



ORIGINAL REPORT

Heritage Impact Assessment Update
1518-1524 Stittsville Main Street
Ottawa, ON

Prepared For
Inverness Homes

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Submitted By
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Property Information

1518-1524 Stittsville Main Street
Ottawa, ON

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3.0 Purpose

Heritage staff at the City of Ottawa received a Cultural Heritage Impact Statement (CHIS) prepared by Contentworks Inc. in November 2020 in support of the previously approved Site Plan Application for a development at 1518-1524 Stittsville Main Street, Ottawa, ON. Since 2020, there have been no changes to the heritage context of the proposed development, but the urban environment has changed with the construction of a four-storey mixed-use development (Switzer on Main) located across the street and a half block south of the subject site at 1531 Stittsville Main Street.

Given that the current (2024) proposal is similar to the previously approved application, following preconsultation with City staff on 30 November 2023, Inverness Homes (the proponent) received comments on heritage matters from the City on 7 December 2023. Heritage staff requested that Inverness Homes submit a memo or an addendum to the original CHIS that provides an overview of changes to the proposal, an assessment of new or changed impacts to adjacent heritage resources, and identifies any new recommended mitigation measures. This update, which is retitled to reflect the City's use of the term "Heritage Impact Assessment" for considerations of heritage impacts, has been prepared by the author¹ of the CHIS to identify and address new or changed impacts resulting from the proposed application in 2024.

4.0 Project Summary

The proposed development at 1518-1524 Stittsville Main Street (previously numbered 1518-1526 Stittsville Main Street continues to propose the construction of a new mixed-use building with a two-storey section commercial blocks facing Stittsville Main Street and a four-storey residential block behind. All parking will be at grade.

4.1 **Spatial Organization**

The key differences between the 2020 (Figure 1, Figure 2 and Figure 3) and 2024 proposals (Figure 4, Figure 5, Figure 6, Figure 7, Figure 8 and **Error! Reference source not found.** are:

- The 2024 project involves a full separation of 6 m between the apartment building and the restaurant/office building, rather than a shared wall above the second storey.
- The 2024 project removes underground parking and adds surface parking at the rear of the apartment building where the entrance to the parking garage had been planned, thereby increasing the number of surface parking spaces from 42 to 67.
- The 2024 project reduces the number of apartment units from 33 to 24 units and shortens the length of the building.
- The landscaping plan for the 2024 project (Figure 10) adds some plantings along the parking lot areas.

¹ The author of the CHIS and this memo is Julie Harris, CAHP, formerly of Contentworks Inc., but now Senior Architectural Historian and Heritage Planner, Matrix Heritage.

4.2 Architecture

The architectural approach continues to be a contemporary project enlivened by details inspired by industrial, railway and institutional buildings of the Edwardian era. Further articulation of the design shown in the 2024 renderings include:

- Wrapping the cornice band of the office/restaurant building around the secondary elevations
- Adding brackets to the eaves scaled to become features of the design of the office/restaurant building
- Creating a stronger entrance to the office unit and stronger presence on the streetscape by adding a deep marquee hung about the entrance and removing the marquee from the wider restaurant area
- Further refinement of the landscape by adding plant materials on all sides of the building.

5.0 Impact of Proposed Development

5.1 2020 Potential Impacts Identified

The positive impacts of the project on cultural heritage resources identified in 2020 continue to hold true:

- Reinstating the importance of brick cladding in the village of Stittsville for public buildings and by celebrating, but not recreating, traditional heritage designs.
- Reestablishing the rhythm of the streetscape that emphasize proximity to the railway.
- Retaining the height of the restaurant and office block to two storeys, which helps to sustain the visual impact of 1510 Stittsville Main Street.
- Using brick to acknowledge the area's the history and heritage.
- Respecting nearby cultural heritage resources in the scale, setbacks and architecture of the development.
- Addressing design and heritage guidelines regarding scale, materials and emphasis on street frontages to help bring life and visual interest to the pedestrian realm.
- Bringing greater awareness to the history of Stittsville and the village's railway history, which is commemorated and interpreted in the Stittsville Village Railway Park and on the recreation trail.
- Serving as project that has potential to encourage sympathetic infill along Stittsville Main Street.

No potential adverse impacts were identified in 2020 and no new adverse impacts are identified from the 2024 proposal.

5.2 Alternatives and Mitigation Measure

Options for enhancing the positive impacts on heritage identified in 2020 continue to hold true:

- Historic interpretation within the lobby of the office/restaurant building and on the northeast corner where the property meets the recreation trail
- Creative approaches such as using the history of railway gardens as inspiration for plantings along the edges of the property and in greening any patio areas
- Lighting and signage that respects the scale of buildings along the street and the quietness and calmness of the recreation trail.

