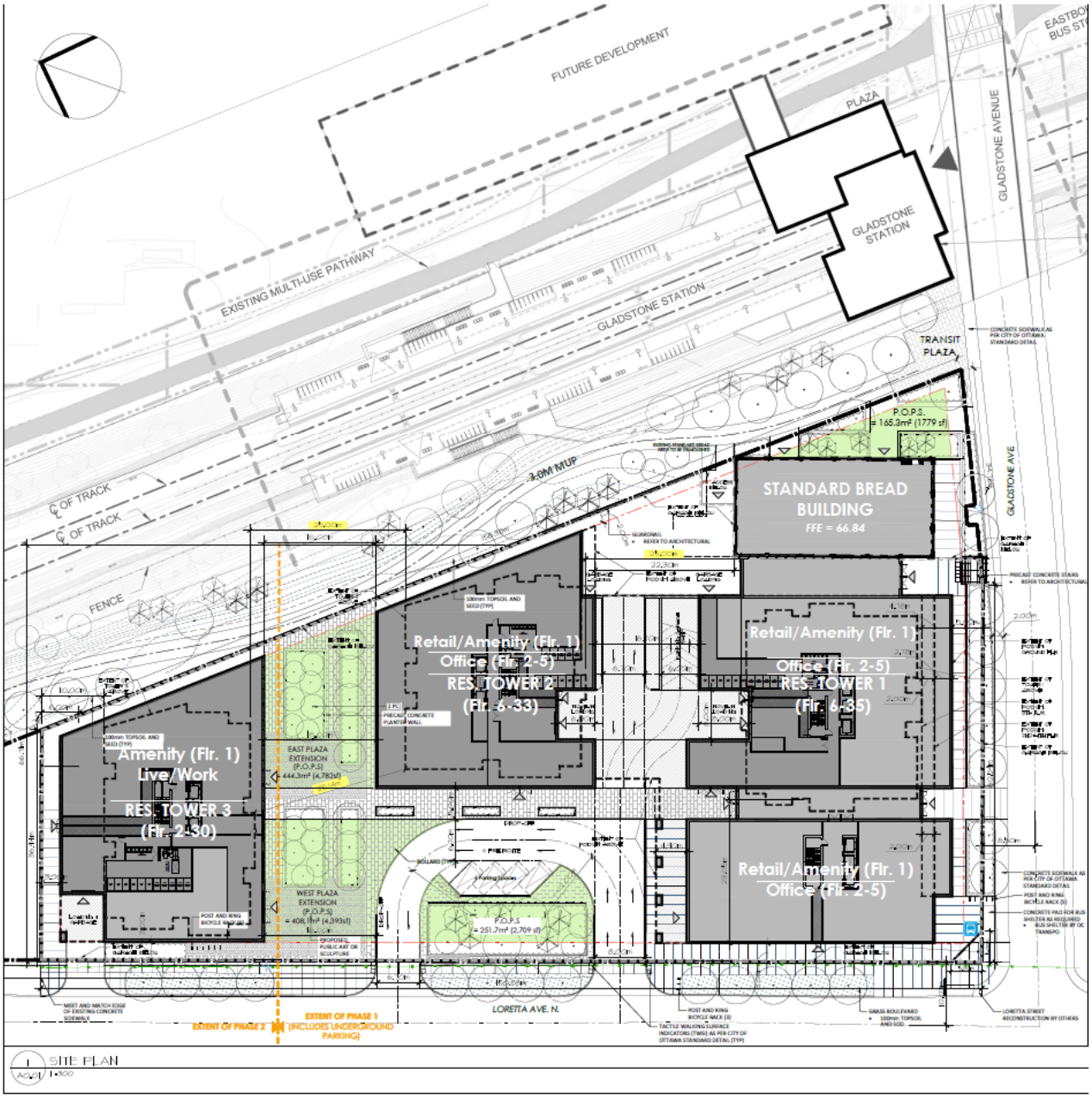


Figure 15: Site plan of the proposed development illustrating its relationship to Gladstone and Loretta Avenues and the O-train corridor. Source: Hobin Architecture 2021.

Figure 16: Bird's eye perspective view looking north illustrating the streetscape along Gladstone with the Standard Bread Building next to the O-train line. Hobin Architecture 2021

Figure 17: A Perspective view of the south elevation of the Standard Bread Building illustrating the double height two-storey glazed link and featuring the stairway accessing upper floors and the roof terrace in the Standard Bread building. Source: Hobin Architecture 2021.

Heritage Staff identified the treatment of the west façade and how the glass link will be attached to the heritage building needing further design development.

The link between the podium and Standard Bread Building and the north elevation of the link has been setback further to provide a more three-dimensional view of the building when seen from the west. The ground floor expression of the masonry podium at the bay next to the link has been replaced with a more industrial looking metal treatment. The cornice detail of the Standard Bread is a distinct feature that has been picked up as an awning detail over the entrance of the link and as a feature of the ground floor of the podium.

