
Cultural Heritage Impact Statement
Dream LeBreton (Library Parcel, LeBreton Flats)
665 Albert Street, Ottawa, ON



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1 Introduction

1.1 About the CHIS

The City of Ottawa (City) has requested a Cultural Heritage Impact Statement (CHIS) prepared by a qualified heritage consultant to examine potential impacts from the construction of mixed-use development on National Capital Commission (NCC) land at 665 Albert Street (Figure 1). The NCC referred to the development site as the “Library Parcel”, but the current project is named Dream LeBreton.

The development proposal contemplates two mixed-use buildings of 35 and 30 storeys (Figure 2 and Figure 3). The architecture and planning team for the project is the joint venture of KPMB + Perkins&Will. Two Row Architects is part of the design team, together with the landscape architecture firm PFS Studio.

The CHIS has been requested by the City to address potential impacts from the proposed development at 665 Albert Street on nearby heritage properties and to examine the how the proposed development will further the cultural heritage aims of the LeBreton Flats Master Concept Plan.¹ Archaeology is outside the scope of a CHIS.

Section 4.6.1 of the City of Ottawa Official Plan contains policies outlining when a CHIS may be required and provides evaluation requirements when a development has potential to:

- Adversely impact the cultural heritage value of properties designated under Part IV of the Ontario Heritage Act (OHA); and
- Adversely impact the cultural heritage value of districts designated under Part V of the OHA.

The heritage properties considered in this CHIS have been designated by or included on the Heritage Register of the City of Ottawa. They consist of four individual residential properties, Ottawa Water Works complex (building, bridges and aqueduct), and the Lorne Avenue Heritage Conservation District (HCD). The Ottawa Water Works building is also subject to a heritage easement agreement with the Ontario Heritage Trust.

The CHIS is authored by Julie Harris, Contentworks Inc., CAHP.²

¹ The LeBreton Flats Master Concept Plan (LFMCP) was developed by the National Capital Commission. It serves as one of the guidance documents used by the City of Ottawa when assessing the suitability of development proposals. [Confirm with the City.]

² Julie Harris, President, Contentworks Inc., is a Professional Member of the Canadian Association of Heritage Professionals. She has over 30 years of experience in heritage evaluation and historical research. She has been qualified as a witness in the field of heritage evaluation for the purposes of an OMB; served as a provincial appointee to the Conservation Review Board of Ontario; and conducted architectural histories for hundreds of buildings and landscapes for various government clients in Ontario and other parts of Canada.

1.2 Sources

In addition to sources referenced in footnotes and site visits undertaken by the author in March 2022, the following materials were used to prepare this CHIS:

Dream LeBreton Project

- Dream/KPMB, Perkins&Will, PFS Studio, Two Row Architect, 665 Albert Street, LeBreton Flats Library Parcel, February 04, 2022. [Presentation]
- Perkins&Will KPMB, drawings prepared for OPA, ZBA and SPA (not for construction), 14 April 2022.
- Dream, KPMB, Perkins&Will et al., [landscape plans], 14 April 2022.
- KPMB, Perkins&Will, LeBreton Library Parcel, Shadow Study, April 2022.
- Dream, *Building LeBreton Library Parcel, 665 Albert Street, Planning Rationale and Design Brief* (Draft), April 2022.

Heritage Recognitions

- City of Ottawa, *Lorne Avenue Heritage Conservation District Study*, 2006.
- Ontario Heritage Trust, "Fleet Street Pumping Station," online at www.heritagetrust.on.ca/en/properties/fleet-street-pumping-station. The Fleet Street Pumping Station building is subject to an Ontario Heritage Trust heritage easement secured with the City of Ottawa in 1983.

Project Reviews

- City of Ottawa, Urban Design Review Panel Recommendations, 665 Albert Street, Informal Pre-consultation, Official Plan and Zoning By-law Amendment and Site Plan Control Application, Dream LeBreton, 4 February 2021.

Other CHISs

- Contentworks Inc. and Barry Padolsky Associates Inc., *Cultural Heritage Evaluation, Old Booth Street Bridge*, 9 Fleet Street, Ottawa, ON. July 2019.
- Contentworks Inc., Ottawa Public Library/Library and Archives Canada Joint Facility, 555 Albert Street, Ottawa, Cultural Heritage Evaluation Report and Cultural Heritage Impact Assessment. 2020.

National Capital Commission

- NCC, LeBreton Flats Heritage Statement (Draft), 2014.
- NCC, LeBreton Flats Master Concept Plan, 2021.
- NCC, Approval Requirements for Design Development of the Library Parcel Development Proposal, [2021].

History and Archaeology

- Past Recovery Archaeological Services, Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front. Prepared for the National Capital Commission, 2012.
- Stantec, *Stage 3 Archaeological Assessment – BiFw-174, LeBreton Flats Diversion Chamber, Lot 40, Concession A on Ottawa River, Nepean Township, Carleton County, now City of Ottawa*, 4 December 2015.
- Stantec, *Supplementary Documentation: Stage 3 Archaeological Assessment – BiFw-174, LeBreton Flats Diversion Chamber, Lot 40, Concession A on Ottawa River, Nepean Township, Carleton County, now City of Ottawa*, 4 December 2015.

1.3 Project Contact Information

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1.4 Property Description

The project site, which is owned by the National Capital Commission, consists of an irregular shaped parcel of land that is bounded by Albert Street on the south, an extension of Empress Avenue on the east, and Booth Street on the west (Figure 4). A property corresponds, generally at least, to Property Number 04069 in the Federal Directory of Real Property.³ With a total area of approximately 9,635 square metres / 74,650 square feet, the site has prominent frontages on both Albert Street (162m) and Booth Street (59m).⁴ Currently, the site is vacant.

The site has been a vacant site or used for surface parking and for construction staging since the 1960s (Figure 5). It is located about 65 m south of the Ottawa Water Works aqueduct and about the same distance from the combined Lloyd/Lett Bridge crossing the aqueduct. A natural ridge, accentuated by the aqueduct and railways works to the north of the site, keeps this site, as well as the Ādisōke Library property, distinct from the lower parts of LeBreton Flats.

³ Treasury Board Secretariat, Directory of Federal Real Property, “Wellington/Albert,” online at <https://www.tbs-sct.gc.ca/dfrp-rbif/pn-nb/04069-eng.aspx?qid=26296853>.

⁴ Dream, *Building LeBreton Library Parcel, 665 Albert Street, Planning Rationale and Design Brief* (Draft), April 2022.

2 Site

2.1 Context

The Dream LeBreton site at 665 Albert Street sits on a terrace about midway in elevation between Nanny Goat Hill (the escarpment north of Somerset Street) and the lower part of LeBreton Flats (Figure 5.) Together with the Ādisōke Library building under construction to the east of Dream LeBreton, the project will complete the development of blocks on the north side of Albert Street east of Booth Street. The Dream LeBreton towers, due to their height and cladding, will be iconic elements in the landscape of LeBreton Flats.

While large portions of LeBreton Flats to the west and north of the proposed Dream LeBreton project are still undeveloped, the south side of Albert Street is an older residential area that helps define the original limits of LeBreton Flats (Figure 6.) The residential area consists almost entirely of two- and two-and-a-half-storey buildings with brick cladding that are similar in scale to the homes that were demolished for the clearing of LeBreton Flats.

2.2 History

2.2.1 Anishinabe Algonquin History

The entire LeBreton Flats area features underlying natural characteristics (vegetated bluffs, location next to the Ottawa River and Chaudière Falls, and low-lying areas that had been wetlands) that would have been very important features for occupation by Anishinabe Algonquin People as places to stay, hunt and fish prior to the taking of the land through colonialism.⁵ This historical connection is an important reason for their interest in participating in the renewal of LeBreton Flats.

2.2.2 Ottawa History

Permanent Euro-Canadian settler occupation of LeBreton Flats only began in 1818 with the establishment of Richmond's Landing, which was surveyed soon after that for the sale of lots to several people, including John LeBreton, after whom the area is named. By 1831, roads led from the flats east to Upper Bytown and west to Richmond. The road east was roughly in line with Wellington Street, whose alignment passes through the Dream LeBreton site. Development of the Flats was continuous in the last half of the 19th century to support the timber trade and related industries using Ottawa River for transportation and power.

Ottawa's Great Fire of 1900 destroyed most of LeBreton Flats, including buildings at 665 Albert Street. After the fire, industries returned to LeBreton Flats, but many families chose to move to newer neighbourhoods, leaving others to rebuild completely or on the foundations of destroyed buildings. By the early 20th century, the blocks were filled in with a mix of multiple-unit blocks and commercial units facing Albert Street and larger homes and semi-detached houses facing Wellington Street. The layers of urban history are evident in a map prepared for the *Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front* by Past Recovery Archaeological Services that includes the site of 665 Albert Street (Figure 7 and Figure 8).

⁵ Dessau-Soprin Inc., *Stage 4 Archaeological Investigation, Lloyd Street Area, LeBreton Flats, Ottawa, ON*, 2004.

The property at 665 Albert Street was part of a subdivision laid out in 1845 that was bounded by Victoria Terrace (later named Wellington Street after 1874) to the north, Hill Street to the east, and Albert Street and the First Concession Line to the south, which required the angling of Victoria Terrace towards Booth Street (originally called Bridge Street.) The lots were owned by John LeBreton but sold over time to well-to-do members of Bytown society.⁶ Many properties on Victoria Terrace were used as residences. After the Great Fire of 1900 razed most of the LeBreton Flats new but less prestigious buildings took their place, with mixed-use buildings on the north side of Albert Street and a school and church facing Wellington Street. Over time, more commercial buildings and uses were found on the site.

The following building were among the largest structures located on lots formerly within the property at 665 Albert Street before and after the 1900 fire.