6.0 Conclusion

The 2024 proposal for the project at 1518-1524 Stittsville Main Street represents an evolution in the design of the project that has led to further articulation of the design to add references (the bracketed cornices) that acknowledge the site's position next to a former rail line, while also creating a stronger presence on the street. The proposed development in combination with new development on the east side of Stittsville Main Street a half block south of the subject property has potential to more fully establish a sense of place along the street and strengthen the identity of Stittsville as a vibrant Ottawa neighbourhood.

7.0 Figures



Figure 1: Rendering from 2020 showing the main (east) elevation and patio area. Source: Vandenberg & Wildeboer Architects, Nov. 2020.



Figure 2: Rendering from 2020 looking northwest towards the office/restaurant building. Source: Vandenberg & Wildeboer Architects, November 2020.

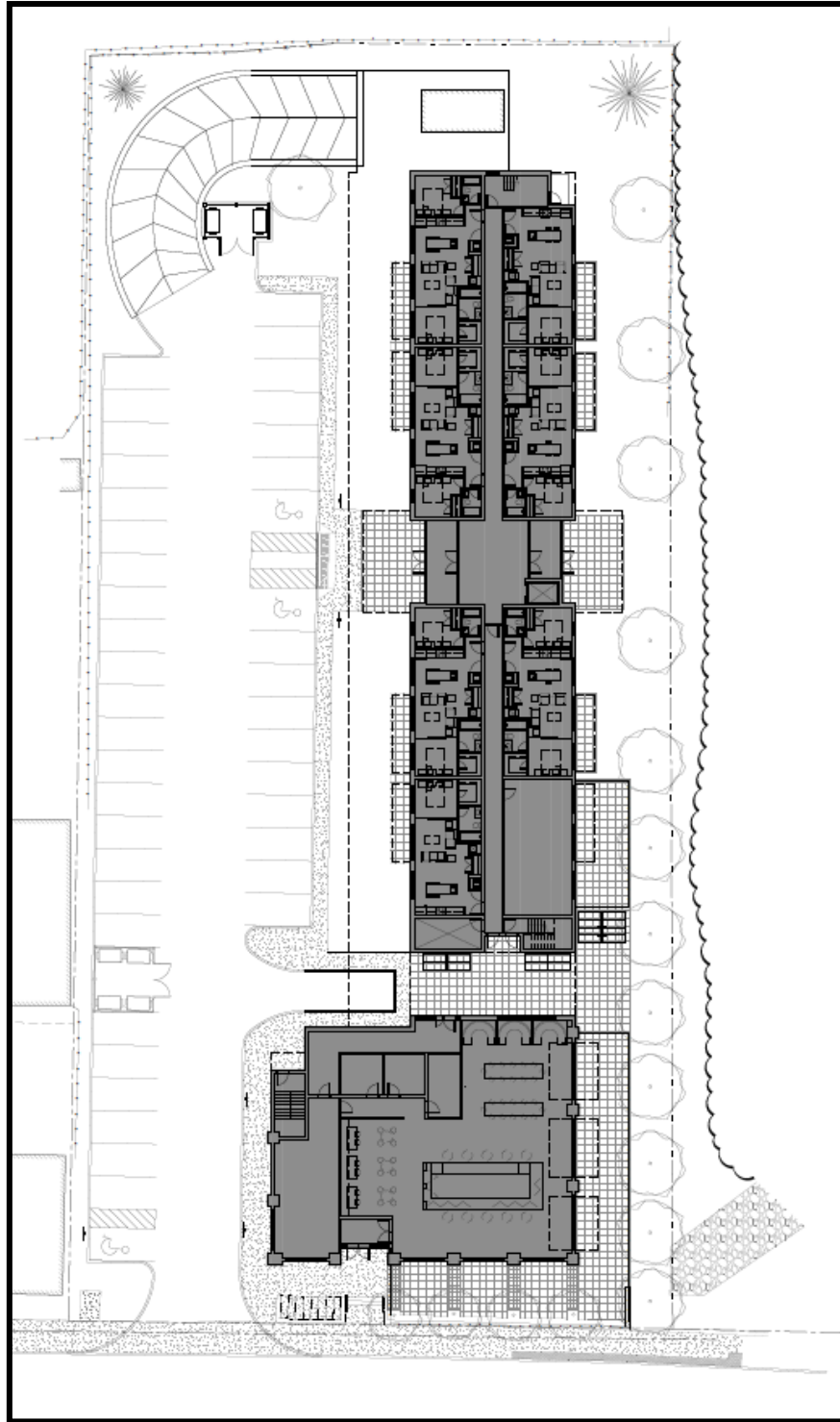


Figure 3: Ground floor plan. Source: Vandenberg & Wildeboer Architects, Nov. 2020.



