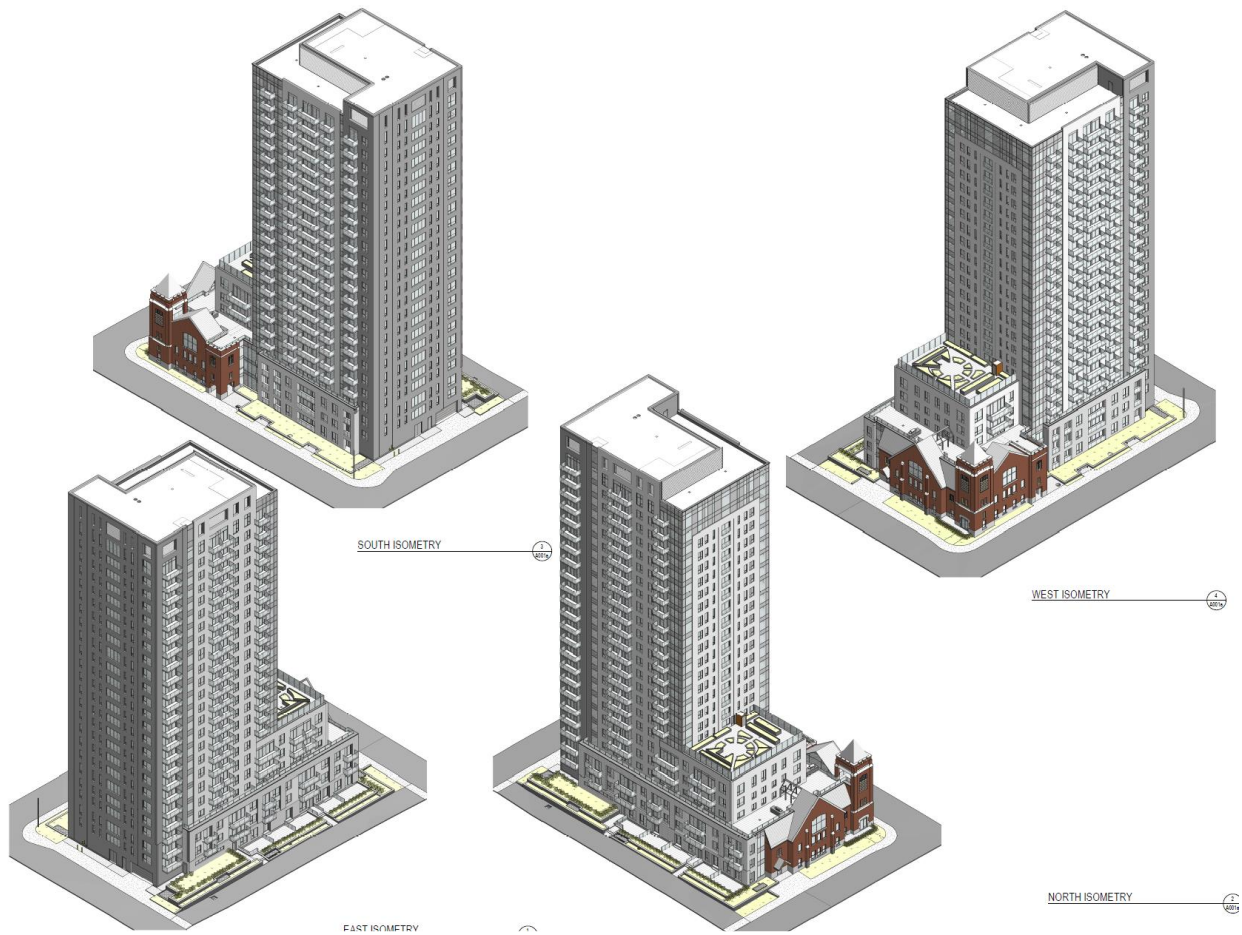

A HERITAGE IMPACT ASSESSMENT 384 ARLINGTON AVENUE. OTTAWA, ON



Prepared for: Windmill Developments
By: John Stewart, Commonwealth Historic Resource Management
Revised October 2024

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1.0 INTRODUCTION

1.1 Background

This Heritage Impact Assessment (HIA) has been requested by the City of Ottawa. The purpose of the HIA is to identify the cultural heritage resources and values that may be impacted by the proposed development of a residential high-rise tower at 384 Arlington Avenue. The proposal includes the incorporation of the north, and west facades, portions of the south and east facades and the bell tower of the 1910 church to form part of the podium. The development proposal includes the demolition of the adjacent parsonage, and a wood framed church completed in 1890 on the site. The former Bell Street United Church completed in 1910, and the former parsonage completed in 1902 were listed on the City's Heritage Register.

This HIA reviews the proposed development in accordance with the requirements outlined in subsection 4.5.2 of the Official Plan. This HIA follows the content outline recommended by the City of Ottawa for Heritage Impact Assessments. The following documents were reviewed in the preparation of this report: Parts IV and V of the Ontario Heritage Act.

- Property Information Sheet Heritage Inventory Project, 384 Arlington Avenue.
- One Hundred Years of Christian Service, 1873 – 1973. Bell Street United Church. Centennial Pamphlet 1973.
- Official Plan Amendment and Zoning By-Law Amendment - 384 Arlington Avenue File Number: ACS2023-PRE-PS-0125. 22 November 2023.
- 384 Arlington Avenue, Planning Rationale, Zoning By-law Amendment, August 24, 2022, FOTENN.
- 384 Arlington Avenue, Heritage Brick Facades – Shoring Feasibility Report Draft. John G. Cooke & Associates. May 1, 2024.
- 384 Arlington Avenue – Urban Design Brief, May 18, 2024. Neuf Architects, Fotenn, Windmill.
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010; and
- Drawings: Site plan, floor plans, massing plans, rendered perspectives, Neuf. September 2024
- Drawings: Site Plan, 3D Shadow Analysis, Building Elevations 2024-05-16.

Owner and Contact Information

Address: 384 Arlington Avenue Inc., Ottawa, Ontario

Owner: Windmill Development

Contact Name Title: Jessica Bellissimo, Development Coordinator

Email Address: Jessica.bellissimo@windmilldevelopments.com

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

The site is located in the Centretown West neighbourhood of Ottawa. The development site encompasses the half block bound by Arlington Avenue (north), Arthur Lane N (east), Bell St. N (west),

and Raymond Street (south). The site is located to the north of the 417 (Queensway) in an area that consists of low-rise residences including single detached, duplexes, and row housing types with mid-rise apartment blocks to the north.

The site includes the shell of the first Methodist Church completed in 1890, a former parsonage/office completed in 1902, and the former Bell Street United Church completed in 1910; the parsonage/office and the Bell Street United Church were/are listed on the Heritage Register.



Figure 1: Block plan of the development site and adjacent context illustrating the built form. The development site encompasses a half block, in a primarily low-rise neighbourhood north of the Queensway 417. Site Arrowed.

Source: Geottawa.