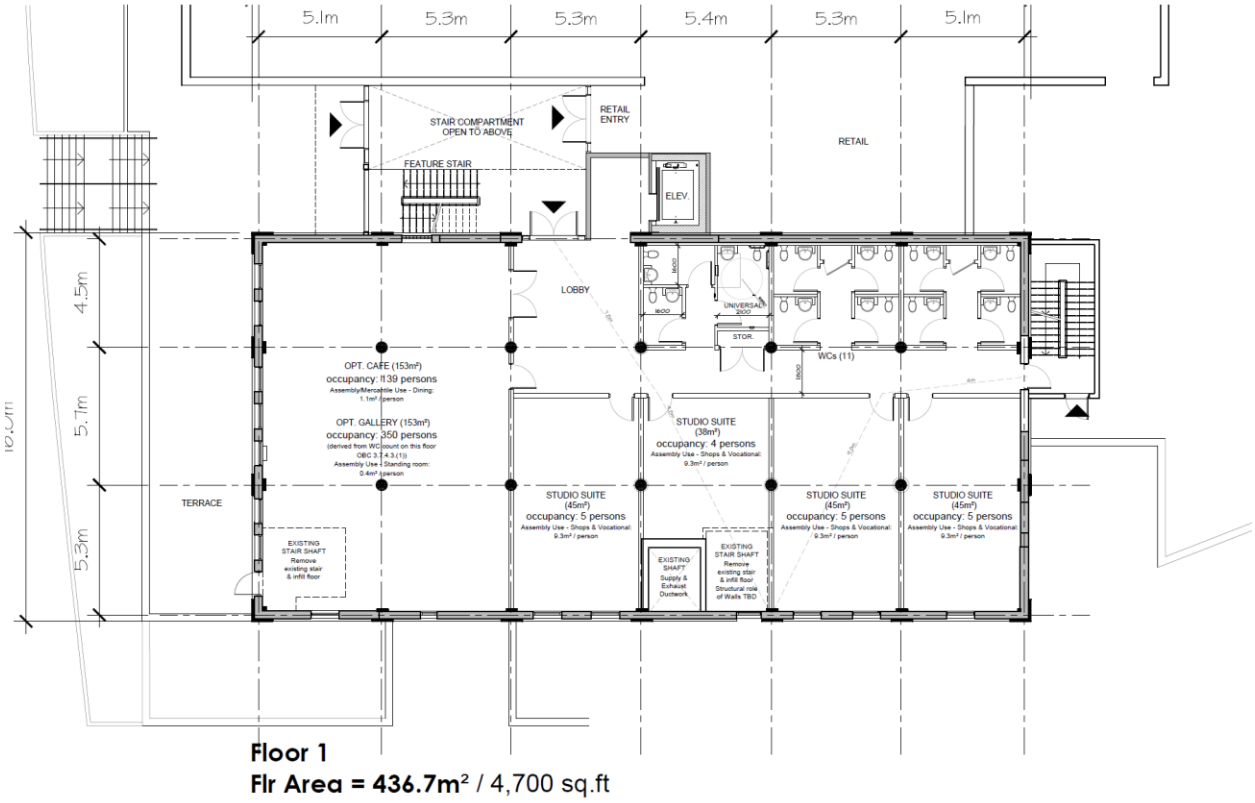


Figure 18: Ground Floor Plan illustrating the layout of the link with the mushroom columns retaining the floor grid. Source: Hobin Architecture 2021.

Figure 19: Rendered perspective view of the east elevation of the Standard Bread Building with the multi-use path system in the foreground. The fenestration pattern provides reference to the original openings, a number of which have been bricked in and will be opened up. The documented fenestration pattern will be retained. Source: Hobin Architecture 2021.

5.0 IMPACT OF PROPOSED DEVELOPMENT

5.1 Introduction

This section specifically, addresses the impacts of the development proposal on the identified cultural heritage values of the Standard Bread Building. The heritage attributes of the building are itemized in Section 3.0.

5.2 Official Plan Amendment Review of Development Applications

The assessment of cultural heritage resources is required as part of the development application in accordance with 4.6.1 (3) and (9) when a development has the potential to adversely affect any designated resource (Amendment #76 June 2009). These policies are based on the presumption in favour of the retention of heritage resources in their original location and construction.

a) In Accordance with Section 4.6.1(3-a)

Positive Impacts

- The development proposal includes the rehabilitation of the Standard Bread Building as part of the development with a program to conserve its industrial character, integrate both the structure and its character into the planned development, and interpret its historic use.
- The architecture of the five–storey podium along Gladstone and Loretta punctuates the corner and reflects the warehouse and industrial heritage of the area.
- The character of neighbouring buildings along this section of the Gladstone Streetscape are acknowledged using building materials, the podium height and with the retained Standard Bread Building.
- The development does not immediately abut any residential properties. It is adjacent to light industrial, and office uses as well as the rail corridor, thereby mitigating concerns with respect to privacy and overlook.
- The subject property is not within any protected view corridors. The proposed development will contribute to the evolving skyline of Little Italy and the Trillium Line O-Train corridor. The building design introduces architectural elements to make a positive contribution to the skyline.
- The heritage building maintains its prominence in views from the Gladstone Bridge and from the adjacent railway corridor.
- The lower podium height of towers 2 and 3 helps to carry the stepping and terracing through the site and relate to the Canada Bank Note Building across the street.

Adverse Impacts

- The development will result in an introduction of 745 new apartment units with an increase in traffic and concentration of population.
- This development will set a precedent for other vacant or underdeveloped sites in the area.
- The towers will dramatically alter the skyline within the neighbourhood. The podium height of five-storeys is appropriate for the character of the community and mitigates the high-rise buildings above. All three of the residential towers are set well back from the nearest residential uses.
- The three (3) high-rise residential buildings on the subject property have large floor plates that could affect the sunlight penetration to public spaces and create wind or shadow impacts. Mitigating these impacts is the fact that *A Shadow Analysis* has been prepared by Hobin Architecture as part of the applications to assess the impact of the proposed development on adjacent properties. As shown in the study, most of the shadows will extend over the Canadian Bank Note Building to the west and over the rail corridor to the east. The shadows will not result in undue adverse shadow impacts on surrounding properties. Longer shadows in the shoulder seasons will extend over the Gladstone Village Ottawa Community Housing lands.
- The mini park has been redesigned with a much stronger interface between public and private and as a focal feature and foreground to the towers.

b) Actions Required to Prevent, Minimize or Mitigate the Adverse Impacts

- The Phase II CHIS is part of the Application to Alter a designated building under the Ontario Heritage Act. This includes a detailed conservation plan addressing the analysis of the brick and its repairs, fenestration and doors, the interface between the heritage building and the links required on both the east and west elevations. The gabled brick and metal parapets will be re-instated to their original form and design; repair the deteriorated exterior concrete and spalled brick as necessary and paint over the white paint from the exterior with a red colour to match the original redbrick exterior. Deteriorated concrete windowsills will be replaced and new insulated single hung windows installed with a light configuration similar to the original window patterns.
- As part of the design process and in response to comments further analysis of the Loretta Avenue streetscape has helped integrate the impact of development on the lands adjacent to the development.