Figure 4: Perspective rendering, looking at the south and west elevations of the front and apartment sections, for 1518-1524 Stittsville Main Street, Ottawa, ON. Source: Vandenberg & Wildeboer Architects, December 2023.



Figure 5: Perspective rendering from above, oriented with the south elevation in full view, for 1518-1524 Stittsville Main Street, Ottawa, ON. Source: Vandenberg & Wildeboer Architects, December 2023.



Figure 6: Perspective rendering, looking to the front (east) and side (north) elevations, for 1518-1524 Stittsville Main Street, Ottawa, ON. Source: Vandenberg & Wildeboer Architects, December 2023.



Figure 7: Perspective rendering, looking at the side (north) and rear (west) elevations, for 1518-1524 Stittsville Main Street, Ottawa, ON. Source: Vandenberg & Wildeboer Architects, December 2023.



Figure 8: Perspective rendering, looking at the front (east) and south elevations, for 1518-1524 Stittsville Main Street, Ottawa, ON. Source: Vandenberg & Wildeboer Architects, December 2023.

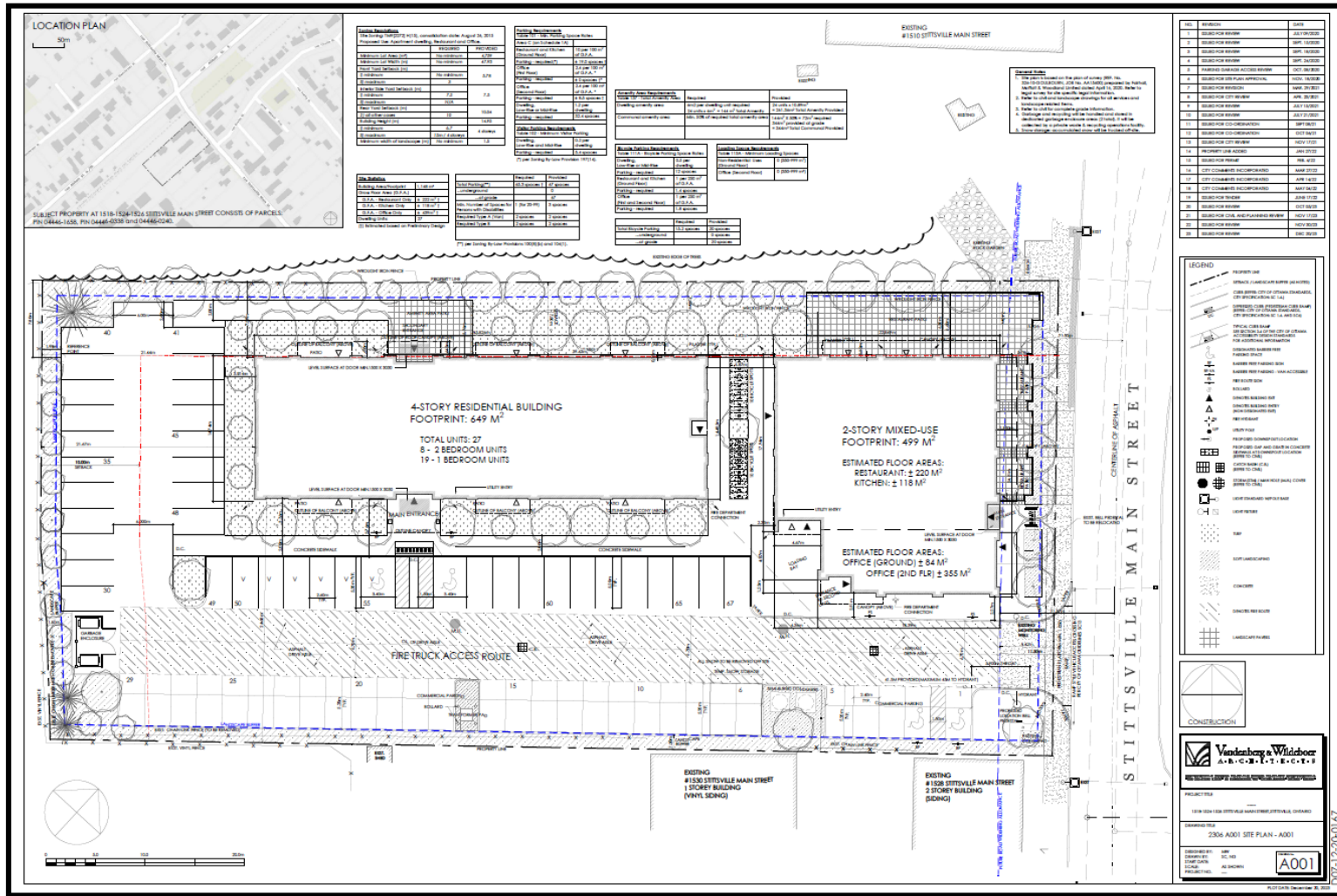


Figure 9: Site Plan, 1518-1524 Stittsville Main Street, Ottawa, ON. Source: Vandenberg & Wildeboer Architects, Drawing 2306 A001 Site Plan - A001, Plot Date, 20 December 2023.