- Église Unis St. Marc (656 Wellington Street), is the earliest French Protestant congregation (originally Presbyterian) in Ottawa (Figure 9.) The church was originally erected in the 1880s but was rebuilt, possibly on the same foundation, after the 1900 fire. The congregation is still active.
- The estate of Charles Pinhey (630 Wellington Street) included a large stone residence and outbuildings from the 1860s to 1900. After the 1900 fire, the property was acquired by Ottawa's Public School Board, which erected a new school, possibly using parts of the foundation of the Pinhey house (Figure 10.)
- The Gordon Pattee House (610 Wellington Street) was the site of a large residence of a lumber baron who resided in the house until 1892. The site was later used by a gas station, a residence and biscuit factory.

Other properties were a stone residence located at 646 to 648 Wellington Street (Figure 11) and commercial and residential structures located on the east side of Booth Street between Albert and Wellington streets (Figure 12.)

2.3 Planning

2.3.1 Planning Applications

Dream LeBreton is submitting a combined Official Plan Amendment, Zoning By-law Amendment and Site Plan Control application for 665 Albert Street.⁷

For the Official Plan Amendment, anticipating the new Official Plan adopted in November 2021, the application seeks to proactively amend the West Downtown Core Secondary Plan to reflect the proposed development. Amendments are required to Schedule K – Pimisi Station and LeBreton Flats District – Maximum Building Heights and Tower Locations and Schedule P – Pimisi Station and LeBreton Flats District – Mobility Network to reflect the building heights of 31 and 36 storeys and adjust the mobility network on the site.

The Dream LeBreton site is currently zoned Mixed-Use Downtown Zone, Urban Exception 2509, maximum height of 83 metres, subject to holding symbol as per conditions in the exception, denoted as MD[2509] H(83)-h. The zoning permits three towers of up to 25 storeys/83 metres and a maximum total floor area of 80,000 square metres, however it applies to a larger site. The application seeks to revise applicable zoning provisions including

⁶ A detailed history of the sale of lots within and near 665 Albert Street can be found in: Past Recovery Archaeological Services, *Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front*, 2012: 28.

⁷ Dream, *Building LeBreton Planning Rationale*: 6.

pro-rating the permitted total floor area based on the size of the site, increasing the permitted height to reallocate the floor area into two taller towers due to the smaller site and removing the holding symbol on the site. The balance of the pro-rated floor area permitted by Urban Exception 2509 and the holding symbol will remain in place on the area immediately to the east which is covered by the current zoning but is not included in the subject site.

The development proposal contemplates two mixed-use buildings, 35- and 30-storeys in height respectively, with 601 rental units and approximately 2,400 square metres of non-residential space, including grade-related retail uses and a daycare centre on the second floor (Figure 13 and Figure 14). Two levels of underground parking are anticipated to contain approximately 200 parking spaces shared by both buildings. The design prioritizes a holistic approach to sustainability across multiple scales, achieving CaGBC Zero Carbon, One Planet, and LEED Gold accreditations.

2.3.2 Consultations for Dream LeBreton

The Dream LeBreton site is included in the LFCMP. The intention to develop the site almost to the same scale as the proposed project was outlined in the presentations and documents provided to the public as part of the LFMCP public consultation program undertaken by the NCC in 2019. Following the adoption of the LFMCP, the NCC continued to engage with the Algonquin Nation on the Dream LeBreton parcel. One of the results was the development of an Algonquin Nation Benefits Plan for the project to further reconciliation.⁸

Further public consultations will follow statutory requirements of the Planning Act the City's consultation practices. Additional public engagement opportunities will be determined in consultations with the Ward Councillor and community associations.⁹

2.3.3 LeBreton Flats Master Concept Plan Design and Planning Guidance

The subject property was identified by the NCC as the first site to be developed in implementing the plan. The LFMCP divides the areas covered by the plan into four districts: Flats District, Aqueduct District, Albert District and Park District. Development, design and operational strategies intersect with all districts. The subject property is located in the Albert District.

The Albert District is conceived as a mixed-use main street neighbourhood served by public transit and anchored by the Ādisōke Library to the east and a potential event centre or major facility to the west.¹⁰ The built form strategies identify the Albert District as having the tallest towers on the Flats, with the buildings on Albert Street having 6-storey podiums with towers set back to create a transition in height from the low-profile neighbourhoods on the south side of Albert Street.

The uses of areas of buildings at grade are envisaged to support the whole neighbourhood, not only the occupants of the towers.¹¹ The ground floors of the subject property is recommended to have retail on Booth and Albert streets, with retail permitted elsewhere.¹²

The Built Form Strategy of the LFMCP provides key guidance for the Dream LeBreton project

⁸ Dream, *Building LeBreton Planning Rationale*: 7.

⁹ Dream, *Building LeBreton Planning Rationale*: 7.

¹⁰ LFMCP: 8.

¹¹ LFMCP: 25.

¹² LFMCP: 70.

with respect to the LFMCP. Examples of objectives¹³ for the site at 665 Albert, in summary form, include:

- Mid-rise podiums to create a continuous urban fabric on the frontage along Albert and Booth Street
- A tall development, to a maximum of 30 storeys (on Albert at Booth)
- Tower floorplates that are slim with wide tower separation distances
- Differentiation of the podium and tower designs, through setbacks, material changes or balcony/fenestration designs
- Private outdoor amenity spaces that could be differentiated from public spaces by being built on a raised level
- Integration of public area and interpretation into the design of developments
- A prominent street edge along Booth Street and prominent transition street wall on Albert Street
- Siting of the towers to the south portion of the lots to reduce shadows on the neighbourhoods across Albert Street
- Use of terracing to address the slopes on the site and for mobility to pathways and public spaces.

In addition to these objectives, the LFMCP includes a sustainability strategy (for all parts of a development, including landscaping, parking, energy efficiency, etc.) and an affordable housing strategy, all of which have been addressed in the proposed design.

¹³ LFMCP: 74-80.

2.3.4 Cultural Heritage and LeBreton Flats Master Concept Plan

The Cultural Heritage Strategy in the LFMCP includes several objectives that are particularly relevant to the Dream LeBreton project, including:

- New development proposals are to include provisions for public art, interpretation and/or the display of archaeological artifacts
- Use the site's cultural heritage, geography and geology to inspire design
- Animate public places, and strengthen the unique identity of LeBreton Flats by weaving public art and other cultural initiatives through the landscape
- Encourage use of recycled building materials and natural materials for new buildings, infrastructure and built features within the landscape
- Link interpretive development at LeBreton Flats to the Zibi Heritage Interpretive Plan
- Support the conservation of the Ottawa Water Works complex, including the pumping station, open aqueduct, covered aqueduct, bridges and tailrace, and heritage properties on the south side of Albert Street

With respect to the neighbourhood to the south, where several heritage properties are located, the LFMCP states that “Developments along Albert Street will provide a clearly defined streetwall on their podiums to negotiate the transition in scale between the existing communities to the south and the proposed development to the north.”¹⁴ Proposed devices to help achieve this goals are to step back towers from the street and the podium's defined street wall, and provide a clear distinction between the podium's streetwall and the tower facades.

The LFMCP also recommends that interpretation for the blocks between Albert Street and the aqueduct from Preston Street to Empress Street be focused on Civic Experience.¹⁵

Nonetheless, the policies of the NCC's *Plan for Canada's Capital, 2017-2067* also call for NCC lands, including LeBreton Flats, to be planned to “contribute to the recognition of Indigenous peoples” through various means, including toponomy and national commemorations, and to strengthen “Anishinabe cultural traditions through placemaking and partnerships that bring Algonquins to the forefront of life in Canada's thriving and connected capital.”¹⁶

¹⁴ LFMCP: 81.

¹⁵ LFMCP: ix.

¹⁶ LFMCP: 130

3 Heritage Resource Descriptions and Histories

3.1 LeBreton Flats Cultural Landscape

LeBreton Flats is a cultural landscape with a long history (at least 8,000 years) of use by Indigenous Peoples and a much shorter history as a site of industrial, transportation and residential development. The Algonquin presence was clear to newcomers, as testimony in both written and oral records demonstrates. While the area's development from the early 19th century onwards erased the original forested landscape, a sense of a place connected to its ancient history remains strong due to its location near Chaudière Falls and the escarpment that rises above the Flats.

LeBreton Flats' period of intense development as a civic space for industrial, transportation, commercial and residential uses began in the mid 1800s and ended abruptly in the early 1960s with the clearing of the Flats by the federal government for redevelopment. Remnants of the urban landscape that predate the clearing of the Flats are found south of Albert Street along residential streets, but these pockets of old homes are only a fragment of the remarkably diverse neighbourhood that spread out from what is now Bayswater Street to Bronson Avenue and south to the escarpment.

Until the clearing of LeBreton Flats by the National Capital Commission in the 1960s, LeBreton Flats was a distinct community. Its industrial, transportation and commercial plants were situated near homes of workers and their families who kept machinery running and operated businesses important to the entire region. A remnant of the housing remains within the Lower Lorne Avenue Heritage Conservation District.

The clearing of the Flats envisaged in the Plan for Canada's Capital (1950) represented one of the largest examples in Canada of state-led urban renewal aimed at reshaping urban landscapes around modernist ideals. For decades, however, only a small part of the renewal plan was implemented, namely, the Ottawa River Parkway (now the Sir John A. Macdonald Parkway).

The archaeological work that has taken place since the 1990s has made the LeBreton Flats one of the most intensively studied archaeological resources in Ontario. The archaeological investigations and resulting artifacts offer rich insight into the diverse vocations of the Flats over time. It has been proven to be a rare and valuable record of a highly influential part of 19th and early 20th Century Ottawa.

For reference purposes, a draft statement of cultural heritage value for the LeBreton Flats Master Concept Plan is included in the appendix to this CHIS.

3.2 Formal Municipal Recognitions

This section provides information on formally recognized heritage properties that are located close to the subject site. Other heritage properties are likely to experience a direct impact from the development, but potential impacts and mitigation measures described in this CHIS could also be applied to the other properties if required.