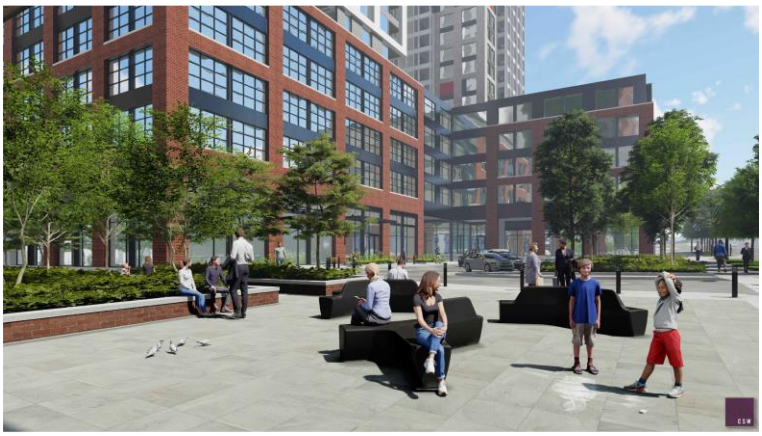


Figure 20: A view into the central plaza off of Loretta Avenue. Source CSW Landscape Architects 2021

c) Review of Development Applications Section 4.6.1(9)

When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to or across the street from a designated heritage resource, adjacent to or across the street from the boundary of a heritage conservation district, or within a heritage conservation district, the City will ensure that the proposal is compatible by: Amendment 14, September 8, 2004] [Amendment #76, OMB File #PL100206, August 18, 2011]. The following comments focus on those issues, which are relevant to this proposed development.

a) Respecting the massing, profile, and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010]

The podium of the development respects the massing of buildings across the street from the development.

b) Approximating the width of nearby heritage buildings when constructing new buildings facing the street;

To the south on Gladstone Avenue, the light industrial uses, including the grade changes along the street and the City of Ottawa's Traffic Operations Centre and storage yard offer vistas looking south. The four-storey brick and metal sided building at the corner at Loretta and Gladstone is referenced with the use of brick and in the treatment of the podium at 951 Gladstone. The setback of towers 2 and 3 is respectful of the one-storey red brick industrial building across the street.

c) Approximating the established setback pattern on the street;

The heritage building is to remain in-situ and will establish the line of the streetscape. There is a recess to help distinguish the original building from the new development. Its facade is broken up with an applique brick pattern and slight reveals separating two building masses along a continuous podium that wraps around the corner onto Loretta Avenue.

d) Being physically oriented to the street in a similar fashion to existing heritage buildings.

The subject property is a corner site with public realm frontage on three sides and buildings set close to the street line on Gladstone. A continuous ground floor retail edge has direct access to the sidewalk and creates animation at street level.

Figure 21: The view with public realm frontage on three sides of the complex set close to the street line on Gladstone. Ground floor retail has direct access. Source: Hobin Architecture 2021.

e) Minimize shadowing on adjacent heritage properties.

There are no adjacent heritage properties. Hobin's office has undertaken sun/shade studies, which demonstrate minimal impact to surrounding lands.

f) Having minimal impact on the heritage qualities of the street as a public place in heritage areas.
This section of Gladstone is an area in transition shifting from an underutilized light industrial use to a high-density commercial residential centre focusing on the transit services. The impact to the street and surrounding area will be positive and dramatic.

h) Ensuring that parking facilities (surface lots, residential garages, stand-alone parking, and parking components as part of larger developments) are compatibly integrated into heritage areas.
Parking facilities include two levels of underground parking allocated between residential and commercial users. As well surface parking is provided for drop off and visitor parking. The development is approximately 200 m from a rapid transit line. The plan supports a multi-use bike trail linked to the citywide system.

6.0 MITIGATION AND CONCLUSIONS

6.1 Mitigation Measures

Mitigation measures may include:

- The original layout as a bakery should be documented in plans and included as part of City's record of the building's history.
- An interpretive plaque describing the building and its significance as part of the City's industrial heritage should be installed.
- The treatment along Loretta should continue the industrial character.
- As indicated above the preparation of a conservation strategy will detail the work required to rehabilitate the building and ensure an appropriate interface between the heritage fabric and the new development.
- The visual condition assessment undertaken by John Cooke and Associates notes several areas on the upper floors where the exterior brickwork has bowed out between columns/pilasters due to assumed deterioration of the metal ties in the wall assemblies. Assuming the exterior walls of the building will be thermally upgraded a number of representative bricks should be tested for properties, including compressive strength, water absorption, and freeze thaw performance. The compressive strength of the mortar should also be determined.

6.2 Conclusions

Gladstone Avenue will become the primary east-west commercial corridor within the Gladstone Station District, with a built form reflective of a traditional main street. A maximum of six-storeys of height is permitted. The proposed development wraps around the Gladstone Loretta intersection with a podium height of four-storeys. Its industrial character is appropriate for the character of the community and helps to ground the high-rise buildings above. Having all three of the residential towers set well back

from the podium edge lessons their impact at the pedestrian level. The development will dramatically alter the Little Italy and Hintonburg skyline.