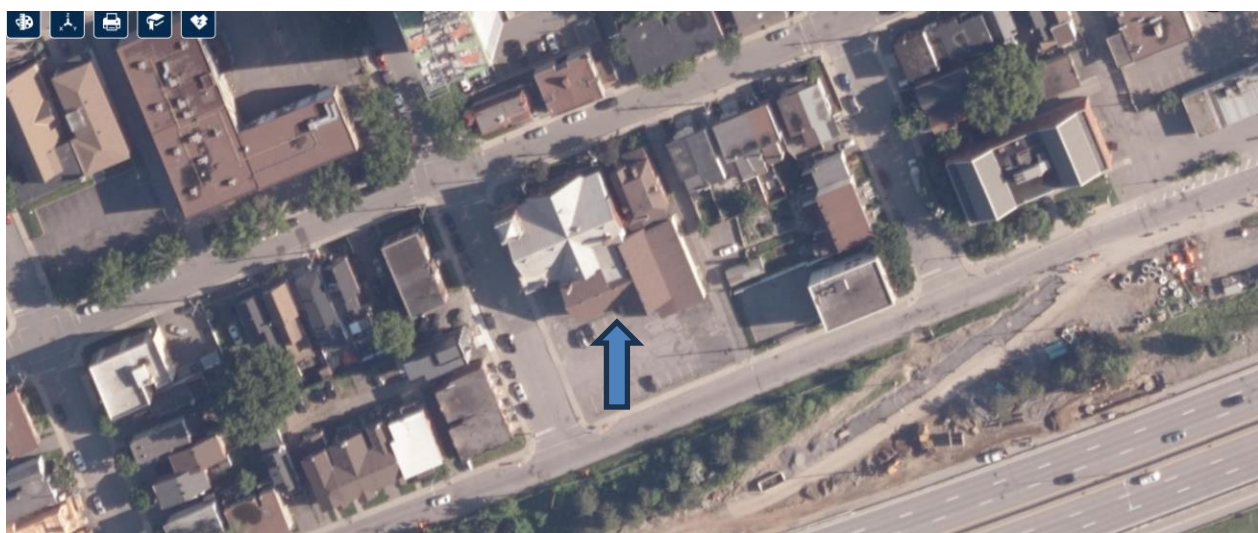


Figure 2: 2022 aerial view illustrating the existing built and landscape context adjacent to the development site. Note the cross gabled roof form of the 1910 church. Site arrowed. Source: Geottawa

1.3 Street Characteristics (Neighbourhood Character)

The neighbourhood was initially developed circa 1880-1930 with single detached, duplexes, row houses and apartment buildings typical of the period set to the north of a railway line. The construction of the 417 in the 1960s spurred the redevelopment of the area, with the construction of institutional (school) and slab style mid-rise apartment buildings. Most homes and buildings are built with a red and a reddish black brick, along with limestone foundations and masonry trim. These are character defining features of the church and manse.



Figure 3: 2022 context view looking east on Arlington to the church, illustrating the built form. A circa 1890 brick clad detached residence (right) and a circa 1930 brick clad apartment block are located to the west of the church. Source: Google Earth



Figure 4: 2022 context view looking southwest from Arlington to the church, and parsonage set adjacent to Arthur Lane. Source: Google Earth.



Figure 5: 2022 context view looking southwest from Arlington and Bell Streets to the adjacent built context. Source: Google Earth



Figure 6: 2022 context view of a circa 1890 rowhouse on Bell Street to the west of the development site. Source: Google Earth

1.4 Korean Church Heritage Context –former Bell St. United Church

The former Bell Street United Church and the Parsonage were/are listed on the Heritage Register.



Figure 7: View looking southeast to the 1910 Bell Street United Church. The 1902 parsonage/office fronting onto Arlington Street is set on the east side (left) of the church adjacent to Arthur Lane. Source: Ontario Heritage Trust



Figure 8: View of the west Bell Street façade of the 1910 United Church. The six (6) art/stained-glass windows in the west façade are intact and have been protected with recently installed double glazing units. Source: Ontario Heritage Trust.



Figure 9: Street view of the Arlington Avenue façade of the 1910 church. Note the cross-gable roof form. There are six (6) art/stained-glass windows on the north façade. Source: Ontario Heritage Trust



Figure 10: View of the shell of the 1890 Bell Street Methodist Church that was converted to a hall in 1910 and renovated in 1969. A forty (40') wood tower was located at the northwest corner of the 1890 structure (Figure 13). Note the south return wall with a crenellated parapet behind the scissor lift. Source: Ontario Heritage Trust



Figure 11: View of the 1902 Parsonage. The building is a brick-clad wood frame structure set on a coursed limestone foundation enclosed with a hip roof with a projecting bay enclosed with a gable roof. Source: Commonwealth 2024



Figure 12: View of the coursed limestone foundations of the 1910 Church (right) and the 1902 Parsonage (left). Note the difference in the stone module (size and finish) between the front and side elevations of the church. The stone from the demolished foundation walls will be used to accommodate changes to the grade level windows in the Bell and Arlington facades. The limestone foundation walls of the Parsonage should be salvaged for potential landscape use. Source: Commonwealth 2024

1.6 Relevant Information from Council Approved Documents - Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.5.2 of the Official Plan. Sections 4.5.2.1, 4.5.2.3, and 4.5.2.5 are used to assess the impacts on the cultural heritage resources of the proposed development (See Section 5.0 of this report).

4.5.2 Manage built and cultural heritage resources through the development process.

1) When reviewing development applications affecting lands and properties on, or adjacent to a designated property, the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape, or Heritage Conservation District as defined by the associated designation bylaw or Heritage Conservation District Plan and having regard for the Standards and Guidelines for the Conservation of Historic Places in Canada.

1st Review City Comments, November 25, 2022

3. Heritage

3.1. Heritage staff are pleased to see the positive moves made to integrate the church into the development. As mentioned at the pre-consultation meetings, it is strongly recommended to remove the mass entirely from on top of the church.

3.2. Staff would strongly suggest working with a heritage consultant on a conservation approach for the retained portions of the church.

3.3. How will the walls be maintained during construction?

3.4. Has any consideration been given to the retention of a few stained-glass windows? These could make for an interesting art installation or feature wall within the development.

3.5. As a reminder, the process for the demolition of properties Listed on the Heritage Register will need to be followed as this application moves along, and before any demolition is permitted. The owner will need to complete the Form for Buildings Listed on the Heritage Register ([link below](#)), and provide supporting documentation (rationale for demolition, any supporting historical documents, photos to document the building). A Heritage Impact Assessment and Conservation Plan may be useful to support the demolition and development applications. These documents should look at the historical and architectural interest of the church and manse and evaluate how the proposal will impact any each resource.

2.0 NEIGHBOURHOOD AND SITE HISTORY

2.1 History

The former Bell Street United Church is in an area that was developed in the 1880s through to the 1980s, when it was sold to the Korean Church group.

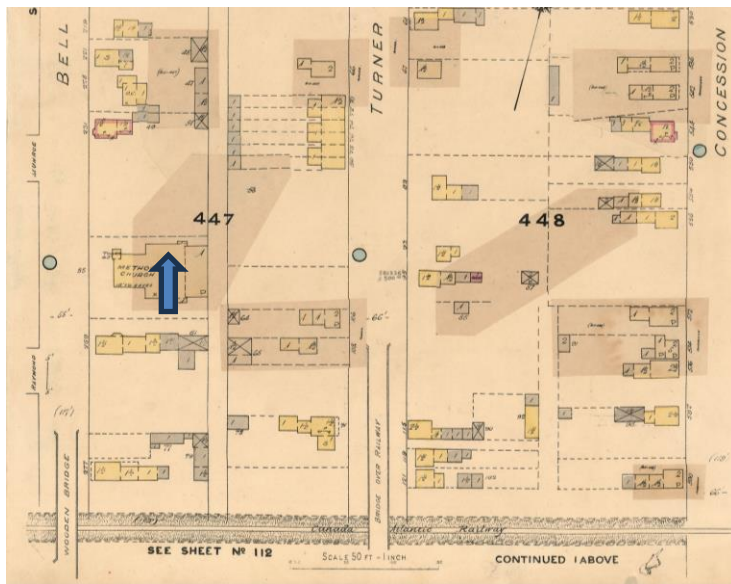


Figure 13: September 1891 Fire Insurance Plan Sheet 87 of the area to the west of Bronson (Concession) and north of the 417 Queensway. The first Methodist Church constructed on the site in 1890 is shown. Arlington Street had not been extended from Bronson (Concession) through to Bell at the time. A forty-foot-high bell tower was located at the north-west corner of the building. Site Arrowed. Source: Collections Canada