3.2.1 Designated Individual Properties

3.2.1.1 Ottawa Water Works Complex – Values and Attributes

The Ottawa Water Works complex is a cultural heritage landscape comprised of the City

Water Works Building at 10 Fleet Street (Figure 15), the old open aqueduct to the west including the headworks, the channelled tailrace to the north of the pumping station, and five stone bridges that cross the aqueduct. The bridges include four single-span bridges; the Canada Central Railway, Broad Street, Booth Street, and the combined Lloyd/Lett/Grand Trunk Railway Bridge (Figure 16). The triple span Pooley's Bridge, located north of the pumping station, is part of the landscape but, as a crossing, it predates the development of the Ottawa Water Works complex constructed in 1872-74, with additions to the Water Works building in 1888 and 1899.

By-law Number 22-82 designated the "City Waterworks Building on Fleet Street" under the provisions of the Ontario Heritage Act. The City of Ottawa's Statement of Cultural Heritage Value for the designation, as well as an updated draft statement that references the broader set of structures and the aqueduct, are included as Appendix 1. The Ottawa Water Works was also recognized as an American Water Works Association Canadian Waterworks Landmark in 1981.¹⁷

The Dream LeBreton project is located about 65 m from the Ottawa Water Works aqueduct and almost adjacent to the southwest abutment of the Lloyd/Lett/Grand Trunk Railway Bridge (Figure 16). This bridge originally consisted of two separate bridges (Lloyd and Lett) that were built in 1873-4 to designs by Thomas Coltrin Keefer to cross the aqueduct one block apart at Lett Street and Lloyd Street. The bridges were integrated into a wide, single railway crossing in 1886, when the Canada Atlantic Railway (later part of the Grand Trunk Railway) needed to cut across the aqueduct at an angle. When the tracks were removed in the 1930s, the arch was left in place and was later occupied by sheds and other buildings until the clearing of LeBreton Flats in the 1960s.

For reference purposes, the appendix to this CHIS includes statements of cultural heritage value concerning the Ottawa Water Works.

3.2.2 Lorne Avenue Heritage Conservation District – Values and Attributes

The Lorne Avenue Heritage Conservation District (HCD) (By-law 2005-13) was designated under Part V of the Ontario Heritage Act in 2005 (Figure 17 and Figure 18). Lower Lorne Avenue (between Albert Street and Primrose Avenue) is a homogeneous, well-preserved street, typical of the type of housing built in Ottawa for the working class from 1900 – 1907, but it also serves an important remnant of construction on LeBreton Flats following the Great Fire of 1900 and the residential character of portions of LeBreton Flats cleared by the NCC in the 1960s.

For reference purposes, the appendix to this CHIS includes a summary of the heritage value of the Lorne Avenue HCD.

3.2.3 Properties on the City of Ottawa Heritage Reference List

3.2.3.1 684-686 Albert Street

The building at 684-686 Albert Street is a two-and-a-half storey brick semi-detached residence clad in brick that may have been built to contain two units on each of the main floors. It is a vernacular design that is typical of Edwardian Classicism (Figure 19).

¹⁷ American Water Works Association, "Water Landmarks Award," online at: www.awwa.org/Membership-Volunteering/Awards/Water-Landmarks-Award.

3.2.3.2 4-6 Empress Avenue

The building at 4-6 Empress, just south of Albert Street, is a two-and-a-half storey brick semi-detached residence clad in brick that may have been built to contain two units on each of the main floors. It is a vernacular design that is typical of Edwardian Classicism (Figure 20).

3.2.3.3 694-696 Albert Street

The semi-detached residences at 694-696 Albert Street are very typical of residential construction on LeBreton Flats following the fire of 1900. This Italianate two-storey building erected c 1910 is brick structure with a wooden cornice and segmental arch windows. The covered front two-storey porch has been replaced with an open porch (Figure 21).

3.2.3.4 698-700 Albert Street

The semi-detached residences at 698-700 Albert Street are very typical of residential construction on LeBreton Flats following the fire of 1900. This Italianate two-storey building erected c 1902 is brick structure with a wooden cornice and segmental arch windows. The covered front two-storey porch in a Classical style appears to be original (Figure 22).

4 Proposed Development

4.1 Designers

- Architects and Planners: KPMB + Perkins&Will in joint venture; Two Row Architect
- Landscape Architects: PFS Studio

4.2 Overall Plan

The Dream LeBreton project is a signature project for the redevelopment of LeBreton Flats due to its location at the corner of Albert and Booth streets, where it will serve as a distinctive gateway to the Flats.

As described by the proponents in communication with the author of the CHIS, the proposal effectively redistributes as-of-right density on the site vertically to maximize open, green space around the built form. Two tall towers of 30 and 35 storeys with mechanical penthouses (105.84 m and 122.39 m max) are set within six-storey terraced podiums, creating more openness at grade and improving access to views and outdoor spaces to residents and visitors. Two levels of parking and services are provided below grade. The consolidation of the majority of the residential program into two towers, rather than one large tower, will reduce the wall effect on Albert Street and minimize shadow impacts on adjacent sites.

The project includes 601 residential units. Most of the units are small, ranging from about 44 m² to 71 m². None of the residential units have balconies, but the windows are generous in number and size, with units on the corners including corner glazing.

4.3 Architectural Design and Style

Dream LeBreton is a contemporary structure designed in an expressive modern style that links visually and symbolically to the surrounding landscape and its history in the use of colours and in architectural forms. The exterior design uses distinct, but complementary, design vocabularies, materials and colours for expressing the podium and towers. The development can be read as two buildings, each with its own tower and podium structure, but the entire project is a single building.

The massing of each of the podiums is broken visually by a strongly horizontal design about the ground level with alternating strips of glazing, solid walls and planted terraces. At ground (level 1) broad expanses of glazing signal the use of interior spaces for commercial uses and as foyers for accessing the residential towers. The solid walls on level 1 are clad with smooth precast panels in a limestone colour, while the lower portion of each of the upper podium levels is clad with the same colour of precast but textured in finish. The colours and horizontal divisions speak directly to the limestone geology of the area. While the main entrances to the building are on the south side on Albert Street, the north elevation of the project is equal in the quality of its articulation and finishes as the south side of the development. The service entrances (garage and garbage) are tucked into the building on its east side.

The treatment of the towers is unique (at least to Ottawa) in featuring a gradient colour effect using five shades of terracotta metal panels, with the darkest shades at the bottom interspersed gradually with lighter shades up to the top. At the penthouse level, light terracotta panels are mixed with grey panels, which are the same colour and material as the spandrels below and above windows. In effect, the colour becomes more sky-like as the

building reaches upwards, while the terra cotta colour reflects the history of LeBreton Flats where many industrial structures and chimneys were constructed of red brick. The top of each building is slanted, which, together with the gradient colouring from dark to light, emphasizes the verticality of the towers.

4.4 Landscape

The key principles that appear to underly Dream LeBreton's landscape design are: 1) serving as a crossroads to link the site with multi-use pathways, other parts of the Flats, neighbourhoods to the south, and Ādisōke library to the east; 2) sustainability, in both the landscape treatments and support for sustainable transportation; 3) civic responsibility, in contributing to place making for the site itself and providing new public spaces, but also to contribute to the renewal of Albert Street as a main street; and 4) balancing public interest in having more open spaces with the need to provide residents with outdoor spaces for their own use.

At ground level, the landscape contains a set of plazas around the building and between the podium units that are heavily treed and feature park-like amenities, such as seating, waste receptacles and bike parking, as well as connections to the multi-use pathways through LeBreton Flats. One of the distinctive features at ground level is the Gathering Circle (Figure 23) located on the north side of the building overlooking LeBreton Flats. Dream LeBreton space will be designed in collaboration with Algonquin and other Indigenous communities.¹⁸

Other spaces on this level have potential for various uses and for hosting interpretation about the history of the Flats and its Algonquin connections. The landscape creates an almost seamless transition from the landscape design of the Ādisōke library to the Dream LeBreton project without sacrificing the distinctive treatments required for the library (street-facing and public) and the Dream LeBreton project.

Above grade, a set of terrasses on levels 2, 3, 4 and 5 feature outdoor spaces, including green roofs, treed patio areas, community gardens and picnic spaces, primarily for use by residents and by occupants of leased commercial spaces.

The steep slope from the site down to the Confederation Line alignment will be supported by retaining walls, while the plaza areas above will provide views toward the Ottawa Water Works aqueduct.

4.5 Circulation (Exterior)

The circulation system for the Dream LeBreton project emphasizes active and accessible transportation options, including pathways, bike parking, a bus stop shelter and easy access to the Pimisi LRT station. The pathways through the site may also be used in the future to access a bridge that could be used to span the Confederation LRT Line from the Dream LeBreton site to the Aqueduct District in the Flats.

The entrance to the underground parking areas is accessed by a drive along the east side of the property via Albert Street. The driveway will also be used to access the loading and garbage areas, and exterior access to the daycare.

4.6 Streetscapes

¹⁸ Dream, *Building LeBreton Planning Rationale*: 5.

The project addresses guidance in the LFMCP to develop an appropriate streetwall along Albert Street by providing a purposeful transition in heights between the low-rise neighbourhood on the south side of Albert Street and new developments on the north side. Dream LeBreton follows the guidance by setting the Albert Street facades of the podium units close to the street and placing the towers further back (Figure 23). The transition is strengthened further by differentiating the podium units from each other. The east unit features terraces interrupting the vertical plane of the podium levels mid-way along its length, while the west podium unit is largely uninterrupted along the facades facing Albert and Booth streets (Figure 2).

4.7 Views

The Dream LeBreton project will be a prominent element in the skyline of LeBreton Flats from most locations due to both the height of the towers and the position of the development on the plane above the lower parts of the Flats. While it will be highly visible, it will not affect the protected view to Parliament Hill from the Ottawa River.¹⁹

Through its outdoor spaces and pathways, Dream LeBreton will offer new views of LeBreton Flats and its heritage resources, especially the Ottawa Water Works landscape, and raise awareness of the geographic proximity of the Flats to Chaudière Falls, the Ottawa River and Gatineau.

4.8 Heritage and Interpretation

The project promises to showcase the heritage of LeBreton Flats artifacts in its design. The clearest intentions are expressed in architectural elements (colours, materials and horizontality of the podiums) associated with the history and natural geography of LeBreton Flats. The public realms in the plan can support a variety of spaces of different types, sizes, scales, uses and activities to support a range of cultural activities. These spaces include the Gathering Circle and flexible outdoor and indoor spaces that can build community and support culture in different ways.