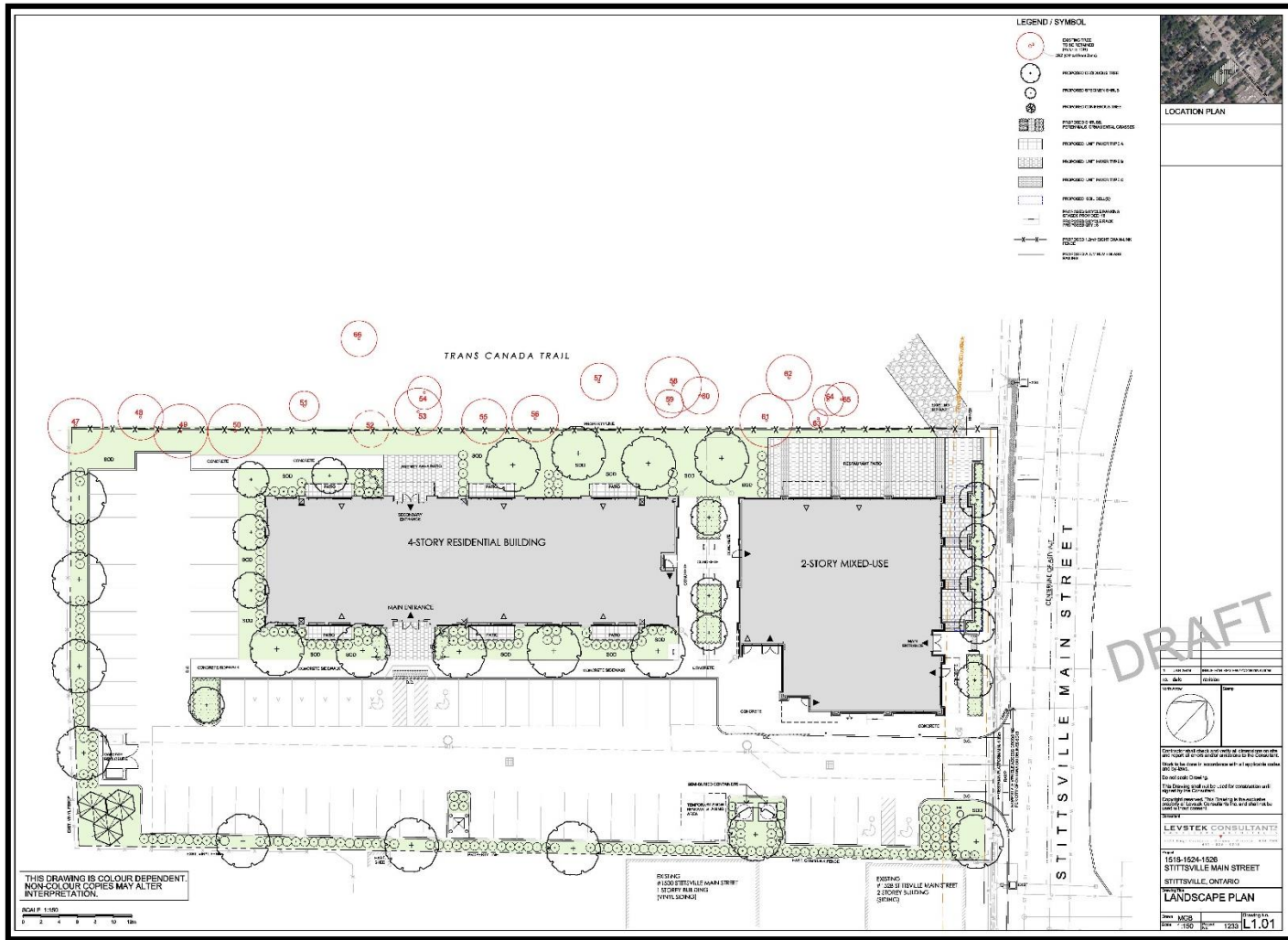


Figure 10: Landscape Plan, 1518-1524 Stittsville Main Street, Ottawa, ON. Source: Levstek Consultants, January 2024.