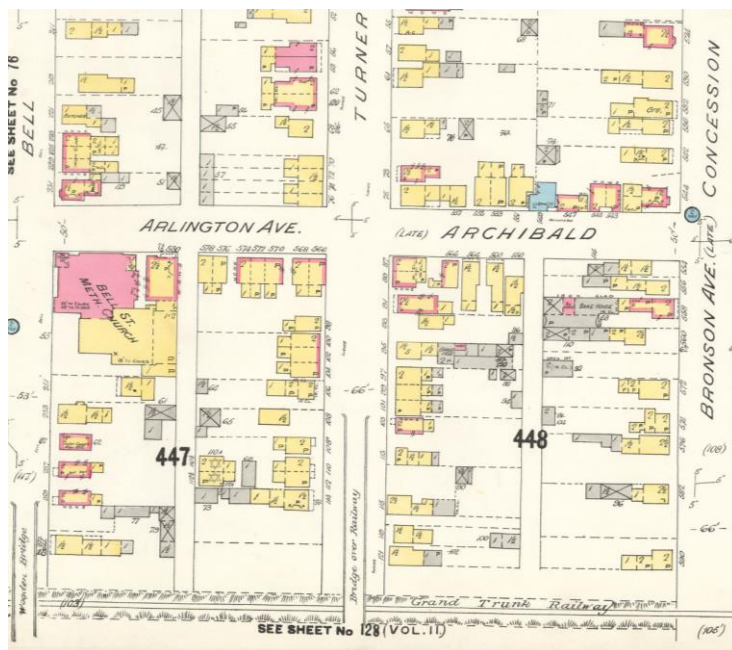


Figure 14: 1912 Fire Insurance Plan Sheet 77. Arlington Street had been extended through the area. The 1902 Parsonage had been completed, and the second church was completed in 1910 to the north of the original church, which became a hall. Source: Collections Canada

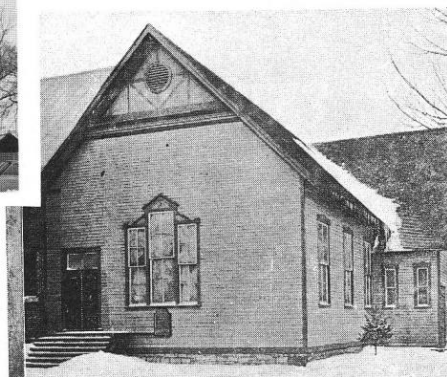
The history of the Bell Street Methodist and United Churches is provided in a Centennial pamphlet published in 1973. On September 2nd, 1889, the church purchased one and one-half lots on Bell Street from a Mr. Bayley (Figures 13 & 15). In 1890, the first Bell Street Methodist Church was completed. Contractors included R. Neil - woodwork, Jas. Burns – stonework, Parker, and Welch – plastering, and W. J. Murphy – painting. Electricity was installed in 1892. In 1901, a parcel of land adjacent to the church was purchased to construct a parsonage, that was completed in 1902. In 1909, additional land adjacent to the original church was purchased for a new church which was completed in 1910-11 to the design of John Pritchard MacLaren Architect. In 1925, the Methodists amalgamated with several other denominations and formed the United Church of Canada. Recently, the building has been the home of the Ottawa Korean Community Church.

The church is known for its beautiful stained/art glass windows installed after the second world war. The stained-glass window in the south interior balcony level gable was donated to the church and formed part of the John Henry Fraser memorial window collection installed in the Albert Road Methodist Church (1907) in Penarth, Wales. The window was installed after the centennial in 1973.

There are a total of fifteen (15) art glass windows located in the building. The windows on the north ground floor level memorialize the following individuals: Clara A. Best, George Yellen, Maude Winter Barclay, and Nora Kathleen Barclay and the balcony level gable window is a memorial to members who died in the first and second world wars. West elevation windows at the ground floor level memorialize the following individuals: Frederick Hunt 1873-1924, Percy A. Alin, Archibald Amos Morrison, and Vincent Merrill Morrison and to former members presented by the women’s association, among others. See Appendix A.



BELL STREET UNITED CHURCH HALL
— Renovated and re-dedicated in 1969 —



BELL STREET METHODIST CHURCH
— Dedicated in 1890 —
— Later to be the Church Hall —

Figure 15: View of the first Methodist Church, completed in 1890, that was renovated in 1969. The building remains on site. Source: Bell St. United Church Centennial Pamphlet.

3.0 CULTURAL HERITAGE VALUE OR INTEREST / CHARACTER DEFINING FEATURES

In the absence of a Statement of Cultural Heritage Value, the property is evaluated against the nine criteria outlined in Ontario Reg. 9/06. a “property may be designated under section 29 of the Act if it meets two of the nine criteria for determining whether it is of cultural heritage value or interest.” The purpose of the cursory review of the criteria contained in Ontario Regulation 9/06 is to assist in the development of a rationale for the conservation of the retained portions and partial demolition of the 1910 church. The 1902 parsonage, and the original 1890 church, will be demolished.

3.1 Cultural Heritage Value or Interest Evaluation

The property has design value or physical value because it is rare, unique, representative, or early example of a style, type, expression, material, or construction method?

YES

The Gothic Revival Style church has design and physical value as a representative example of a church constructed in the early 20th century. The design value is encompassed in its cross-gable massing with a low crenellated brick tower with a pyramidal roof set at the street corner, with a crenellated brick clad projecting bay at the southwest corner, both of which form a buttress to the brick clad west gable. The north façade features a prominent brick clad gable with regular brick buttressing set in line with the corner tower wall.

The materials include a coursed quarry faced limestone forming the base for the brick clad towers and exterior walls. Masonry detailing includes crenellated brick walls with cast stone string courses on the two corner towers, with a cast stone-masonry surround at the main entrance on Arlington. The easterly wall extension of the north façade drops to the level of the adjacent 2-1/2 storey parsonage, forming a cohesive street façade.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit?

YES

The building has design and physical value as it displays a high degree of craftsmanship in the use of materials – limestone, brick and cast stone – and in their arrangement. The stained-glass windows installed after the second world war to commemorate the parishioners that perished during the two world wars have artistic merit. The stained-glass window from the Albert Road Methodist Church (1907) in Penarth, Wales that was installed after 1973 in the south gable wall abutting the 1890 structure displays

a high degree of craftsmanship and artistic merit. The stained-glass window is from the John Henry Fraser memorial window collection.

The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

NO

The church does not demonstrate a high degree of technical or scientific achievement. The interior balconies are supported by a steel structure. The cross-gable roof structure may include structural steel.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?

YES

The site has historical and associative value because it has a direct association with a religious belief system, associated activities, organizations, and institutions that are significant to a community over a period of a century since 1890 when the first church was constructed on the site. The site has historical connections to the Methodist (1910 – 1929) and the United Church community in Centretown. Individuals memorialized in the stained-glass windows include Clara A. Best, George Yellen, Maude Winter Barclay, Nora Kathleen Barclay, Frederick Hunt 1873-1924, Percy A. Alin, Archibald Amos Morrison, and Vincent Merrill Morrison among others,

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture?

YES

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community?

YES

The design is attributed to John Pritchard MacLaren (1865-1951) born in Wakefield, Que. on 21 January 1865, son of Alexander MacLaren and Ann Pritchard. He was educated at public school in Almonte, Ont. then moved to Toronto, where he graduated from the University of Toronto in 1893. In December 1898 MacLaren commenced practice under his own name in Ottawa and is best known for several robust Gothic designs for churches in Ottawa and eastern Ontario, public libraries in Ottawa, and for several branches of the Union Bank and for the Bank of Ottawa, executed in a Beaux-Arts style. MacLaren retired in 1945 and died in Ottawa on 8 May 1951 (obituary in Daily Citizen [Ottawa]).