Potential heritage interpretation elements include the incorporation of industrial archaeological artifacts into landscape design, display or sculptural use of industrial artifacts as public art. A reference to the alignment of what was Wellington Street in the angling of the podium structures on the north side could also be expressed in the paving patterns and signage. Much like Zibi, common elements, such as street furniture, lighting, receptacles, paver stones, planters and such, will be developed with shared characteristics to establish a distinct identity for the community that conveys Algonquin culture while reminding visitors that they are at LeBreton Flats, a unique and authentic destination. The development also opens views of the Ottawa Water Works aqueduct and its historic features.

Dream LeBreton will also look for opportunities for interpretation through place naming. Buildings, squares, and parks could be given names or titles that communicate their historic importance, or reinforce the site's cultural significance. Dream also proposes to use the Algonquin language, in addition to English and French, on signage for regulation, streets, interpretation, and wayfinding.

¹⁹ The view is mapped in the LFMCP, page 75.

5 Impact of Proposed Development

5.1 Description of Areas of Potential Impact

This section outlines the impacts that could be anticipated from the Dream LeBreton project. Impacts are considered by examining specific criteria identified in the City's guide to writing a CHIS, cultural heritage objectives outlined in the LFMCP, and heritage policies in the *Provincial Policy Statement (2020.)*²⁰

The following heritage resources are considered:

- LeBreton Flats Cultural Landscape
- Lorne Avenue Heritage Conservation District
- Ottawa Water Works (including the bridges, aqueduct and Water Works building)
- 698-700 Albert Street
- 684-686 Albert Street
- 4-6 Empress Avenue
- 694-696 Albert Street

5.1.1 City of Ottawa CHIS Guidelines

Extracted from the City of Ottawa's CHIS guidelines, criteria for considering positive impacts pertinent to the development are:

- 1) Restoration of an historic streetscape or enhancement of the quality of the place.

Extracted for the City of Ottawa's CHIS guidelines, criteria for considering negative impacts pertinent to the development are:

- 1) Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building
- 2) Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape
- 3) Obstruction of significant identified views or vistas related to the heritage value of resources
- 4) Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship

5.1.2 LeBreton Flats Management Concept Plan

The key heritage objectives of the LFMCP that are exclusive to the plan and are considered in this CHIS are:

- 1) New developments are to include provisions for public art, interpretation and/or the display of archaeological artifacts
- 2) Use the site's cultural heritage, geography and geology to inspire design
- 3) Encourage use of recycled building materials and natural materials for new buildings, infrastructure and built features within the landscape

²⁰ While there are general principles that could be considered using the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the Dream LeBreton property does not have heritage value unique from LeBreton Flats as a whole that would make it useful to address each of the standards and guidelines in this CHIS.

- 4) Link interpretive development at LeBreton Flats to the Zibi Heritage Interpretive Plan.

5.1.3 Provincial Policy Statement, 2020

In considering the policy directions of the *Provincial Policy Statement, 2020*, objectives directly related to heritage are:

- 1) 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved
- 2) 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

5.2 Discussion of Heritage Impacts

5.2.1 CHIS Guidelines

Area of potential impact: Restoration of an historic streetscape or enhancement of the quality of the place.

<u>Positive impacts</u>

Dream LeBreton will create a landmark of shared importance to the city and the Capital and help revitalize this section of Albert Street and the Lorne Avenue Heritage Conservation District by providing retail and commercial services, as well as public gathering spaces and additional connectivity. Positive impacts on heritage properties that are situated directly on Albert Street are less clear since those properties are more likely to experience impacts from other projects on Albert Street.

The Dream LeBreton will help provide additional connectivity and views to the Ottawa Water Works aqueduct and the Lloyd/Lett/Grand Trunk Railway Bridge, which will raise the visibility of these heritage resources.

The quality of the design of the development, as well as its mixed uses and large open spaces, will help beautify and clarify the role of Albert Street as a main street for all neighbourhoods connected to LeBreton Flats.
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<u>Negative impacts</u>

The tall towers of 30 and 35 storeys proposed for the Dream LeBreton project, are much larger in scale than the two- and two-and-a-half-storey residential neighbourhoods on the south side of Albert Street. Over time it is possible that the increased density from this project will be compounded by additional projects that could jeopardize the viability of retaining low-rise development on the south side of Albert Street where there are multiple properties of heritage value individually and as part of the Lorne Avenue HCD.
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Area of potential impact: Contributing to an understanding of heritage resources and values in the area and neighbourhoods

<u>Positive impacts</u>

Through architectural elements, namely colours and materials, the Dream LeBreton project is reflecting the history of the area.

<p><u>Undetermined impacts</u></p> <p>Further articulation of elements that can further an understanding of the area and neighbourhoods is needed, as discussed in the section on mitigation measures below.</p>
<p>Area of potential impact: Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building</p>
<p><u>No impact</u></p> <p>The proposed project will not affect the historic fabric or appearance of any heritage building.</p>
<p>Area of potential impact: Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape</p>
<p><u>Limited negative impacts</u></p> <p>The shadow study for September 21st (sunset at 7:02 pm) shows that some shadow will spill south of Albert Street near Perkins Street beginning around 4 pm. For December (sunset at 4:22 pm), shadow will not spill on the south side of Albert Street prior to sunset. On June 21st, shadows will spill on the area on the south side of Albert Street after 4 pm. In all times of year, shadows will spill on the Lloyd/Lett/Grand Trunk Railway Bridge in the mornings.</p>
<p>Area of potential impact: Obstruction of significant identified views or vistas related to the heritage value of resources</p>
<p><u>No negative impact</u></p> <p>No significant views will be negatively affected.</p> <p><u>Positive impact</u></p> <p>Views of the Ottawa Water Works aqueduct, bridges and building will be opened.</p>
<p>Area of potential impact: Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship</p>
<p><u>Positive impacts</u></p> <p>Dream LeBreton will help mend the relationship between heritage resources on the south side of Albert Street and the Ottawa Water Works landscape, the Ottawa River and the Chaudière district (now Zibi) through safer pathways and views from the open spaces associated with the development.</p>

5.2.2 LeBreton Flats Management Concept Plan

LeBreton Flats is an evolved cultural landscape with historic associations important to the history of Ottawa, Gatineau and Canada's National Capital Region. While the historic buildings were removed a half century ago, the landscape retains connections with the past and an intimate relationship with the Ottawa River. The redevelopment of LeBreton Flats is aiming to restore an understanding of the area's history and reinstate connections (physical, built forms and personal) that tightly linked Ottawa and Gatineau via crossings of the Ottawa River in the

area. Heritage objectives in the LFMCP emphasize strategies that can rebuild historic connections and elevate the history of the area.

<p>Area of potential impact: New developments are to include provisions for public art, interpretation and/or the display of archaeological artifacts.</p>
<p><u>Undetermined impacts</u></p> <p>Further articulation of elements that can further an understanding of the area and neighbourhoods is needed, as discussed in the section on mitigation measures below.</p>
<p>Area of potential impact: Use the site’s cultural heritage, geography and geology to inspire design</p>
<p><u>Positive impact</u></p> <p>Dream LeBreton’s architecture is clearly inspired by the cultural heritage, geography and geology of the Flats as seen in landscape treatment, colour of the towers and horizontality and materials chosen for the podium structures.</p>
<p>Area of potential impact: Encourage use of recycled building materials and natural materials for new buildings, infrastructure and built features within the landscape.</p> <p><u>Undetermined impacts</u></p> <p>Further articulation of elements is required to determine whether recycled materials will be used or are warranted for this project, as discussed in the section on mitigation measures below.</p>
<p>Area of potential impact: Link interpretive development at LeBreton Flats to the Zibi Heritage Interpretive Plan.</p>
<p><u>Undetermined impacts</u></p> <p>Further articulation of elements that can further an understanding of the area and neighbourhoods is needed, as discussed in the section on mitigation measures below.</p>

5.2.3 Consideration of the Provincial Policy Statement

Objectives of the *Provincial Policy Statement, 2020* directly related to heritage to be considered are:

<p>2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p>
<p>No significant built heritage resources or significant cultural heritage landscapes are impacted by the proposed development if, as expected, precautionary work is undertaken to limit or eliminate damage from construction on nearby properties, specifically the Ottawa Water Works, the Lorne Avenue HCD and the set of four properties on Albert and Empress Street that are included on the City’s Heritage Reference List. Potential impacts on the conservation of heritage values of the LeBreton Flat cultural landscape are considered in the section on the LFMCP.</p>

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The project includes direct engagement by the National Capital Commission with Algonquin Anishinaabeg communities.

6 Alternatives, Mitigation and Conclusion

6.1 Alternatives

Dream LeBreton was originally submitted in response to a competition issued by the National Capital Commission. Over the past five months, the design team (developer, architects, engineers and landscape architects) have been refining the project to further refine the drawings and address design and planning requirements of the NCC and the City.

On 4 February 2021, the project was submitted for pre-consultation to the City of Ottawa Urban Design Review Panel. The panel expressed “strong support” for the project, but made no comments specific to built heritage or cultural landscapes.

In the development of the concept, consideration was given to building three shorter towers, but this option was rejected to provide more open space at the ground level and between the towers. Using the scale of buildings on the south side of Albert Street to set the scale of development on the north side of Albert Street and in LeBreton Flats was not contemplated for this site. The public was informed at public meetings for the LFMCP in 2019 that tall buildings would be allowed on the site and on other properties along Albert Street.

6.2 Mitigation

6.2.1 Interpretation and Heritage Elements

The development of interpretation options and the integration of archaeological objects as part of the development cannot occur organically; they require coordination and planning with architects, landscape architects and interior designers, as well as the City, the NCC and Anishinaabe Algonquin People. The project should integrate the services of a heritage consultant who can pull together a complete list of objects, artworks and themes appropriate for the site, and facilitate conversations regarding heritage elements during the final design phase. Without the involvement of a heritage coordinator, the project risks duplicating interpretation devices used elsewhere and losing a level of authenticity and integrity expected by the NCC and the public. Potential objects that could be integrated into the development are bricks that are said to have been collected and stored by the City during the demolition of LeBreton Flats.