The proposed development responds to policy objectives of protecting heritage resources while implementing development reflective of urban renewal and intensification. A plaque near the entrance of the Standard Bread Building features a Latin proverb: 'Audaces Fortuna Juvat' meaning Fortune Favours the Bold and is an appropriate sentiment for this development. The adaptive reuse and the integration of the Standard Bread Building as a gateway are positive outcomes to the proposed development. Capitalizing on the proximity to a rapid transit network and easy access to the pedestrian and cycling network will reduce traffic and encourage active transportation alternatives.

As the submission illustrates the rehabilitated Standard Bread Building will be a prominent component of the proposed redevelopment of the site. The four-storey redbrick building is set against a modern architectural backdrop maintaining its status as an early industrial building next to the O-Train corridor. Exterior signage should clearly identify the building as the Standard Bread Building and some interpretive explanation would be well received by daily commuters and residents.

7.0 CONSERVATION PLAN

7.1 Conservation Approach

A detailed conservation plan for the building was developed after an inspection of the exterior walls was completed. As defined in the Standards and Guidelines for the Conservation of Historic Places in Canada the main treatment for the Standard Bread Building is recommended as Rehabilitation.
Rehabilitation is defined as 'the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

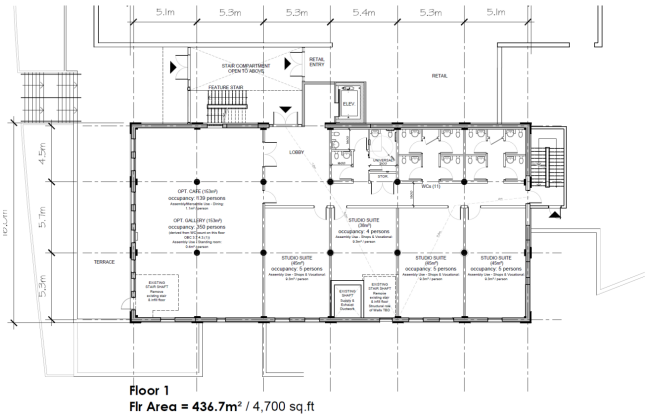
Preservation will be the main conservation approach for the majority of the exterior heritage attributes. Preservation involves the 'protecting, maintaining and stabilizing of the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.'
The Standard Bread Building's masonry facades are the most prevalent character defining attribute. It is advised to engage a masonry specialist in historic masonry to advise what masonry work is required and supervising the implementation of this work. The wood windows are the other significant attribute. Given their condition it will be necessary to replace them with a new units designed to replicate the appearance.
On the interior the mushroom columns found on all three floors interiors are listed as part of the character defining elements of the property and will be preserved.

The scope of conservation work will be outlined on a set of annotated as-found elevations that will include the exterior masonry walls, windows, metal parapets, and other character-defining features. A set of specifications specific to the masonry conservation work will also be developed as part of the rehabilitation.

The conservation work will be a mix of preservation, rehabilitation, and restoration of the character-defining features of the building that are itemized in Section 3.0.

This proposal is assessed using the Standards and Guidelines for the Conservation of Historic Properties in Canada and are in *italic*.

Standard 1. *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.*
Discussion: The Standard Bread Building is being retained in-situ except for the one- storey wing on the north side of the building where the ovens were located. The existing reinforced concrete frame, including columns, beams, floor, and roof structures on the 3 and 4 storey portions of the building will be retained; the interior columns are one of the building's character- defining features as well as the exterior wall assemblies, including terra cotta back-up walls and the brick veneer all of which are being conserved.



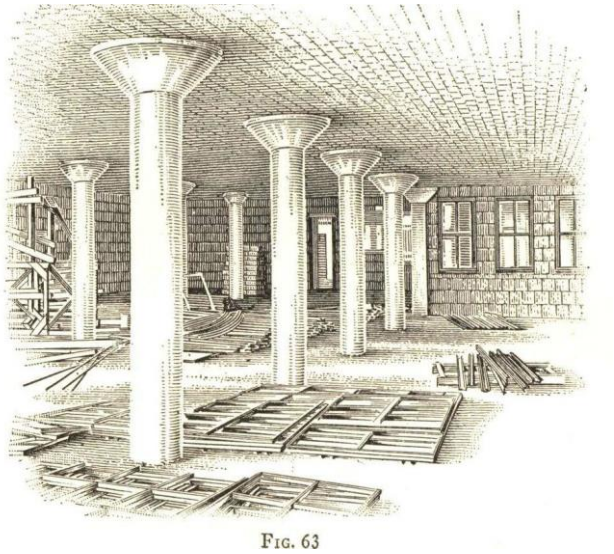


Figure 22: Ground floor plan illustrating the mushroom columns establishing the grid pattern.
Figure 23: Concrete Mushroom Columns are a character defining feature. Source: Fig. 63 illustration from Plain and Reinforced Concrete Construction.

Standard 5. *Find a use for a historic place that requires minimal or no change to its character-defining elements.*

Discussion: The developer is considering a number of uses to minimize changes to the character defining elements. The design for the new construct incorporates a contemporary industrial flavour that acknowledges the areas past. A continuous interior ground floor walkway will link retail and residential retail activity to the entire property.

Standard 7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed.*

Discussion:

John G. Cooke and Associates undertook a visual condition survey of 951 Gladstone Avenue formerly the Standard Bread Building in 2018. A summary of the conditions noted in the survey is included below and a copy of the report is included as Appendix A.