The property has contextual value because it is important in defining, maintaining, or supporting the character of the area?

YES

The character of the area is primarily a low-rise working class residential neighbourhood developed between the 1880s through to the 1930s. Beginning in the mid 20th century, with the completion of the Queensway, low-rise institutional (school) and mid-rise slab style residential towers were introduced to

the area. The church is important in defining the southern end of Bell Street North. The brick clad church and parsonage supports the low-rise residential character of Arlington and Bell Streets.

The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings?

YES

The church and parsonage have contextual value because it is physically, functionally, visually, and historically linked to the low-rise brick clad residences and apartment buildings extending along Arlington Avenue and Bell Street.

The property has contextual value because it is a landmark?

YES

The 1910 church set at the corner of Arlington and Bell is a landmark.

3.2 Character Defining Features

The principal façade of the church fronts onto Bell Street, although the entrance is located on the north façade at the base of the corner tower. The Arlington Avenue façade is secondary with a cross-gable wall set in line with the bell tower with recessed walls between the bell tower and projecting cross gable wall and a recessed wall extending to the east to the parsonage.

Character Defining Features:

Coursed quarry faced limestone foundation walls.

Brick cladding with decorative cast stone belt courses and buttresses on the north façade.

The crenellated brick corner tower including the entrance, fenestration pattern and pyramidal roof clad in metal.

The crenellated brickwork on the simulated tower at the southwest corner of the building.

The fenestration patterns.

The cross-gable roof form extending along Arlington Avenue.

Context: There is no plan to designate the Korean Church. However, as the CHER demonstrates, the Korean Church meets at least 6 of the Ontario criteria necessary for it to be considered for designation. The City and the developer have negotiated and understanding that the City would not proceed with designation provided the church was incorporated into the new development, that the church's Arlington and Bell Street facades were retained, a conservation plan addresses the tower masonry, and at least some of the stain glass windows be preservation and reuse. The adjacent parsonage and the original church will be demolished. It is desirable that an effort be made to incorporate salvage masonry, brick, and stain glass materials wherever possible.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

Background: The current development proposal is the third proposal that has been developed for the property. The first development proposal was for a nine-storey condominium set on the east side of the lot fronting onto Arthur Lane with the retention of the 1910 church. The second and third development proposals are similar in form and massing, with a residential tower set on a podium that incorporates the west and north facades, the bell tower, and portions of the return walls on the east and south walls of the 1910 structure.

The Design Brief provides an overview of the third development proposal. The vision statement from this document provides an overview.

“The contemporary design of the new building will seamlessly include the façade of the former Ottawa Korean Community church, creating a rich focal point that is thoughtfully integrated into its surrounding context. The neighborhood’s sense of community, once brought by the Korean Church building, is now reinvigorated through the use of new, vibrant community spaces such as rooftop terraces and urban farms. The project follows the One Planet Living (OPL) Framework, an equitable and sustainable vision of the world focused on reducing carbon emissions and contributing to thriving communities.

The proposal strives to preserve and highlight the history and sense of community that the Korean Church building once brought to its neighborhood. The conservation of the existing façades is an important priority, as it preserves the neighborhood’s vibrant community and history. The two retained façades provide a strong base that grounds the architectural elements and materials of the tower.



Figure 16: Rendered perspective view of the proposed development, illustrating the integration into the existing context. Source: Neuf 2024.



Figure 17: Neighbourhood overview of the proposed tower (purple) with an indication of other developments planned for the area. Source: Neuf 2024.

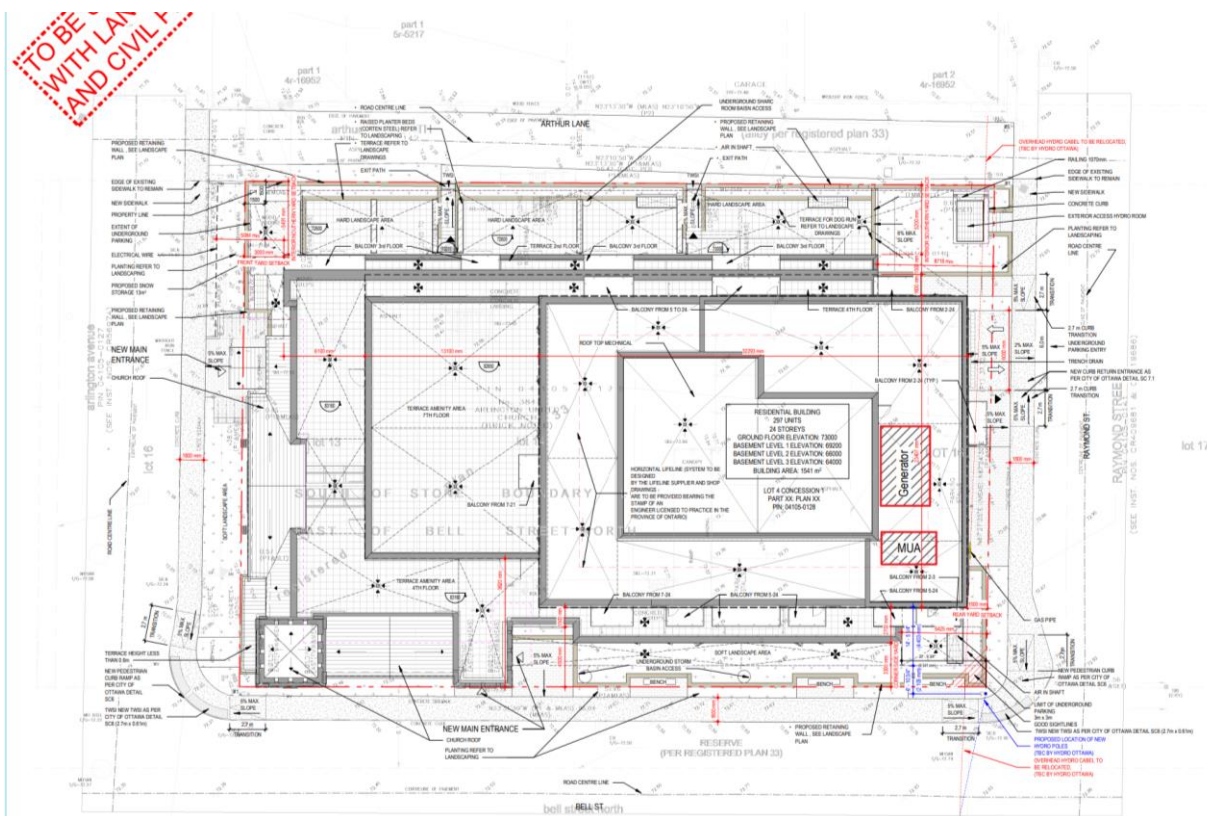


Figure 18: Site plan of the proposed development, excluding landscape and civil details. The existing west entrance at the southwest corner and the existing secondary entrance at the northeast corner are being retained and will form the primary entrances to the development. The existing main entrance at the northwest corner is being retained and will provide access to a landscaped terrace for one of the residential units. A rooftop amenity area extending along Bell and Arlington at the roof level of the retained church facades is being proposed. Source: Neuf May 16, 2024.

Figure 19: Perspective view of the development illustrating the integration of retained church facades. The fenestration pattern within the gable end is being altered in its vertical orientation to accommodate the floor levels of the development. Source: Neuf May 16, 2024.



FOTENN | WINDMILL | NEUF architect(e)s

Figure 20: Rendered perspective view of the Arlington and Arthur Lane facades. The fenestration pattern on the Arlington Street façade is being altered in the same fashion as the Bell Street façade. The railing for the proposed rooftop amenity area is visible. Source: Neuf October 2024.