6.2.2 Construction Period

The staging of construction materials and supplies should be planned in a way that will not cause any physical damage to and have a negative impact on the viability of heritage resources, including individual buildings and the Lorne Avenue HCD. A plan for the full term of the construction period should be in place.

Construction noise, dust and vehicles will have an impact on the beauty and peacefulness of the neighbourhood south of Albert Street, which contains many identified heritage resources, as well as older buildings that contribute to the character and value of the area. Consideration should be given to creating incentives for owners and occupants to continue to live in and maintain the properties that will be most affected by construction, especially those on Albert Street and Bronson Avenue.

6.3 Conclusion

Together with Ādisōke library, Dream LeBreton will be a catalyst for the revitalization of LeBreton Flats and provides opportunities for conveying not only the history of the area and the Capital, but also for helping extend the architectural excellence of the Capital's iconic building's westward. In the opinion of the author of this CHIS, the project will, on balance, have a positive impact on all heritage resources discussed in this report.

7 Figures

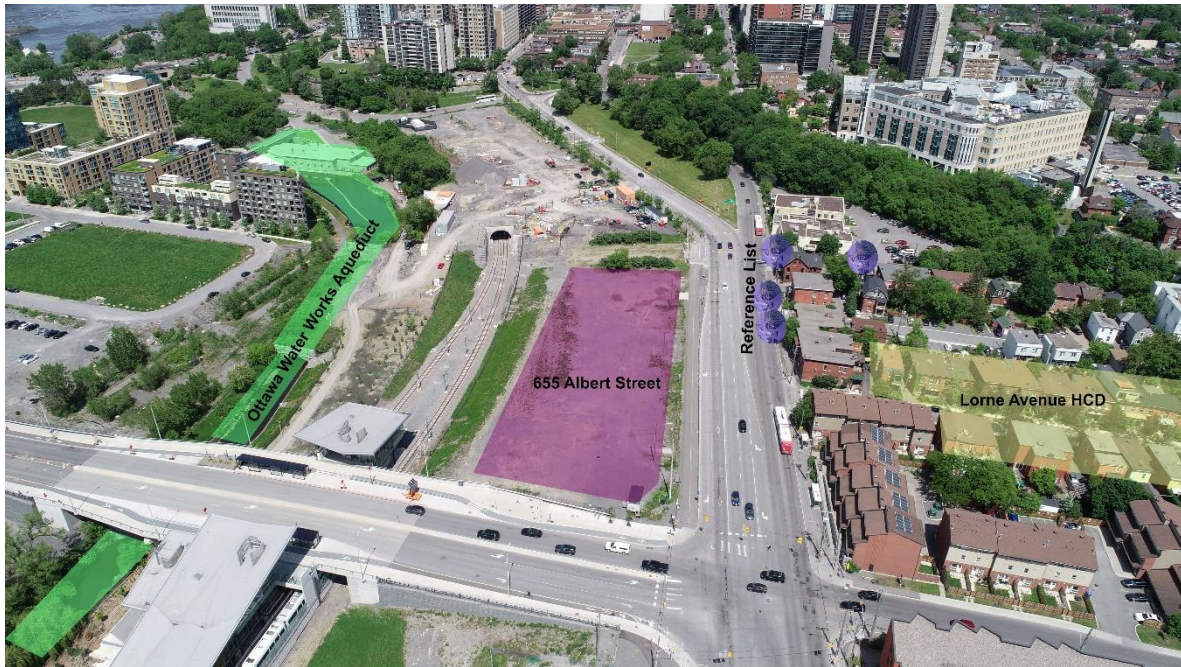


Figure 1: Illustration of the proximity of heritage resources (Ottawa Water Works, Lorne Avenue Heritage Conservation District, and properties on the City of Ottawa's Heritage Reference List) to the proposed development. Source: 2019 drone shot, City of Ottawa, annotated by Contentworks.



Figure 2: Concept view of Dream LeBreton looking northeast, showing outlines of the height and footprints for zoned parcels. Source: Perkins&Will KPMB, 14 April 2022.



Figure 3: Concept view of Dream LeBreton looking southeast. Source: Dream/KPMB, Perkins&Will, PFS Studio, Two Row Architect, 665 Albert Street, LeBreton Flats Library Parcel, February 04, 2022.

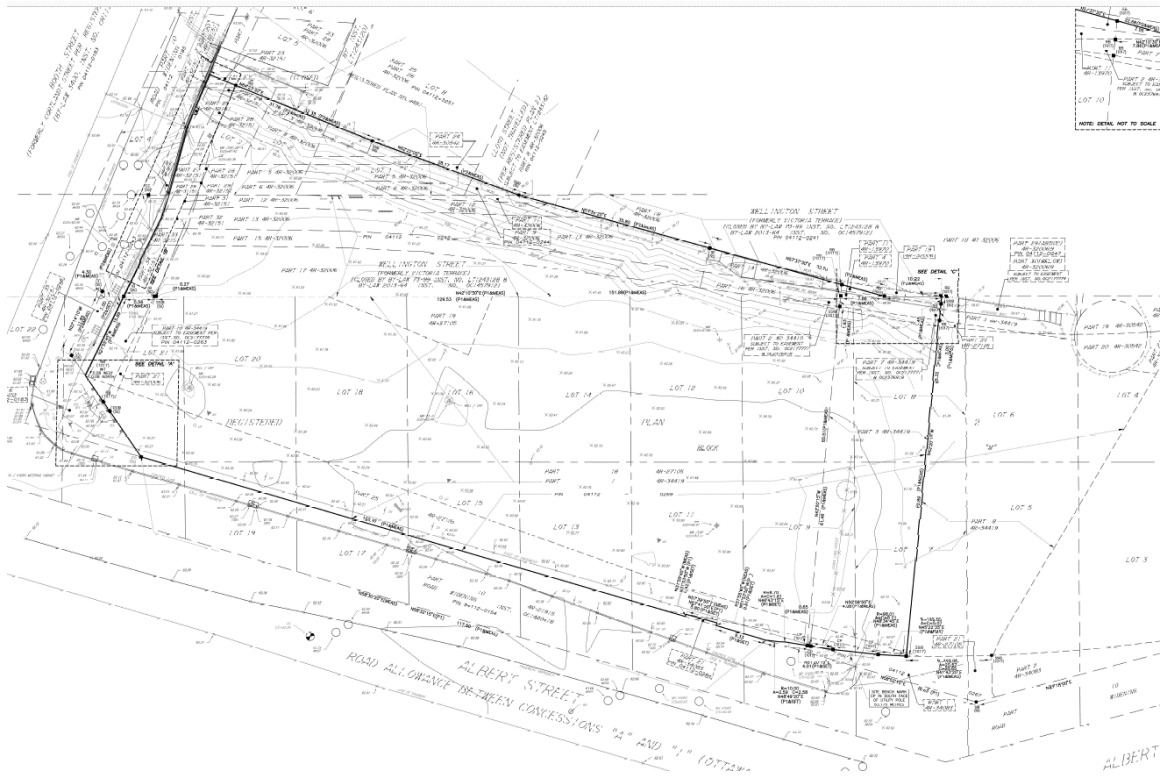


Figure 4: Site survey for the Dream LeBreton Project. Source: Perkins&Will KPMB, 14 April 2022.



Figure 5: Drone view of the development site (yellow arrow), October 2019. Source: City of Ottawa with annotation by Contentworks.



Figure 6: View from 665 Albert Street looking southeast towards Albert Street and Empress Avenue. Source: Contentworks, 2022.

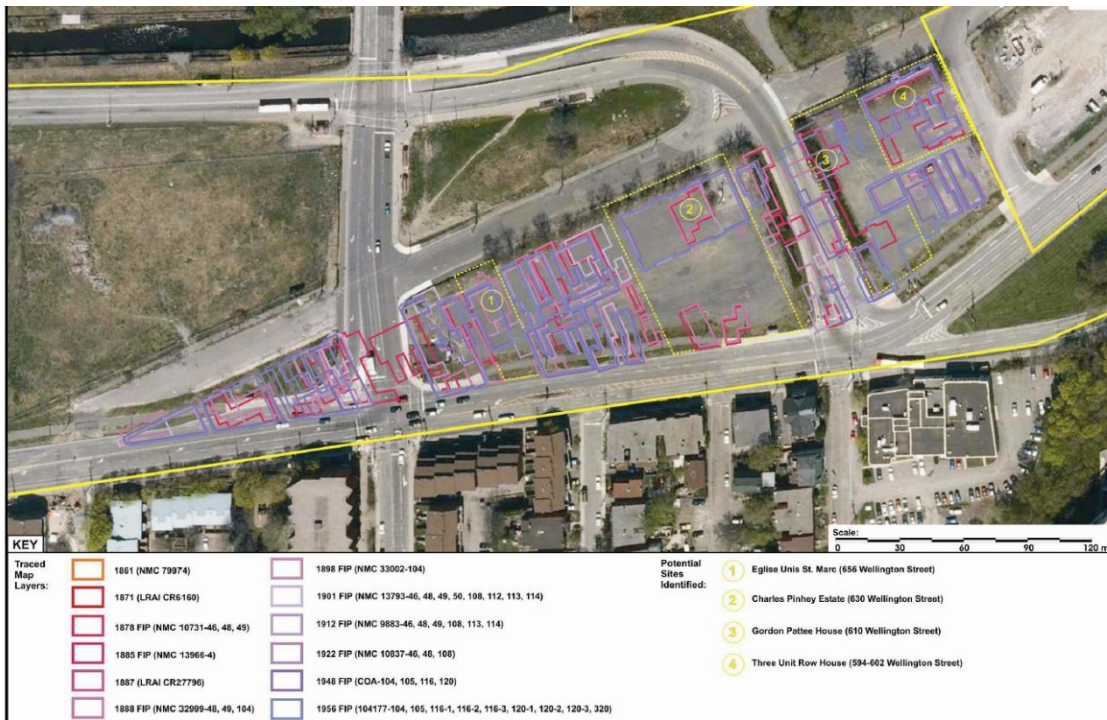


Figure 7: Composite fire insurance plan overlay of Area 3 (Dream LeBreton site) showing the outlines of previous buildings on the site. Source: Past Recovery Archaeological Services, Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front, 2012: Map 38.



