

A CULTURAL HERITAGE IMPACT STATEMENT 150 LAURIER AVENUE OTTAWA



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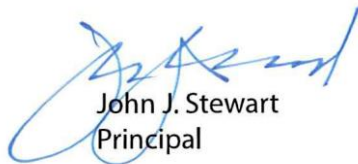
Cover: Bird's Eye View looking west on Elgin Street. Source: RLA Architecture 2022.



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 assessment of heritage resources as part of the development process.

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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.



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1.0 INTRODUCTION

1.1 Purpose

Commonwealth Historic Resource Management has undertaken a review of the impact of the proposed 150 Laurier Avenue Development focusing on the potential impact on the heritage value of the First Baptist Church, (140 Laurier Avenue) the Grant residence (150 Elgin Street) properties designated by the City of Ottawa under Part IV of the Ontario Heritage Act and the Chateau Laurier (100 Elgin Street). The report follows the City of Ottawa Outline for the preparation of Cultural Heritage Impact Statements.

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The subject site is within a Design Priority Area (DPA) and is subject to the Urban Design Review Panel (UDRP) review. The following documents were considered in preparing the CHIS:

- Statement of Reason for Designation – First Baptist Church 140 Laurier Avenue, 1985;
- Statement of Reasons for Designation - Grant House 150 Elgin Street.
- Standards and Guidelines for Conservation of Historic Places in Canada (Parks Canada);
- A Brief History of the First Baptist Church at 140 Laurier Avenue.
- Well Preserved: The Ontario Heritage Foundation, Manual of Principles and Practice for Architectural Conservation;
- Pre-Application Consultation Meeting Notes 150 Laurier Avenue West PC2022-0154, July 5, 2022 (Virtual Meeting);
- Architectural development Plans RLA Architecture 2022.

1.2 Neighbourhood Character

The site of the proposed development fronts onto Laurier Avenue adjacent to the First Baptist Church on the east and the Morguard development (Shopify) to the south. Along Elgin Street prominent historic and iconic properties line both sides of the street leading up to Confederation square and the National War Memorial.



Figure 1 & 2: Site plan showing the location of the planned development in turquoise The Grant House, first Baptist Church and the Lord Elgin in the foreground and the Shopify tower on the left-hand side of the image. .

1.3 Built Heritage Context

1.3.1 Statement of Cultural Heritage Value- First Baptist Church, 140 Laurier Avenue Bylaw 1985-158

The church building of the First Baptist Church at 140 Laurier Avenue West is recommended for designation as being of architectural and historical value. This building was erected in 1877 to a design by James Mather and is a good example of the gothic revival style so popular in ecclesiastical building of the later 19th century in Canada. Features such as the cut stone masonry, pointed windows and medieval buttresses are typical elements of this architectural tradition.

Prime Minister Alexander MacKenzie laid the cornerstone of this building. Many prominent citizens of the City of Ottawa have been associated with the church. The First Baptist Church maintains the character of the nineteenth century in the heart of the contemporary urban core of the Nation's Capital. The addition to the west side is not included, nor is the interior of the church to be regulated.

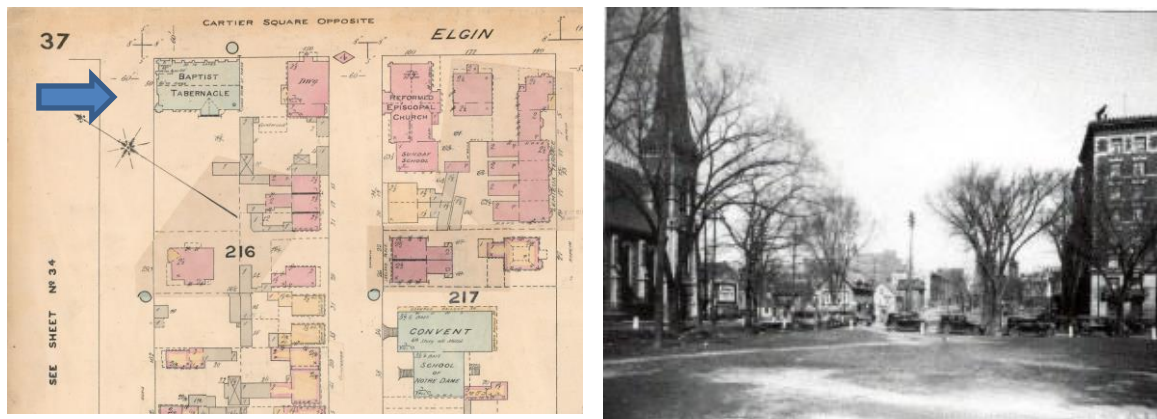


Figure 3: Insurance Map January 1888 revised 1901. On the map it is referred to as Baptist Tabernacle at the corner of Elgin and Maria (Laurier Avenue). Source Historic Insurance Maps.