- The structural system appears to be in good condition.
- The structural system consists of reinforced concrete columns and floor slabs with a terra cotta infill between columns to which the exterior brick is secured.
- The foundations are reinforced concrete walls, of unknown depth, with parging.
- In general, the exterior brick veneer is in good condition but does have localized areas of eroded mortar joints and face spalled bricks. These conditions were typically observed below the windowsills and other areas of high exposure to water, such as on the pilasters on the west and east elevations.
- The gabled brick and metal parapets will be re-instated to their original form and design.
- At the roof level on the west elevation, in the northern four bays, bulges in the brick veneer were observed. The method of anchoring the brick has not been investigated yet.

7.2 Additional Standards Relating to Rehabilitation

Standard 10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*

Discussion: The conservation plan includes the reinstatement of the decorative brick gabled parapet and metal cornice on the building. The height and form of the parapet will be guided by photographic evidence and detailed inspection. The proposal also includes the installation of new windows in the form and pattern of the existing single hung units with a similar light configuration. (figure 15)

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

Discussion: The redbrick building maintains its prominence in views from the Gladstone Bridge and from the adjacent railway corridor. The four-storey redbrick structure is set against a modern curtain wall backdrop in the adjacent five-storey podium that sets it apart visually from the new construction. Visual compatibility is achieved with the use of brick panels on the Gladstone façade of the podium, and the facades of the new construction facing the railway corridor. The Standard Bread building will be distinguishable from the adjacent development as it is set against a modern architectural backdrop.

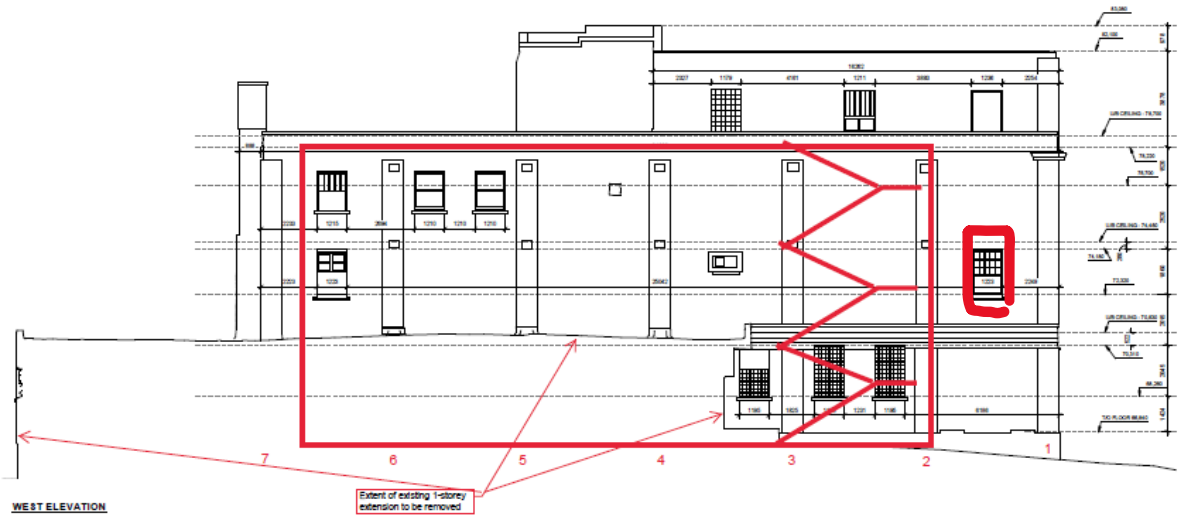
Figure 24 and 25: The fenestration along the east facade follows the profile of the original building as the as-found drawing below illustrates. Highlighted in red are proposed windows replacing doors and the introduction of new windows that were not originally part of the façade.

The large industrial openings have been retained with the stucco treatment on the lower level.

Because of the type of brick and the difficulty in removing paint the brick will be painted again. The red-brown colour of the original brick will replace the white.

An addition on the north end of the building that at one time housed the ovens is slated for demolition.

Figure 26: As-Found recording of the east and west elevation illustrating the configuration of windows and openings will provide a guide to the rehabilitation. The two areas highlighted in red are areas that the window configuration is proposed to be changed. Source: Hobin Architecture 2021.



1. The link (shown in red) will be set back from the front corner of Standard Bread by approximately 5m with its front wall aligned with the second pier. The height will be lower than the factory parapet except for the rooftop access projection shown in the renderings. The exposed brick on the west elevation will be retained as part of the conservation plan.
2. The new stair will be positioned between the 2nd and 3rd column/pier. Between the third and fourth piers openings will be made to provide access from the link into the Standard Bread Building on each level with the feature stairs providing access to the roof.
3. The second-floor window between the first and second column will be retained.

7.3 Documentation and Recording

In keeping with the Standards and Guidelines, an accurate record of intervention will be required to document existing, as-found conditions, as well as the design and construction stages. A high-resolution colour laser scan provides for the interior, exterior, and roof prior to the north wing demolition or alteration to the rest of the building (Figure 27).

Photogrammetric As-Found drawings have been prepared documenting the condition of the four facades. These will supplement the rendered set of plans and elevations which also record the existing conditions.

Figure 27: Photogrammetric recording of the Standard Bread Building. Source Hobin Architects

Figure 28: Dimensioned As-found record of elevation sand floor plans of the Standard Bread Building. Source Hobin Architecture Inc.

7.4 Procedure

The following provides an outline to sequencing the work:

- Document all existing conditions as discussed above.
- Engage a masonry specialist and perform additional investigations and a more detailed review of the masonry to determine if the paint can be removed, areas of deterioration, repointing and construction of lost elements (parapet).
- Undertake a more detailed assessment of the windows including frames, sashes, sills, and surrounds.
- Remove doors, windows and all removable CDEs; protect any elements to remain in place; document, label, crate, and store elements to be reinstated.
- Perform any masonry repairs required by the masonry specialist (e.g., rake and repoint; crack repairs; limited dismantle and rebuild around fractured areas; replacement brick; repairs). Ensure that the replacement parapet/top of the wall is weathertight prior to flashing and roofing installation.
  Note: Masonry work should not be scheduled to occur during the winter months.
- Once the building structure is complete, the exterior masonry can be repainted. Roofing and flashings over the masonry portion would need to be installed by this point.
- Complete interior work.