Figure 8: Detail from the 1902, revised to 1912, City of Ottawa Fire Insurance Plan, showing the lots that are not identified as 665 Albert Street. The lots including wood, brick and stone residences, as well as a public school and church. Source: Charles E. Goad Company, *Insurance Plan of the city of Ottawa, Vol. 1, September 1902, revised 1912, Sheet 49*. Copy held by the Library and Archives Canada, item 3816030.

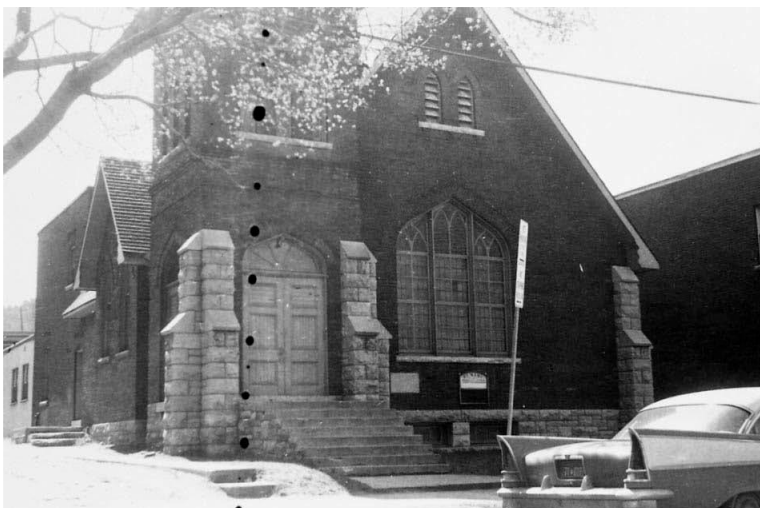


Figure 9: St. Mark's Church/Eglise Unis St. Marc, previously located on part of the property at 665 Albert Street, 1962. Source: City of Ottawa Archives, CAO CA 21051, reproduced in Past Recovery Archaeological Services, *Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front*, 2012: Image 16.



Figure 10: Wellington Street School, built after the fire of 1910, and located on the 665 Albert Street on the site of what had been the Charles Pinhey estate. Photo taken in 1962. Source: City of Ottawa Archives, CAO CA 21047, reproduced in Past Recovery Archaeological Services, *Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front*, 2012: Image 14.



Figure 11: Stone residence located at 646 to 648 Wellington Street, part of the property at 665 Albert Street, 1962. Source: City of Ottawa Archives, CAO CA 21049, reproduced in Past Recovery Archaeological Services, *Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front*, 2012: Image 15.



Figure 12: Buildings located on the east side of Booth Street between Albert and Wellington street, on the site what is now 665 Albert Street, in 1962. Source: City of Ottawa Archives, CAO CA 21054, reproduced in Past Recovery Archaeological Services, *Stage 1 Archaeological Assessment of LeBreton South, Parts Lots 39 & 40, Concession A, Ottawa Front*, 2012: Image 17.

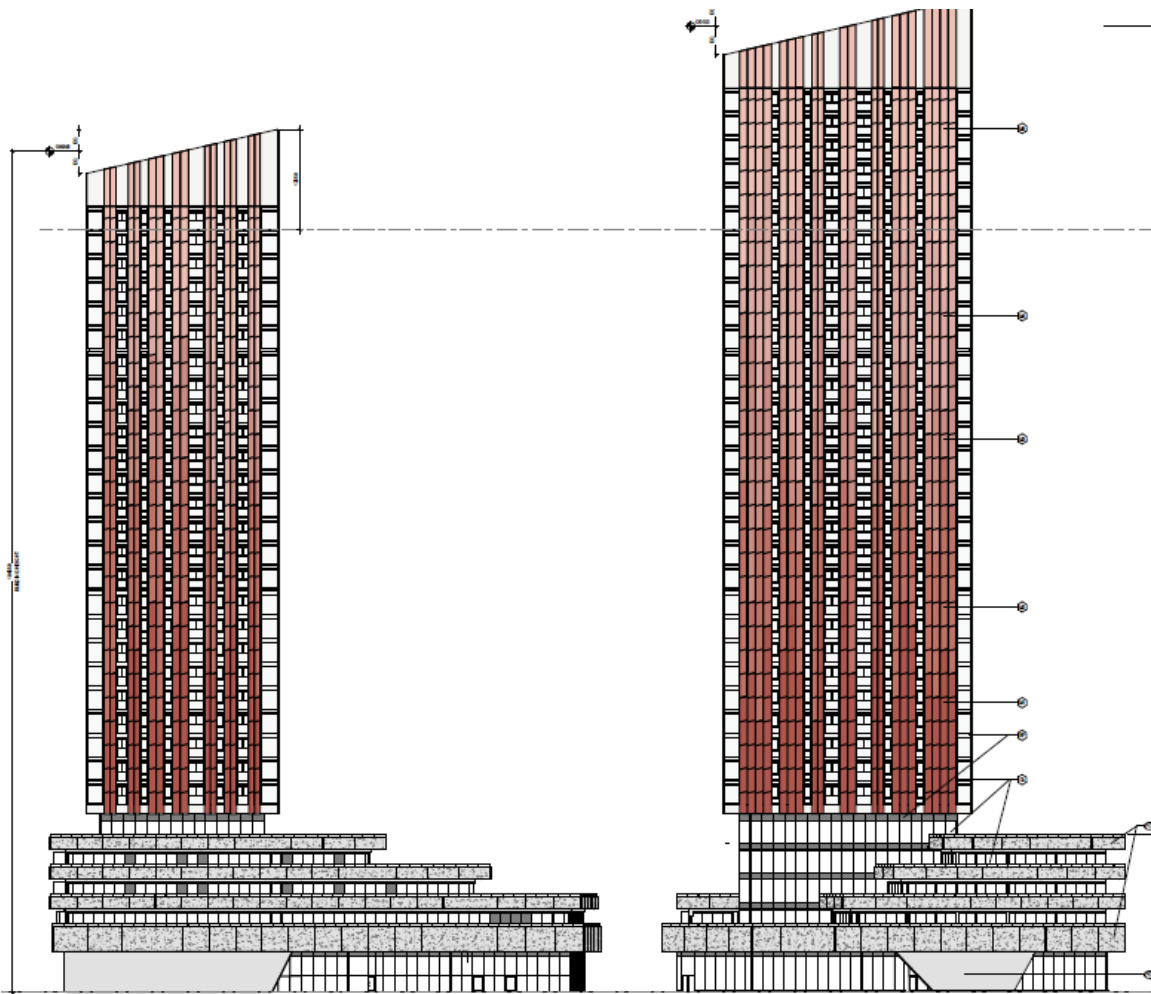


Figure 13: Overall north elevation, Dream LeBreton. Source: Perkins&Will KPMB, 14 April 2022.

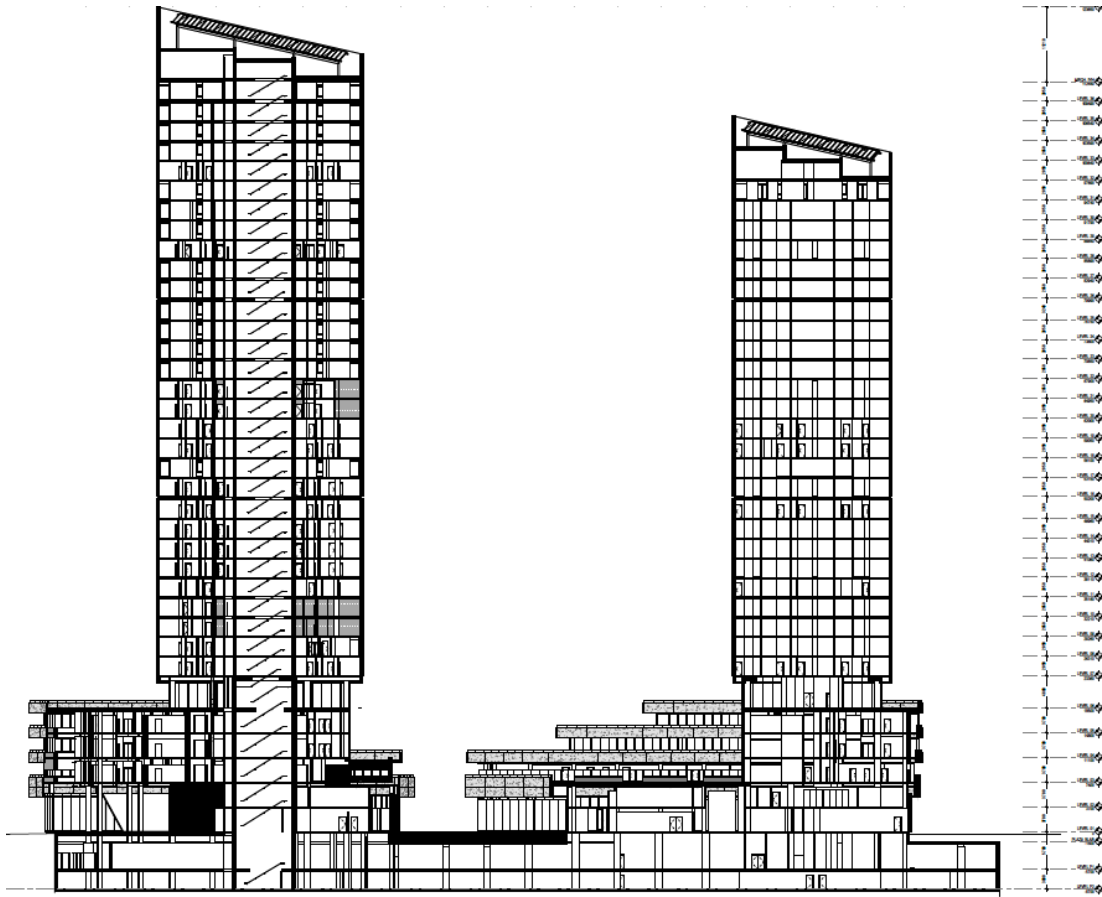


Figure 14: Overall section drawing, south elevation, Dream LeBreton. Source: Perkins&Will KPMB, 14 April 2022.