Figure 4: Looking north on Elgin Street April 6, 1938. Source Archives Canada PA 235165

1.3.2 Statement of Cultural Heritage Value - The Grant House at 150 Elgin Street

The Grant House at 150 Elgin Street was designated by the City of Ottawa under Part IV of the Ontario Heritage Act in 1982. The building was recommended for designation for its architectural and heritage value. Grant House is representative of the Second Empire style, made fashionable in France during the reign of Napoleon III (1852-1870) and subtly reflected in Canada's Neo Gothic Parliament buildings, particularly the East Block (1859-1866). The Second Empire style features a classical composition, richly detailed decoration, and the characteristic mansard roof.

Grant House, a two-and-a-half-storey brick residence, was constructed in 1875 with a one-and-a-half-storey rear extension. It has a prominent projecting entrance and a mansard roof pierced by gable dormers. It features bracketed eaves and modified ogee arched windows. Grant House is a prominent example of the opulent post-Confederation architecture found throughout the city.

development typical along Elgin Street and Metcalfe Street. It is associated with its first owners, Dr. James Grant, and his wife Maria. The design of the residence is attributed to Bradish Billings (1783-1864).



Figure 5: Grant House, with the courtyard on the right and entrance into the glazed atrium of the Shopify tower.

1.4 Relevant Information from Council Approved Documents (See Fotenn design brief)

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The JADCO GROUP is submitting a development proposal to the City of Ottawa for Site Plan Control Approval. The proposal includes 312 apartments located on twenty-six storeys with five levels of underground parking, and ground floor commercial. A full discussion of the development proposal is described in the Fotenn Report and the RLA Architecture Design Documents. The following is a synopsis of project information.

PROJECT INFORMATION			
ZONING	MD 550 Schedule 50		
SITE AREA	1,800,777 sq. m. (19,000,777 sq. ft.)		
ZONING REQUIRED			
BUILDING HEIGHT	157.1m east		
VISITOR PARKING - PER UNIT	0.1		
BICYCLE PARKING - PER UNIT	0.5		
AMENITY SPACE - PER UNIT	6.0m		
REAR YARD SETBACK	1.2 M		
PROJECT STATISTICS ZONING REQUIRED			
GRADE (GEODETTIC ELEVATION)	67.30 m, aasl		
BUILDING HEIGHT	31.0 m		
FRONT YARD SETBACK - ABOVE 7th Storey	7.5 m.		
INTERIOR YARD SETBACK - ABUTTING R3	6.0 m.		
CORNER YARD SETBACK - ABOVE 16m ht, or 4th Storey	5.0 m.		
REAR YARD SETBACK - LOWER	7.5 m.		
STANDARD PARKING SPACE	2.6m X 5.2m		
SMALL CAR PARKING SPACE	2.4m X 4.6m		
DRIVEWAY & AISLE	6.0m		
BICYCLE AISLE	1.5m		
GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)			
UG PARKING LEVELS	000 sq. m, 000 sq. ft.		
GROUND FLOOR	856.1 sq. m, 9,219 sq. ft.		
2nd FLOOR	294.0 sq. m, 3,174 sq. ft.		
3rd - 5th FLOOR	3,911.7 sq. m, 42,105 sq. ft.		
6th FLOOR	2,978.8 sq. m, 32,054 sq. ft.		
7th FLOOR	810.0 sq. m, 8,719 sq. ft.		
8th to 22nd FLOOR	810.0 sq. m, 8,719 sq. ft.		
23rd FLOOR	0.0 sq. m, 000 sq. ft.		
24th - 29th FLOOR	810.0 sq. m, 8,719 sq. ft.		
28th FLOOR	0.0 sq. m, 000 sq. ft.		
27th FLOOR			
TOTAL AREA ABOVE GRADE			
UNIT STATISTICS			
STUDIO UNIT	0		
1 BEDROOM UNIT	132		
1 BEDROOM + DEN UNIT	15		
2 BEDROOM UNIT	157		
PENTHOUSE LOFT UNIT	8		
TOTAL	312		
COMMERCIAL RETAIL UNIT	383.2 sq. m, 4,125 sq. ft.		
CAR PARKING			
REQUIRED			
RESIDENCE	- AREA Z - NON REQUIRED	0	
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS	30	
COMMERCIAL	- AREA Z - NON REQUIRED	0	
TOTAL		30	
PROVIDED			
RESIDENCE	- 0.51 PER UNIT (312 UNITS)	161	
VISITOR	- 0.1 PER UNIT (312 UNITS)	30	
TOTAL		191	
STANDARD PARKING SPACE	2.6m X 5.2m		
SMALL CAR PARKING SPACE	2.4m X 4.6m		
BICYCLE PARKING			
REQUIRED			
RESIDENCE	- 0.5 PER UNIT (160 UNITS)	80	
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2	
TOTAL		82	
PROVIDED			
BELOW GRADE LEVEL		86	
GROUND FLOOR		5	
TOTAL		91	
AMENITY SPACE			
PRIVATE TERRACE EXTERIOR =			
PRIVATE BALCONIES EXTERIOR =			
7th FLOOR - COMMUNAL INTERIOR =			
7th FLOOR - COMMUNAL EXTERIOR =			
TOTAL =			
TOTAL COMMUNAL =			
REQUIRED - 6.0M ² PER UNIT (312) =	1,872 sq. m.		
REQUIRED COMMUNAL @ 50% =	936 sq. m.		
LOT COVERAGE			
PAVED SURFACE =			
BUILDING FOOTPRINT =			
LANDSCAPE OPEN SPACE =			
TOTAL =			
REFUGE REQUIREMENT (312 UNITS)			
GARBAGE	- 0.11 PER UNIT	35 YARDS	
RECYCLING GMP	- 0.018 PER UNIT	8 YARDS	
RECYCLING FIBER	- 0.038 PER UNIT	12 YARDS	
COMPOST	- 240L PER 50 UNITS	7	