Floor Plans

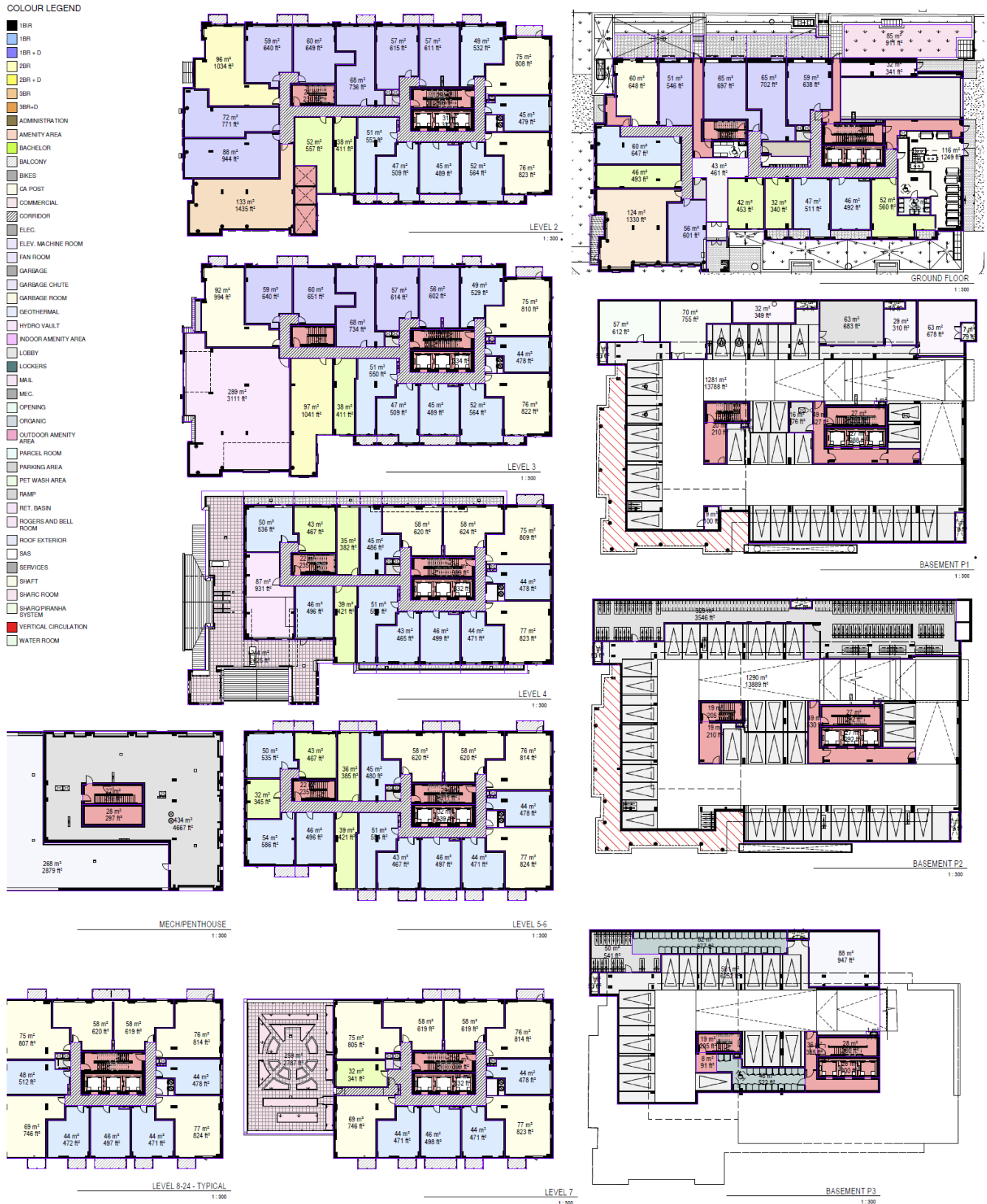


Figure 21: Floor plans illustrating the arrangement of both indoor and outdoor amenity space, parking, and the variety of units. Source: Neuf, 2024.

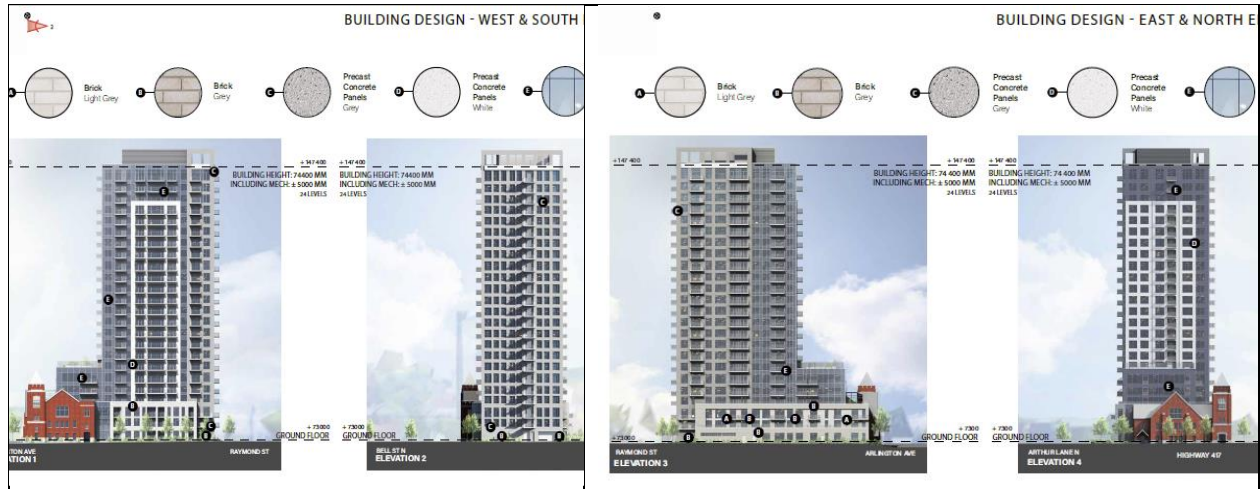


Figure 22: West, Southeast and North Elevations highlighting the selection of building materials. Source: Neuf 2024.