7.5 Inspection and Conservation Approach

Commonwealth undertook an inspection of the exterior masonry in December 2020 to get a sense of the condition of the exterior walls including the brickwork, concrete, pointing, and to determine the materials applied to the ground floor of the main façade. The inspection was limited to the ground floor and second floor walls on the north and west facades of the building which were accessed from a fire exit to the roof of the single storey wing. The information supplements the condition report prepared by John Cooke (see Appendix A).

Windows and Doors *(Approach: Rehabilitation with replica units)*

The majority of the windows on the east facade consist of one over one double hung wood windows with a multi-pane upper sash and single pane lower sash. Most of the wood windows are in poor condition; there is a build up of paint and they exhibit signs of failure and deterioration, including checking, cracking, delamination and flaking, loss of putty, and hardware is missing, damaged and/or severely corroded on most windows. The wood is showing signs of deterioration, particularly at the top and lower sides of the sashes in the upper multi-pane units. The frames are in fair to poor condition, with varying degrees of wood deterioration and paint failure, most often at the sills on the exterior side of the frames.

The fenestration pattern on the east elevation overlooking the rail corridor is noted to be a character-defining feature reflecting its industrial use adjacent to a railway siding when constructed in 1924. The existing fenestration pattern will be retained including doors, and windows. At present the drawings illustrate the replacement of doors on the third floor with windows and the introduction of windows that are not original.

Entrance *(Approach Preservation)*

The design of the landscaping / streetscape in front of the Standard Bread building on Gladstone Street and its interface with the building has been developed based on historic photographs that document the location of the main entrance to the building as a character-defining feature. The historic entrance is interpreted from the street with stairs leading to the linked entrance from the public sidewalk.

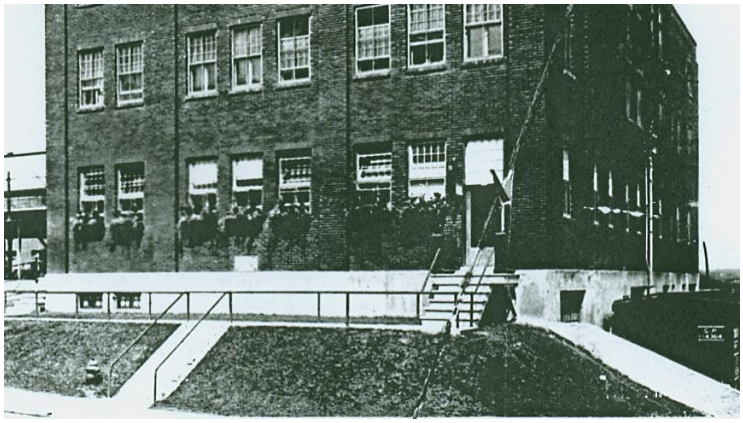


Figure 29: The 1930 view of the front entrance with a stairway leading from Gladstone and an entrance on the right-hand side of the building are defining features.

Figure 30: A rendering of the entrance treatment with the transition from the street level to the link entrance. A terrace in front of the Standard Bread serves the traditional entrance, a character defining attribute. Source: Hobin Architecture. 2021.

Exterior Masonry Brickwork *(Approach: Preservation and rehabilitation)*

The structural system consists of reinforced concrete columns and floor slabs with a terra cotta infill between columns to which the exterior brick is secured. (see figure 18)

The bricks are a pressed brick with ground shale as the primary raw material, common for the period as clay deposits were being exhausted. The bricks are wire cut and have a textured surface that is painted. The removal of the paint from the interstices in the brick surfaces will be difficult if not impossible as the oil-based paint is well adhered to the surfaces. The brickwork is generally in good condition with localized spalled bricks. The brickwork in the areas that were inspected appeared to be well adhered to the terra-cotta backup walls when sounded with a hammer.

Figure 31: A mock-up sketch illustrating the Standard Bread wall composition tilted Wall of Denison Tile Face with Pressed or Common Brick. Source Sun Brick Co. Limited Manufactures of "Suntex" Products pg 73.

Pointing: (*Preserved and repointed as needed)*

The original pointing mortar mix would appear to be a 1-part Portland, 3 parts sand with an admixture of lime to improve workability and adhesion to the masonry units. The Portland cement mortar mix was in common use when the building was completed in 1924 and is noted in manufacturers specifications for brickwork and terra-cotta tile. The joint profile is a recessed joint with a depth equal to the distance between bricks. The original mortar included a black pigment which has faded over the years where exposed. The pointing is in good condition, except for localized areas.

Masonry Treatment: *(Approach Preservation)*

The removal of the paint finish from the exterior brick will be extremely difficult to remove. The wire cut bricks have a rough surface and the bond between the brick surface and the paint is stable. The brick

has a surface texture that will retain residual paint in surface irregularities making it difficult to remove all the paint from the surface. The building may have been painted to protect the porous brick that was deteriorating; alternatively, it may have been for aesthetic reasons. A test of various methods of paint removal and their relative success will be undertaken to determine the appropriate conservation approach. Based on the site inspection and the outcome of tests, painting the exterior brick in a tone similar to the colour of the original brickwork may be the less intrusive solution.

Windowsills: (*Approach Rehabilitation*)
The original windowsills are cast concrete and quite a few of them have been replaced with cultured stone sills. See Cooke's report for detailed condition.