Figure 15: Ottawa Water Works Building. The proposed development will sit on the bluff behind the building. Source: Contentworks, 2020.



Figure 16: View of the Ottawa Water Works aqueduct looking east from below the Dream LeBreton site towards the west stone parapet wall of the Lloyd/Lett/Grand Trunk Railway Bridge that is part of the Ottawa Water Works landscape. Source: Contentworks, 2019.

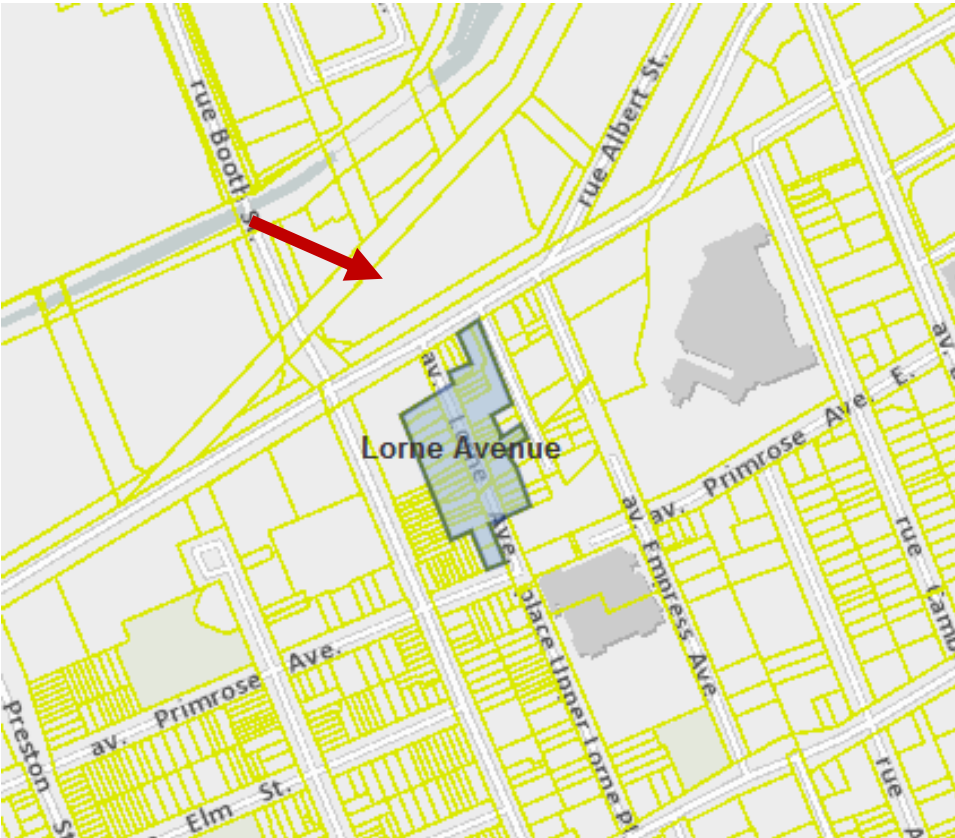


Figure 17: Map showing the boundaries of the Lorne Avenue HCD. The Dream LeBreton property is indicated with an arrow. Source: City of Ottawa.



Figure 18: Lorne Avenue (west side), in the Lorne Avenue HCD. Source: Contentworks, 2020.



Figure 19: 684-686 Albert Street. Source: Google streetview, image May 2019.



Figure 20: 4-6 Empress Avenue. Source: City of Ottawa Heritage Inventory Project Property Information Sheet, n.d.



Figure 21: 694-696 Albert Street.
Source: Source: City of Ottawa
Heritage Inventory Project
Property Information Sheet, n.d.



Figure 22: 698-700 Albert Street.
Source: Contentworks, May 2020.

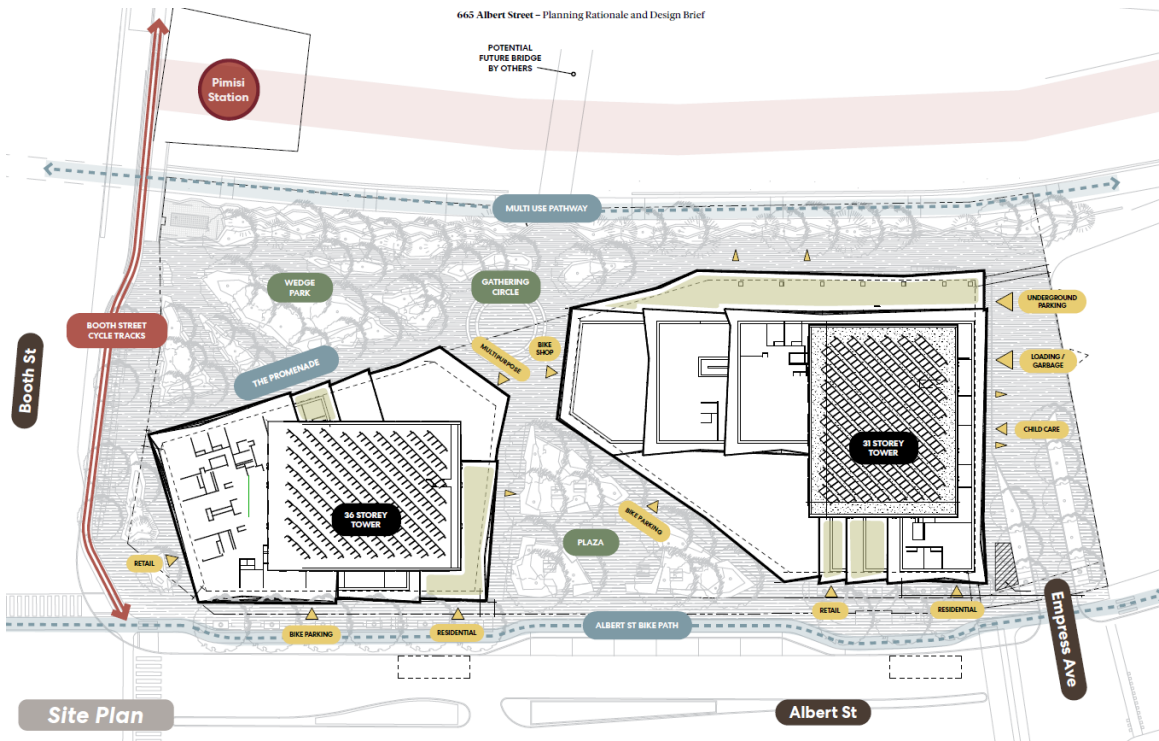


Figure 23: Layout of outdoor spaces, including the terraces. The drawing also shows the location of a possible bridge crossing over the Confederation LRT Line that could be built by others. Source: Building LeBreton Library Parcel, 665 Albert Street, Planning Rational and Design Brief (Draft): 27.

Appendix 1: Heritage Statements and Objectives

Draft Statement of Cultural Heritage Value for LeBreton Flats

Note: This draft statement was prepared for discussion during the development of the LFMCP in 2020. It has not been approved by the NCC.

The Cultural Heritage of LeBreton Flats

LeBreton Flats is a cultural landscape of local, regional, provincial and national heritage significance. It formed part of the ancestral territory of the local Algonquin Anishnabeg communities. It was an integral part of the first generation of Euro-Canadian settlement to the area in the early 19th century, and was central to the social, economic and industrial development of Canada's Capital Region for a hundred and fifty years. Its pioneering role in the timber trade and electric power generation shaped the region's industrial development.

Until the clearing of LeBreton Flats by the National Capital Commission in the 1960s, LeBreton Flats was a distinct community. Its industrial, transportation and commercial plants were situated near homes of workers and their families who kept machinery running and operated businesses important to the entire region. A remnant of the housing remains within the Lower Lorne Avenue Heritage Conservation District.

The clearing of the Flats envisaged in the Plan for Canada's Capital (1950) represented one of the largest examples in Canada of state-led urban renewal aimed at reshaping urban landscapes around modernist ideals. For decades, however, only a small part of the renewal plan was implemented, namely, the Ottawa River Parkway (now the Sir John A. Macdonald Parkway).

The archaeological work that has taken place since the 1990s has made the LeBreton Flats one of the most intensively studied archaeological resources in Ontario. The archaeological investigations and resulting artifacts offer rich insight into the diverse vocations of the Flats over time. It has been proven to be a rare and valuable record of a highly influential part of 19th and early 20th Century Ottawa.

Character-Defining Elements

The character-defining elements of LeBreton Flats include:

- The archaeological and built heritage features that reflect the Flats' previous vocations;
- Connections or locations that relate to Anishnabeg traditions or spiritual associations;
- Physical links with community stories and memory;
- Reflections of historic spatial organization and circulation, including the location/orientation of Richmond Road, Booth Street, Albert Street
- Views to the Chaudière Falls and the Islands, the Booth Street Bridge, the Ottawa River
- Built structures such as the Aqueduct and its associated structures, the Fleet Street Pumping Station and tail race (these are also designated by the City of Ottawa under the *Ontario Heritage Act*).

Also important is the connection with the adjacent Lower Lorne Avenue Heritage Conservation District, associated with the development of the LeBreton Flats as an industrial centre and as a residential area for the mill and railway workers who worked there.

Draft Statement of Cultural Heritage Value for the Ottawa Water Works, LeBreton Flats – Bylaw 22-82

The following Statement of Cultural Heritage Value for the Ottawa Water Works is a draft document written by staff. It has not been formally reviewed and approved by the City.