Figure 6: A view looking west from Elgin Street. Source: RLA Architecture 2022.

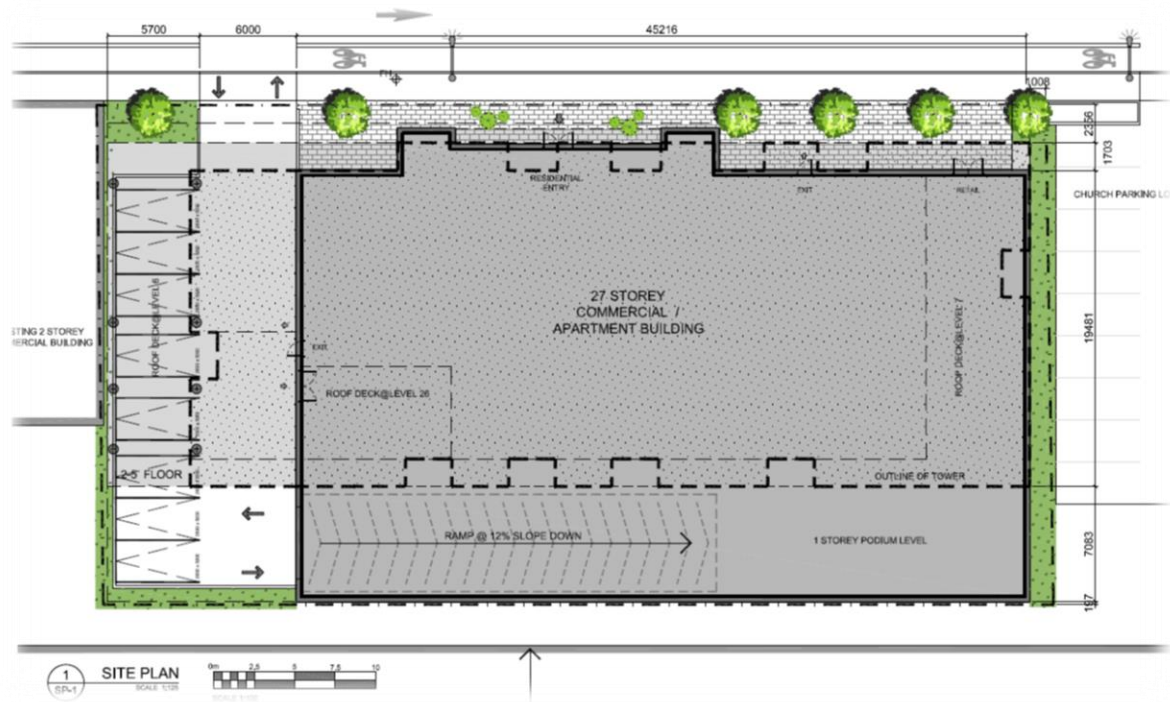


Figure 7: Site plan illustrating the relationship of the proposed development to the street, the heritage building.