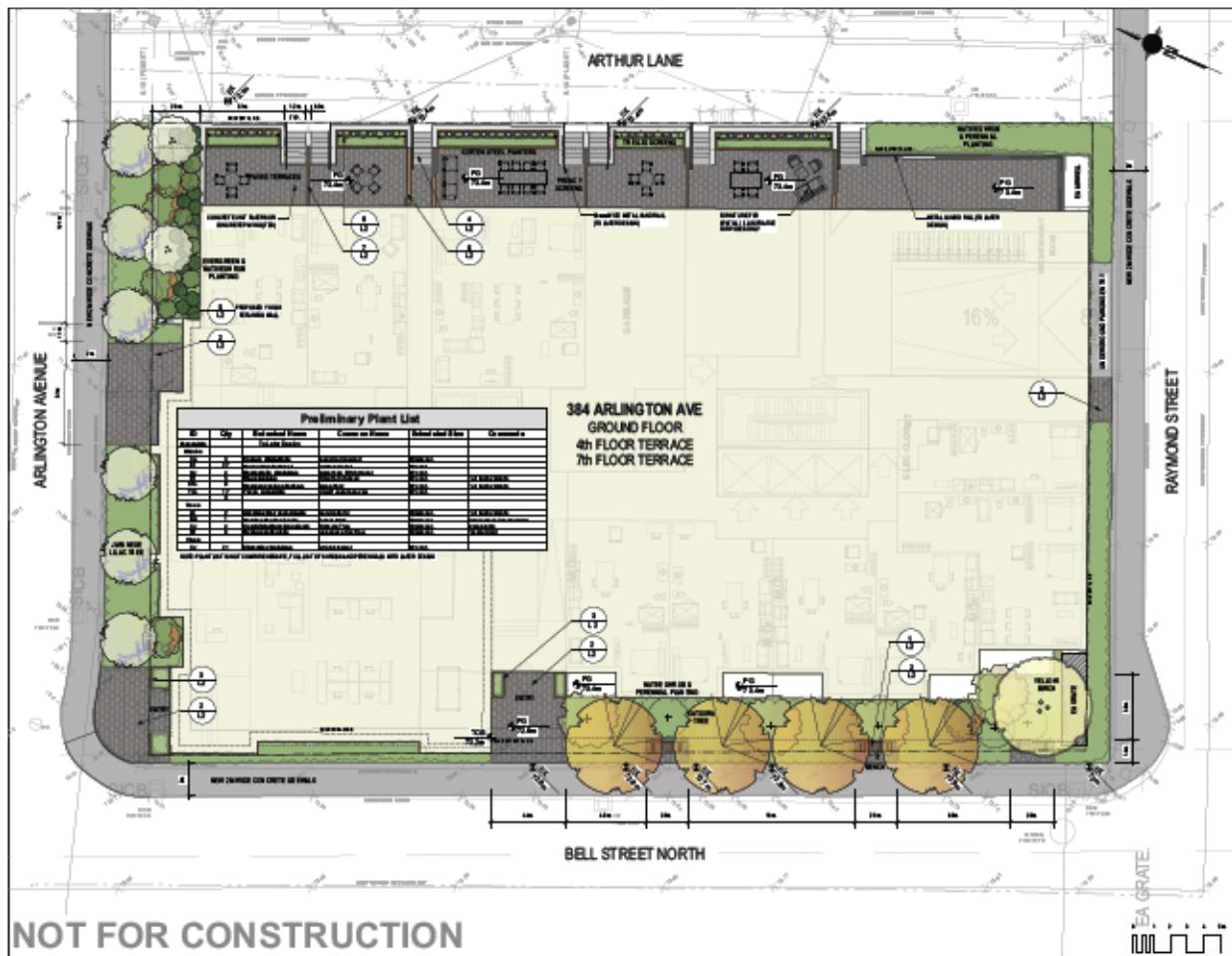


Figure 23 & 24: Landscape Plan with a detail of the patio treatment overlooking Arthur Lane and sketches illustrating the design intent. Source Spruce Lab Inc. 2024.



INDUSTRIA 300 SERIES

DESCRIPTION: Paver TEXTURE: HDI/Polished

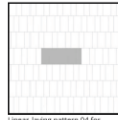
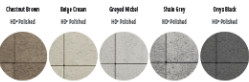
PALLET OVERVIEW - 300x100



PALLET OVERVIEW - 300x150



NOTES
See page 62 to 64 for more technical information.
See page 80 for more information about applications.
300 Series HDI/Polished and HDI/Granite are made-to-order, minimum order of 500 sq. ft. (Deposit required). HDI/Granite is in stock with shorter lead times.



Specifications per pallet	Imperial	Metric
Cubing	71.20 ft ³	6.62 m ³
Approx. Weight	3 288 lbs	1 491 kg
Number of rows	7	
Coverage per row	10.17 ft ²	0.95 m ²
Linear coverage per row	Length 20.67 lin. ft Depth 10.33 lin. ft	6.30 lin. m 3.15 lin. m
Unit dimensions	in	mm
	Height 3 1/2	98
	Width 11 1/4	303
	Length 5 1/2	150

2 **DETAIL: PAVERS**
Scale: N.T.S.

Product Sheet Shrubtubs Square

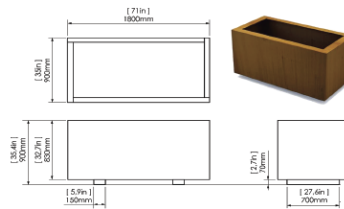
Steel tree planter including 7cm high supports rails at the bottom and a 6 cm wide lip at the top

Product Code **STUB-PL-90-180-90-CT / STUB-PL-90-180-90-PC**

Dimensions ca. 90x180x90 cm | 35x71x35" (l>wxh), vol. 1,35 m³ | 48 ft³

Weight Empty ca. 220 kg | 485 lbs
Filled with soil approx. 2515kg | 5545 lbs (based on 1700 kg/m³)

Material Planter (-CT) version: Corten Steel (weathering steel) 4mm thick, delivered unweathered.
Planter (-PC) version: Corten Steel (weathering steel), finished with a double powder coating in RAL colour



*Metric units are leading
Design: Streetlife
Protected by int. Modeldepots & Patents



NOTE: TO BE CUSTOM DESIGNED TO THE FOLLOWING DIMENSIONS (HEIGHT)

3 **DETAIL: CORTEN STEEL RAISED PLANTERS**
Scale: N.T.S.

ORILLIA GUILLOTINE WALL-STONE™ COLLECTION
Product Specifications

WALL STONE
18"L x 12"W x 4"H (444mm x 300mm x 102mm)
18"L x 12"W x 4"H - Wall Ends (444mm x 300mm x 102mm)

APPLICATIONS
retaining walls, planters, steps, pool copings, water features, garden beds, raised landings

FEATURES

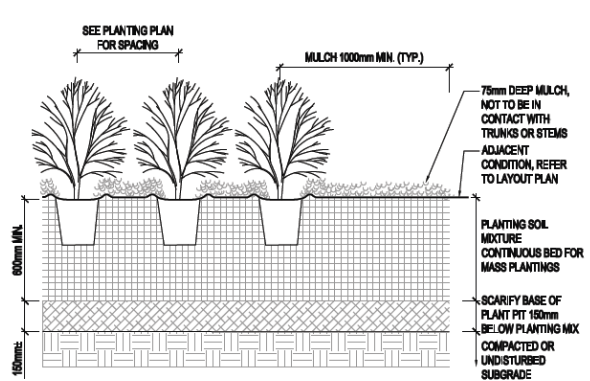
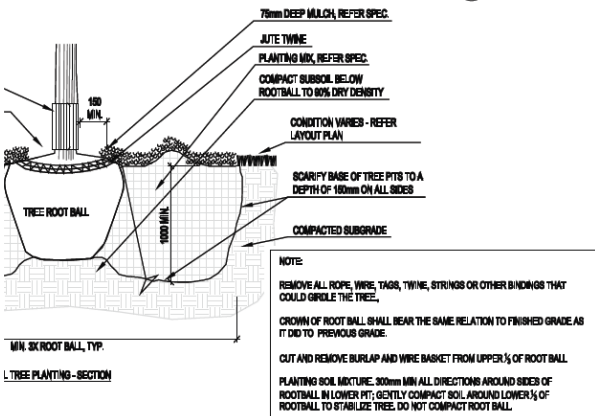
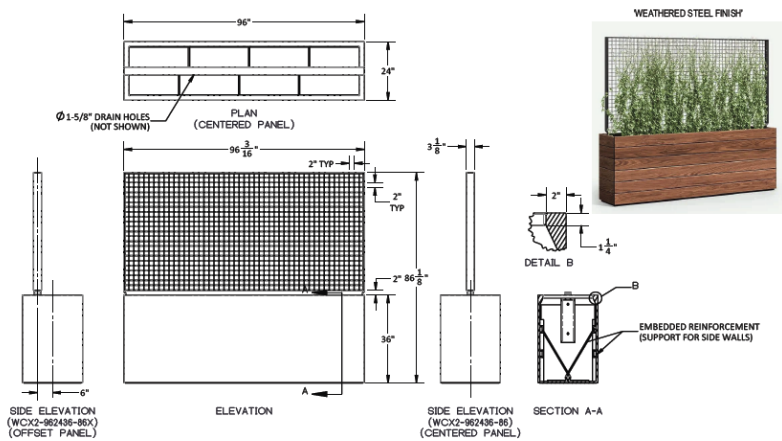
- sawn bed and ends
- authentic sawn texture
- natural guillotine finish on two sides
- tight joints for seamless appearance
- wall ends - guillotine finish on three sides

AVAILABLE COLOURS

- sand buff, charcoal grey, terra brown

4 **DETAIL: WALL STONE**

6 **DETAIL: GREENSCREEN**
Scale: N.T.S.