Ground Floor Exterior Finish: *(Approach Restoration)*
The ground floor façade of the building on the south and portions of the west façade have a cement board finish applied to strapping secured to the underlying brickwork, with a metal cornice. A decorative stucco finish is applied to the cement board. In certain locations the stucco finish is separating from the backing. See Cooke' Report for detailed references.

Figure 32: View of the exterior brickwork from a second-floor fire escape. Note the highly textured brick surfaces and recessed joint profile. Source: Commonwealth 2020.

Decorative Metal Elements *(Approach - Rehabilitation)*
The gabled brick and metal parapets are in poor condition (figure 32) and will require restoration and for whole sections the details will have to be refabricated based on the historic photographs.

Figure 33: The gabled brick and metal parapets will be re-instated to their original form and design. The height of the parapet can be determined from period photos. The original colour of the brick is evident in areas where the paint has worn off.

Mushroom Columns *(Approach: Preservation)*
See Standard 1 and Figures 22, 23.

Signage (*New installation- Interpretation)*
Based on existing evidence there was no signboard on the building when completed in 1924. A sign board across the front of the building was proposed and rejected. A second option is the installation of a large billboard sign. The billboard treatment is based on a historic photo. Potentially the sign could be installed on the roof of the three-storey section of the Standard Bread facing south. Although not in the original location this option is recommended.

Lighting (*New installation- Interpretation)*
A lighting plan for the entire complex will be developed with the Standard Bread building incorporated as a feature element.

8.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

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- John G. Cooke & Associates Consulting Engineers, 951 Gladstone Avenue, Building Condition Review, May 25, 2018;

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9.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management offers 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.

Ian Hunter is an architectural technologist with training in building conservation. He has worked with Commonwealth for over 30 years. He carried out the building inspection and undertake research in preparation of the evaluation.

John J. Stewart
Principal

10.0 APPENDIX A BUILDING CONDITION REVIEW

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May 25, 2018
JCAL Project No.18140

RE: 951 Gladstone Avenue
Building Condition Review

INTRODUCTION

John G. Cooke & Associates Ltd. (JCAL) was retained by TIP Gladstone LP to complete a visual survey of 951 Gladstone Avenue (formerly Standard Bread Building), in Ottawa. The condition survey was performed in the interest of the proposed development at the site which includes the retention of the Standard Bread Building with the addition of a new parking garage structure below.

The Standard Bread Building was constructed circa 1924 and is three stories tall, with a 'walkout basement' on the east elevation and an additional fourth floor at the south-east corner of the building. The building's structure is reinforced concrete columns and floor slabs, with terracotta infill between the columns. The foundations are reinforced concrete walls, of unknown depth, with parging. The building is clad with one wythe of brick veneer throughout the exterior. It is assumed that the stucco finish on the ground floor on the south and west elevations is placed over the brick veneer, as suggested by the wall thickness at this level.

Photo 1: 951 Gladstone Avenue, south and east elevations [JCAL 2018].

TERMS OF REFERENCE

The objectives of the survey were the following:

1. Visit the site to conduct a visual, non-destructive, site investigation of the structure. The exterior portion was carried out by binocular.
2. Existing conditions were recorded by photograph and a condition report was prepared, outlining findings and providing opinions related to the feasibility of retention.
3. Concerns were noted in the binocular survey that require further investigation, were noted and additional access is required via articulated lift for further assessment.

METHODOLOGY

The building was surveyed by JCAL on May 16, 2018. Access was provided to the interior of the Standard Bread Building and roof of the adjacent building. A site visit was later required on May XX, 2018 to access the main roof of the Standard Bread Building. The exterior survey was conducted from grade and roof level with the use of binoculars. Observations noted during the survey are summarized in this report.

The small additions at the back of the building (north elevation) and the plaza to the west of the building were not included as part of the condition survey.

OBSERVATIONS

The interior concrete columns and floor slabs appear to be in good condition in general. An area of spalled concrete on the underside of the 3rd floor was observed. Loose concrete has been removed and the corroded rebar is visible. Although this is not an immediate structural concern, it does create a weak point in the floor slab. The deterioration does not appear active and was likely caused by water leakage or elevated moisture levels from previous building operations.

Photo 2: Typical columns inside the building [JCAL 2018].

Photo 3: Corroding rebars have caused the concrete to spall on the underside of the third floor. [JCAL

The underside of the concrete roof slab was noted to have minor efflorescence. These salts are an indication of water leakage into the slab which could corrode the rebar, however given the age of the building and degree of salt build up it is not of concern at this time.

Inside the basement level on the east elevation, a lintel above the entranceway to the pottery studio is cracked. Again, this is not a major structural concern but does create a potential vulnerability if the building were to be temporarily shored and the current load paths are altered.

The exterior brick veneer in general is in good condition but does have localized areas of eroded mortar joints and face spalled bricks. These conditions were typically observed below window sills and other areas of high exposure to water, such as on the pilasters on the west and east elevations. Specifically on the west elevation, the bricks adjacent to the concrete corbels are in poor condition. The concrete corbels have minor vertical and horizontal cracks and typically have exposed rebar. Similarly, on the east elevation localized areas of masonry deterioration was observed.

Photo 4: Typical corbel on the west elevation. Concrete and bricks are deteriorating [JCAL 2018].

Photo 5: Typical localized area of eroded joints and face spalled bricks [JCAL 2018].

On the east elevation, a third floor window (second from the north) was noted as having eroded joints around the perimeter of the window and the bricks at the upper left corner have substantial cracks, as shown in the photo below. Previous repairs have been performed to repair the cracked bricks but these repairs have failed. This condition is concerning because the steel window lintel is bearing on the cracked areas of the brick which appear to have shifted because of the weight of the lintel.

Photo 6: Third floor window on east elevation with deteriorated bricks around the perimeter [JCAL 2018].