2.1 Schematic Design Drawings and Renderings

Schematic drawings and renderings provided in this report are limited to images that provide a sense of



Figure 8: Rendered perspective view from the intersection of Elgin Street and Laurier Avenue. Source: RLA Architecture August 2022.



Figure 9: Source: RLA Architecture August 2022.



Figure 10: Above the 6-storey podium, a 20-storey tower. Source: RLA Architecture August 2022.



Figure 11: Rendered perspective view along Laurier Avenue illustrating the relationship to the neighbouring buildings. Source: RLA Architecture August 2022



Figure 12: Rendered perspective view illustrating the distinct treatment focusing on the entrance. Source: RLA Architecture August 2022.

3.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the designated properties along Elgin Street.

3.1 Development Impacts

The development proposal has been reviewed and its impact on the cultural heritage value of the First Baptist Church and the Grant House were assessed using the following criteria:

Massing

The massing of the proposed redevelopment incorporates a one-story commercial base defined with a change in material colour, a recessed sixth floor helps define the podium and the upper tower. The change in materials and colour introduces an entrance pediment from west to east to create a transition in height from the upper-storeys and references the datum lines of the First Baptist Church. Intervening steps, the six-storey podium, and the three-storey Winter Garden (approximately 14m high), contribute to the visual transition.

From Elgin Street, the First Baptist Church is permitted to dominate the foreground views with the tower (and the existing Shopify Building) serving as the background “high-rise” cityscape. The First Baptist Church continues to visually read as a strong 3-dimensional mass that anchors the historic corner of Elgin Street and Laurier Avenue with the parking lot providing relief and offer sufficient openness to permit views between the two buildings. The glazed massing and verticality of the east façade compliments the Shopify building with both developments respecting the cultural heritage values of the foreground heritage buildings.

Architectural Character

The architectural character, detailing, and materials of the proposed development adjacent to the Church are contemporary in design and distinguishable as of their own time. The predominant use of glass serves as a foil to the solid rusticated masonry of the Church. The incorporation of the bronze tinted base and entrance pediment recalls the prominent entrance of the gable end of the First Baptist Church. The focused entrance along with the recessed floor above the podium helps to establish the scale of the street and existing datum lines.

4.0 ALTERNATIVES AND MITIGATION

4.1 Alternatives

Alternatives and Mitigation include the following:

The existing tower treatment with the façade extending up to the roof gives the building an unresolved quality, particularly on the east side. Consideration could be given to extending the horizontal band and formalizing a top to the tower interpreting base middle and top.

The east elevation overlooking the church could be considered a primary façade with visibility from a large section of Elgin Street. Consider a more studied approach that plays off the steeple of the First Baptist Church and its neighbour where the east elevation of the shopify building is interpreted as a formal front elevation.

Comments in the Pre-consultation minutes suggested that the following alternatives be considered:

- Explore ways to complement and respect the character of the heritage building (First Baptist Church) neighbouring site to east.
 - Consider a plainer expression, rather than the vertical expression, of the proposed building on the eastern façade, facing the church. A different architectural approach may lend itself to be more compatible with the heritage aesthetic. Also consider that this angle/view of the building will also be highly visible and be the background to the heritage building.
 - Explore alternate materials for the base of the building that are more complementary to the heritage building, such as masonry.
 - Consider a using setbacks and stepbacks to create greater transition.

- Explore reducing the floorplate to comply with the High-Rise Guidelines (S.2.24 outlines a maximum of 750m²).

These suggestions were discussed, and the design drawings adjusted.

4.2 Conclusion

The proposed redevelopment of 150 Laurier Avenue, as illustrated in the documents and architectural drawings provides a positive impact on the cultural heritage values of the adjacent First Baptist Church, designated under Part IV of the Ontario Heritage Act. It compliments the neighbouring Morguard Development specifically in its proposed massing, architectural character, and interface with neighbouring historic sites along Elgin Street demonstrates respect.