9 **SHRUB PLANTING DETAIL**
Scale: N.T.S.

NOT FOR CONSTRUCTION

5.0 CONSERVATION PLAN/APPROACH

5.1 Introduction

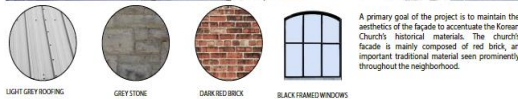
The standards and guidelines identify three primary conservation treatments, two of which are applicable:

Preservation involves protecting, maintaining, and stabilizing the existing form, material and integrity of a historic place or individual component, while protecting its heritage value. Consider Preservation as the primary treatment when: (a) Materials, features, and spaces of the historic place are intact and convey the historic significance, without extensive repair or replacement; (b) Continuation or new use does not require extensive alterations or additions.

Rehabilitation involves the sensitive adaptation of a historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. Consider Rehabilitation as the primary treatment when: (a) Repair or replacement of deteriorated features is necessary; (b) Alterations or additions to the historic place are planned for a new or continued use.

The primary conservation treatment for the former church is rehabilitation, where alterations and additions are planned for a new use.

5.2 Understanding and Documentation



A primary goal of the project is to maintain the aesthetics of the facade to accentuate the Roman Church's historical materials. The church's facade is mainly composed of red brick, an important traditional material seen prominently throughout the neighborhood.

The City and the developer have negotiated and understanding that the City would not proceed with designation provided the church was incorporated into the new development, that the church's Arlington and Bell Street facades were retained, a conservation plan addresses the tower masonry, and at least some of the stained-glass windows be preservation and reused. The adjacent parsonage and the original church will be demolished. It is desirable that both buildings be documented, and an effort be made to incorporate salvage masonry, brick, and stained-glass materials. .

5.3 Tower Conservation and Masonry Stabilization and Interventions

John Cooke and Associates has been engaged to determine the most cost-effective and respectful way to protect the church tower and two street facades during construction. Their involvement to review the existing condition of the facades and to provide options for temporarily shoring the two street facades including the providing of a concept level shoring layout, and masonry conservation drawings to address the deterioration patterns of the upper tower and the modifications to windows. A DRAFT approach to the remediation of the masonry tower is attached as Appendix A.

To integrate the church into the plan, it will be necessary to adjust floor levels in the church, which has resulted in floor levels passing through the large stain glass windows and the ground floor windows. The strategy for synchronizing floor levels and windows requires extensive alteration of the window openings. Figure 29 & 30 illustrates the existing façade and proposed changes to the windows pattern on the Bell and Arlington facades. The proposed conservation methods and treatments are in progress and will be submitted as part of the John Cooke’s Shoring Feasibility Report . The alteration of the windows’ vertical heights will involve the removal of the gauged brick arches (flat and segmental) and stone sills. Cutting new openings into the brick walls, and Infilling areas with brick, including the gauged brick arches and stone sills. The extent of the required alterations to the exterior walls that are two bricks in thickness requires extensive masonry work. The existing door opening at the southwest corner will be retained, and the door removed to form an entrance to the development. This will require modifications of the Bell Street entrance, with a new opening cut in the south wall and glazed doors installed. It is the client’s plan to update the shoring and conservation plan with detailed masonry treatment, as part of the detailed development phase.

Figure 29: The insertion of floor levels that extend across the existing window openings are difficult to implement from a building code perspective, necessitating the alteration of the vertical heights of most of the windows.



Figure 30: Existing and Proposed Arlington/north elevation and West Bell elevation, illustrating the vertical alteration of the windows. The large three-storey windows on the third level will not be altered. Elevation notes (left) describe the treatment for all the windows will be impacted. Source: Neuf 2024

ELEVATION NOTES	
NOTE NO.	DESCRIPTION
1	NEW WINDOW. (NOTE: EXISTING WINDOWS TO BE CATALOGED AND PLACED IN STORAGE DURING CONSTRUCTION. INTENT TO REINSTATE AS AN INTERIOR DESIGN FEATURE. USED AT THE KOREAN CHURCH'S NEW FACILITY, OR DONATED).
2	EXISTING WINDOW TO REMAIN. (NOTE: WILL BE REMOVED DURING CONSTRUCTION. INTENT TO REINSTATE DEPENDING ON EXISTING CONDITION. MAY NEED TO BE REPLACED.
3	EXISTING DOOR TO BE REMOVED AND REPLACED BY NEW GLASS DOOR.
5	NEW OPENING
7	EXISTING BRICK TO REMAIN
8	EXISTING WINDOW TO BE REMOVED
10	EXISTING DOOR TO BE REMOVED
11	NEW DOOR
12	NEW WINDOW



Figure 31: A view of the (West) Bell elevation, illustrating the vertical alteration of the windows. The Bell Street entrance has been enlarged and will serve as the main entrance to the new residential tower. A new opening will be cut in the south wall and glazed doors installed. Source: Neuf June 2024r. The historic Arlington Street entrance at the corner will serve as an on-street entrance to one of a unit. Source: Neuf :



Figure 32: A view of the two windows in the southwest tower above the proposed main entrance. Note the gauged brick arches and the cast stone sills. The lower window will be retained in its existing location and the upper window will be moved vertically. Note the leaded glass sash that is typical of secondary windows. The wood window frame assemblies are illustrated. Note the condition of the stone sill on the lower window. Source: Commonwealth May 2024

5.4 Conservation of the Stained-Glass Windows

The stained-glass windows were installed after the second world war and are considered important attributes of the heritage building. A conservation plan is being developed that will see the three large, segmented windows retained and incorporated into the new common amenity area. All the windows will be cataloged and stored during construction. The Korean Church's former owners have first right to take the windows for reuse at their new church. Those that remain will be incorporated into the new development. Those not used will be sold or donated.

There are fifteen (15) stained-glass window assemblies in the building. The stained/art glass is set in wood sash that are set in wood frame window assemblies. The windows are relatively large and vary in size. The stained-glass windows would appear to have been assessed by a conservator and the existing insulated glass units installed to protect the window assemblies. The Canadian Conservation Institute has in the past assessed window assemblies in designated heritage buildings, i.e., Almonte Old Kirk.

Doran Contractors Limited is responsible for the removal and storage of the 15 stained-glass pieces, see Appendix A: Stained-Glass Photo Record. They are in discussion with stained-glass experts to determine the best approach for cataloging, removal, and storage. A window schedule documenting, which windows will be in storage, noting their condition and their original location will be prepared. All the windows will be numbered and placed into storage, are set in wooden sashes.

It is the developer's intention that the two large segmented memorial windows (in the west and north façade) will be reinstalled following conservation of the tower. It has not been determined, which other

windows, including the Welsh window on the south façade, will be incorporated into the new development. This will be addressed in the design development phase. Potentially, this would include:

- the retention of the four leaded glass window assemblies that are not being altered in the tower, and two leaded glass windows that are not being altered in the buttress tower; and,
- The stained-glass window assembly above the proposed secondary entrance on Arlington, which is not being altered, should be retained and preserved.

West Elevation Windows

Figure 33: Memorial window in the west elevation, ground floor level dedicated to the memory of Frederick Hunt





Figure 34: A memorial window in the north gable of the church is one of three that will be retained and integrated into the new space.