Description of Property

The Ottawa Water Works complex is a cultural heritage landscape comprised of the City Water Works Building at 10 Fleet Street, the open aqueduct to the west (including the headworks, the channelled tailrace to the north of the pumping station, and five stone bridges that cross the aqueduct. The bridges include four single-span bridges; the Canada Central Railway, Broad Street, Booth Street, and the combined Lloyd/Lett/Grand Trunk Railway bridge (**Error! Reference source not found.**) and the triple span Pooley's Bridge, located north of the pumping station. The complex was constructed in 1872-74, with additions to the Water Works building in 1888 and 1899. The Ottawa Water Works is located on LeBreton Flats, west of downtown Ottawa.

Heritage Value

The Ottawa Water Works has cultural heritage value for its role in the early development of municipal water works systems in Canada, its association with local engineer Thomas Coltrin Keefer, its design and physical value and its contextual value as an cultural heritage landscape and the only remaining historic structures on LeBreton Flats.

Associative or Historic Value

The Ottawa Water Works has historic value as an early example of a municipal water works systems built in the late 19th century. The Carleton Country fire of 1870 and the Great Chicago fire of 1871, combined with a desire to provide clean drinking water, led Ottawa City Council to engage Thomas Coltrin Keefer to oversee the design and construction of the Water Works building and aqueduct in 1872. In 1870, there were only seven municipal water works in Canada. During the following decade, 23 systems were constructed, including the Ottawa system and by 1900 there were 235 municipal systems. The Ottawa Water Works has cultural heritage value for its continued use in the provision of clean drinking water to the city of Ottawa.

The Ottawa Water Works has historic value for its association with Thomas Coltrin Keefer, a prominent Ottawan and one of the leading civil engineers in Canada in the mid-19th century. Early in his career Keefer worked on the Welland and Erie Canals and in 1845 he was appointed engineer in charge of timber slides and river works for Bytown. Keefer settled in Ottawa, but continued to be involved in large scale engineering projects elsewhere including the Montreal Water Works (1853) and Hamilton Water Works (1859). Keefer first prepared plans for the Ottawa Water Works in 1859. Keefer is commemorated for his engineering works as a National Historic Person and the plaque is located at the Water Works building.

The Water Works building also has cultural heritage value for its association with prominent Ottawa architect Edgar L. Horwood. Horwood designed the 1899 expansion to the pumping station. Horwood practiced privately in the late 19th and early 20th centuries before being appointed Chief Dominion Architect in 1915, a post he held for two years, after which he returned to private practice for the remainder of his career. He designed several well-known buildings in Ottawa including the Britannia Yacht Club and several public schools including First Avenue and Mutchmor.

The earliest structure in the Water Works complex is Pooley's Bridge which was constructed by Alexander Sparks in 1872 to the specifications of City of Ottawa Engineer George Hugo Perry. Pooley's Bridge has associative value as the oldest remaining structure from Ottawa's municipal development program of the 1870s to establish permanent infrastructure. Other projects from this era include the first City Hall (burned 1931), the first civic park at Major's Hill, and the pumping station. Pooley's Bridge has historic value for its age and continued use as a bridge; it is the oldest bridge in Ottawa and it is considered the second oldest stone arch bridge in Ontario.

Design Value

The Water Works building has design value as a good example of late 19th century industrial building. It is a two storey flat roofed building constructed in phases beginning in 1873-74. The original Keefer building was a one storey structure with a mansard roof. In 1888, additional pumps were installed in a ground floor addition designed by local architect E.L. Horwood. In 1899, the mansard roof was removed and a second storey, flat-roofed addition was added. The building is well-detailed, and includes rusticated stone arches and voussoirs, pairs of segmentally arched windows on the ground floor and round arched windows on the second storey.

Pooley's Bridge has design value as a large, triple arched, closed-spandrel stone bridge. The bridge over the channelled tailrace is a good and rare example of a large stone bridge in Ottawa and is a representative example of 19th century bridge design.

The aqueduct has design value for its industrial and intentionally rustic character. Hewn from the bedrock, it is a unique industrial structure in Ottawa. It is characterized by its uneven stone edges, gradually sloping sides with soft landscaping and limestone pitching and the four low, single span stone bridges that cross it.

The Ottawa Water Works has design value for its innovative engineering; the Water Works took advantage of a natural depression on the flats for the open aqueduct and rather than using the steam-driven pumps that were typical of the period, the pumps were hydraulic. Water was drawn in from the headworks above the Chaudière Falls and fed through the open aqueduct to waterwheels connected to two large pumps. A clear water pipe in the aqueduct provided clean drinking water to the municipal system. The pumps have been replaced over time but the headworks and open aqueduct remain.

Contextual Value

Contextually, the Ottawa Water Works complex has heritage value as a cultural landscape and as the last remaining set of 19th- century structures on LeBreton Flats. LeBreton Flats was a vibrant, working class community linked to the logging industry on the Ottawa River nearby, and was home to foundries and other industry. The neighbourhood was completely cleared in the 1960s as part of the NCC's Gréber Plan and the larger trend of urban renewal in the mid 20th century.

The landscape of the Water Works complex also contributes to an understanding of the former link to Ottawa's 19th century railway system, as evidenced in the arrangement of the bridges over the aqueduct which reflect the former railway and road patterns.

The structures that comprise the Ottawa Water Works are linked by the aqueduct channel, the connection to the Ottawa River and common design elements of the bridges, creating a picturesque cultural landscape. As the only remaining historic structures, they are important in defining the character of the area and are landmarks on LeBreton Flats.

Heritage Attributes:

The following attributes of each structure contribute to the overall understanding and heritage value of the Ottawa Water Works complex.

Water Works Building

- two-storey massing with one storey, flat roofed addition at south end of building
- rusticated limestone construction, laid in even courses
- flat roof with bracketed metal cornice
- five square stone chimneys
- heavy limestone secondary cornice between the first and second storey featuring brackets and smooth stone frieze
- double doors with arched transom window on north and east sides
- smooth stone drip course between foundation and bottom of the ground floor windows
- tall segmentally-arched four-over-four sash windows arranged in pairs on the ground floor with stone voussoirs and keystones
- round arched two-over-two sash windows on the second storey
- round windows along the west façade with stone window surrounds
- rusticated stone pilasters
- date stones on the east and north facades of the building,
- decorative stone details including: brackets, voussoirs, corner pilasters and keystones
- pedestrian bridge leading to second storey entrance on east side of building
- limestone retaining walls
- Interior features including:
 - Original roof construction comprised of iron beams separating narrow brick segmental vaults, visible inside the ground floor, pump room
 - Marble plaque commemorating the construction of the original building in 1874, inscribed with Thomas Keefer's name and the names of the chairman and members of the Ottawa Water Works Commission
 - Marble plaque commemorating the expansion of the pumping station 1899-1901
 - Pressure gauge with decorative iron work
 - Double staircase from the ground floor that merges into a single staircase to the second storey of the building

Aqueduct

- narrow open channel excavated from bedrock with uneven stone edges
- soft landscaped edges including low shrubs such as sumac and honeysuckle and a deciduous trees including mature group of black willow on the west side of the headworks
- limestone pitching along the north and south sides of the bank between the Broad Street Bridge and the Central Canada Railway Bridge
- remnant limestone sluice gate abutments on the north and south side of the channel east of the Central Canada Railway Bridge
- headworks with sluice gate at the Ottawa River
- forebay at the pumping station
- channelled tailrace under Pooley's Bridge extending north

Stone Bridges

- Central Canada Railway Bridge, Broad Street Bridge, Booth Street Bridge, and Lloyd/Lett Street Bridges over the open aqueduct characterized by:
 - low, single arch, closed-spandrel form
 - stone construction laid in regular courses with piers, voussoirs and keystones
- Pooley's Bridge
 - triple arched, closed-spandrel form
 - stone construction laid in random courses with parapets, voussoirs and keystones
 - metal railing with concrete base

Views

- The following views reinforce the heritage value of the Ottawa Water Works as a cultural landscape:
 - the view looking east from the Central Canada Railway Bridge to the Broad Street Bridge
 - the view looking west from the Broad Street Bridge to the Central Canada Railway Bridge
 - the view north and south from Pooley's Bridge of the tailrace and the Water Works Building.
 - the view looking northeast from the Lloyd/Lett/Grand Trunk Railway Bridge towards the forebay and Water Works Building.

Statement of Cultural Heritage Value- City Waterworks Building and Aqueduct, 10 Fleet Street (1991; Bylaw 22-82)

The City Waterworks Building and aqueduct are recommended for designation as being of architectural and historical value. Ottawa City Council authorized the construction of this, the first Waterworks Building in 1872, in response to a growing fear of fires in the Ottawa Valley and the Great Chicago Fire of 1871. The building was constructed in 1873-74 to a design by Thomas Keefer, Engineer, who was appointed the First Commissioner of Waterworks in 1874.

The building was originally a one storey structure with a mansard roof. Enlarged over the years to serve the needs of a growing city, the building is now a two storey, flat roofed limestone structure. It is highlighted by its arched window openings, decorative cornices, pilasters, two surge towers, and a grade level aqueduct with stone faced walls. The building, which operates on hydraulic power, is significant for its place in industrial history. The original pump and turbines were replaced in 1943.

Objectives of the Lorne Avenue Heritage Conservation District

The following objectives for the designation are extracted from the Lorne Avenue HCD Study (2006):

The objective of designation of lower Lorne Avenue is to conserve and enhance the historical and architectural character of this early 20th century, working class streetscape. Designation under Part V of the *Ontario Heritage Act* will establish a planning process that respects the history and architecture of Lorne Avenue.

Development in a heritage conservation district takes place by adding to existing buildings and/or by infilling vacant land. The design guidelines contained in this plan will provide the means to encourage development that is compatible with the character of the proposed district. The objectives of the design guidelines are to:

- Encourage infill construction and alterations that respect the architectural character and scale of buildings in the streetscape;
- Encourage infill construction to be of contemporary architectural expression, while respecting the architectural character and scale of buildings in the streetscape;
- Encourage the restoration of buildings;
- Prevent the demolition of heritage buildings identified in the district inventory;
- Discourage the removal or alteration of original architectural features;
- Encourage landscaping on private property that is consistent with the existing streetscape character.