At roof level on the west elevation, in the northern 4 bays, bulges in the brick veneer were observed. The anchorage methods of the brick was not investigated but from our experience working on other buildings constructed in the same era, there are likely corrugated metallic ties or steel rods connecting the brick to the backup terracotta. The frequency of the ties is unknown and often varies from building to building with no standard spacing. At locations where water has the potential to infiltrate the wall, such as at roof

level due to inadequate flashing or roofing membrane, the ties are at risk of corroding. This condition can cause the brick to separate from the wall and if the bulging is extensive could become a fall safety hazard; the bulging observed at the time of inspection is not severe but should be monitored or repaired, especially if future plans allow for public access below.

The parging on the concrete foundation is debonding at select locations on the south elevation. Parging is a thin layer of concrete placed over the foundation for aesthetic purposes. Its failure does not have structural implications and evidence of deterioration of the concrete foundation was not observed. However, because parging is a superficial coating on the concrete foundation, it does have the potential to hide cracks or spalling in the concrete foundation wall.

The concrete window sills appear to be in fair condition. The most southern concrete sill on the second floor on the west elevation was the only sill noted as being severely deteriorated and is considered a fall hazard; loose pieces of concrete should be removed immediately

The flashing at the top of the stucco has been damaged at the south end of the west elevation. The stucco appears to be in good condition but the mortar joints in the backup brick may be eroded depending on the length of time the flashing has been damaged. On the east elevation, the southernmost buttresses are not flashed or capped at the top of the wall which could expedite the rate of deterioration of the brick below. Other buttressed were noted to be capped with sloped concrete. At the time of inspection the brick of the fourth floor appeared to be in good condition, however, it does appear that repairs were completed sometime in the past. Past photographs suggest that a large portion of the parapet on the south façade was removed. While undertaking our review, it was suggested by tenant that a windstorm in the past caused much damage to the roof, it is perhaps this event that lead to the truncation of the south elevation.

Photo 7: Debonded parging on the south elevation [JCAL 2018].

Photo 8: Deteriorated concrete window sill and damaged flashing on west elevation [JCAL 2018].

Photo 9: Top of pilaster, on east elevation, with no cap flashing [JCAL 2018].

DISCUSSION AND RECOMMENDATIONS

Overall, the structure of the building appears to be in good condition. There were no significant signs of deterioration or failures from previous loads, considering gravity and lateral forces. Water shedding deficiencies appear to be the main cause of the brick masonry deterioration noted. The masonry deterioration is localized to relatively small areas which could be repointed with an articulated lift. At areas where the brick is face spalling loose pieces should be removed immediately to reduce the risk of fall hazards and should be repaired to ensure the integrity of the brick veneer. The loose concrete at the window sill on the west elevation should also be removed immediately. Flashing should also be repaired or replaced, where missing, to prevent further deterioration to the brick masonry.

…additional commentary discussing tying of bulged brick using helical ties…needs further investigation from interior when accessing the roof to assess feasibility of any repair…

The proposed development at the site considers a parking garage constructed below the Standard Bread Building. In our opinion, it is a feasible option to temporarily shore the building during excavation and construct new supports to accommodate the below ground parking structure. The alternative option of moving the building is also feasible but poses additional challenges and risks, in our opinion. The building will require a substantial structure below grade which may affect the current parking layout. Prior to shoring the building, it would be recommended to repair cracks in the concrete foundation and interior slabs and columns to strengthen vulnerabilities in the structure. A comprehensive detailed inspection of all interior load bearing components should be assessed prior to the design of shoring.

…additional discussion about reinforcing the roof for increased snow load caused by adjacent towers that may affect drifting…

In the era that this building was constructed seismic forces were not considered in the design of the building. It was common for concrete structures to be built with a proprietary, low cost system with minimal reinforcing steel bars. These types of concrete structures typically do not have adequate continuity of reinforcing steel bars between floor slabs and columns, which are important contributors to the buildings lateral force resisting system. Destructive openings were not performed to validate this condition. Buildings not designed to resist seismic forces are susceptible to an undetermined degree of damage during an earthquake. Ottawa's Long-term Risk Prevention and Mitigation Plan (2012) ranks earthquakes as the highest existing short-term vulnerability in the city, recognizing that the region is susceptible to earthquakes and many of the older buildings are at risk of damage or collapse. The proposed changes of constructing an underground parking structure beneath the building will change the

load path of the seismic force resisting system thus prompting the need to perform a seismic analysis which will lead to the need for structural upgrade.

DISCLAIMER AND LIMITATIONS

This report is based on and limited to information supplied to John G. Cooke & Associates Ltd. by TIP Gladstone LP and by observations made during walk-around inspections of the building. Only those items that are capable of being observed and are reasonably obvious to John G. Cooke & Associates Ltd. or have been otherwise identified by other parties and detailed during this investigation can be reported.

The work reflects the Consultant's best judgment in light of the information reviewed by them at the time of preparation. There is no warranty expressed or implied by John G. Cooke & Associates Ltd. that this investigation will uncover all potential deficiencies and risks of liabilities associated with the subject property. John G. Cooke & Associates Ltd. believes, however, that the level of detail carried out in this investigation is appropriate to meet the objectives as outlined in the request. We cannot guarantee the completeness or accuracy of information supplied by any third party.

John G. Cooke & Associates Ltd. is not investigating or providing advice about pollutants, contaminates or hazardous materials.

This report has been produced for the sole use of TIP Gladstone LP and cannot be reproduced or otherwise used by any third party unless approval is obtained from John G. Cooke & Associates Ltd. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

We trust this report covers the scope of work as outlined in our Terms of Reference.

If you have any further questions please do not hesitate to contact our office.

Yours sincerely,

JOHN G. COOKE & ASSOCIATES LTD.