6.0 IMPACT OF THE PROPOSED DEVELOPMENT, ALTERNATIVES, AND MITIGATION MEASURES

6.1 Scope

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the site that includes the 1890 Methodist Church, the 1902 Parsonage, and the 1910 Bell St. United Church. The Summary of Cultural Heritage Value in the Heritage Property Information Sheet for 364 Arlington Avenue provided by the city is used to assess the impacts. Sections 4.5.2.1, 4.5.2.3 and 4.5.2.5 of the Official Plan are also applicable to the assessment of the development. The heritage attributes and character-defining features of the church are itemized in Section 3.0.

Sections 4.5.2.1, 4.5.2.3, and 4.5.2.5 of the Official Plan are applicable to the assessment of the development.

Impact Table Official Plan Sections 4.5.2.1, 4.5.2.3 and 4.5.2.5

4.5.2.1) When reviewing development applications affecting lands and properties on, or adjacent to a designated property, the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape, or Heritage Conservation District as defined by the associated designation bylaw or Heritage Conservation District Plan and having regard for the Standards and Guidelines for the Conservation of Historic Places in Canada.	
a. Respecting and conserving the cultural heritage value and attributes of the property and streetscape.	<p>Response: The west and north facades including the bell tower, and the stylized buttress tower at the southwest corner of the building are being retained, respecting the massing and profile of the 1910 church. The functional aspects including the main and secondary entrances are being retained, respecting the attributes of the property and its contribution to the Bell Street and Arlington Avenue streetscapes.</p> <p>The use of a grey brick in the podium of the development extending along Arthur Lane and portions of Arlington Avenue with a regular fenestration pattern acknowledges the predominant cladding material in the neighbourhood. The three-storey height with a setback at the first-floor level providing a balcony for the second floor residential units extending along Arthur Lane and the at-grade raised patios for the first floor units reinforces the residential character of the neighbourhood. The light grey brick clad podium extending along Bell, Arlington, and Arthur Lane respects the height of the bell tower.</p> <p>The long façade extending along Arthur Lane with its regular fenestration pattern reflects the width and fenestration pattern of a row house typology.</p> <p>The setback of the podium walls at the northeast and southwest corners of the church enhances views of the bell tower and retained portions of the church.</p>
d. Being physically oriented to the street in a similar fashion to existing heritage buildings;	<p>Response: The new infill at the corner of Arlington and Arthur Lane respects the existing Arlington street setback of the Parsonage, enhancing views of the original church massing.</p>

	The proposed setback of the podium along Bell Street allows a wide landscaped strip that enhances views of the original church massing, maintaining the landmark status.
e. Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;	Response: The residential tower has a north-south orientation that minimizes shadowing of adjacent areas.
f. Having minimal impact on the heritage qualities of the street as a public place in heritage areas;	Response: The retention of the Arlington and Bell facades in the development supports the heritage qualities of the street.
g. Minimizing the loss of landscaped open space;	Response: There are no landscaped open spaces associated with the property.
4.5.2.3) Heritage designation is, in part, intended to ensure contextually appropriate development and is not intended to discourage intensification or limit housing choice. Elements of the built form, including height, scale, and massing, of such development shall ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved, while balancing the intensification objectives outlined throughout this Plan.	
Elements of the built form, including height, scale, and massing, of such development shall ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved.	Response: The height of the podium respects the height of the church, ensuring that the facades are a prominent feature of the development. The scale and massing of the podium defers to the retained facades and attributes including the two towers, fenestration pattern although altered, and the materials including brick and stone.
4.5.2.5 When a development involves the retention of all or part of a designated building or structure and its integration into a larger development, the building, or structure shall be retained in its original place during the construction process. Where the retention of the resource in situ is determined to pose unacceptable risk to the resource, as determined by an engineer or an architect specialized in heritage conservation, the City may permit the temporary removal of the resource during the construction process followed by its restoration after reinstatement on the original site.	
the building or structure shall be retained in its original place during the construction process.	Response: The brick facades will be shored in-situ. See the shoring feasibility study prepared by John Cooke & Associates for details.

6.2 Impact of the Development Proposal

The development proposal includes the demolition of the 1890 Bell St. Methodist Church that was renovated in 1969 and the 1902 Parsonage. The 1910 Bell St. United Church will be partially demolished with the retention of the north and west facades including the bell tower, and portions of the return walls on the east and south elevations.

6.3 Impact of the Development on Retained Portions of the Church Facades

The major impact on the retained facades will be the alteration of the fenestration pattern. The second, third, and fourth floor levels cut across windows, necessitating the alteration of the vertical heights by a combination of cutting and infill. The exterior brick walls are load bearing and are laid up in a common English bond with header courses every sixth row. Gauged brick arches and stone sills will need to be

removed and reset in the altered windows. Most of the windows, except for the windows in the corner tower, will be impacted, including the two large upper gable windows.

Positive Impacts of the development include:

- The light masonry tone podium set at the same height as the church supports the public realm.
- The long façade extending along Arthur Lane with its regular fenestration pattern reflects the width and fenestration pattern of a row house typology.
- The commitment to retaining and incorporating the stained-glass and art glass as features of the new development.
- The setback of the podium walls at the northeast and southwest corners of the church enhances views of the bell tower and retained portions of the church.
- The scale and massing of the podium defers to the retained facades and attributes including the two towers, fenestration pattern although altered, and the materials including brick and stone.
- The functional aspects including the main and secondary entrances are being retained, respecting the attributes of the property and its contribution to the Bell Street and Arlington Avenue streetscapes.
- Integrating the new entrance into the Bell Street entrance provides an interpretive opportunity.
- The landscape treatment throughout the development maximizes the open space at grade and on the roof amenity areas with a series of intimate spaces linked by a breezeway, and heritage streetscapes.

Adverse impacts of the development include:

- The demolition of the 1890 Methodist Church and the 1902 Parsonage.
- The extensive alterations to the 1910 Bell St. United Church.
- The insertion of floor levels that extend across the existing window openings, necessitating adjusting the vertical heights of most windows on the two facades.

6.4 Alternatives and Mitigation Measures

Alternatives include:

- The insertion of floor levels that extend across the existing window openings are difficult to implement from a building code perspective, necessitating the alteration of the vertical heights of most of the windows. The alteration of the vertical heights will involve the removal of the gauged brick arches (flat and segmental) and stone sills. Cutting new openings into the brick walls, and infilling areas with brick, including the gauged brick arches and stone sills. The extent of the required alterations to the exterior walls that are two bricks in thickness will require extensive masonry work, especially the insertion of the gauged brick arches. An alternative for the five ground and second floor windows in the two gable ends would be to insert recessed panels with brick and glazing extending from the top of the new second floor window to the sills of the new ground floor units.

- The retention of the four leaded glass window assemblies that are not being altered in the tower, and two leaded glass windows that are not being altered in the buttress tower.
- The stained-glass window assembly above the proposed secondary entrance on Arlington is not being altered, should be retained, and preserved.

6.5 Mitigation Measures include:

- As part of the demolition, photograph, and document the Parsonage and the 1890 Church for submission to the City of Ottawa archives.
- Salvage brick and stone elements from the demolished portion of the building to be used in the proposed alterations to the windows and for other masonry repairs.
- Salvage the materials from the limestone foundation of the parsonage and reuse of the stone as facing for the terraces along Arthur Lane.
- The laneway is a unique feature that could be better integrated into the landscape plan. The street edge along Arthur Lane is a landscape feature defining a rhythm with the new building façade. Consider developing Arthur Lane as a *woonerf* (a living street).

6.6 Conclusions

The redevelopment of the site integrates the existing church and is supported by a Heritage Impact Assessment (HIA) and a Conservation Plan, which also provides supporting documentation (rationale for demolition, with supporting historical documents, and photos of the manse and the 1890s church). Given that these buildings are listed on the Heritage Register, the process for documenting the demolition has been addressed in the HIA. The conservation plan being prepared by John Cooke's office addresses the structural stability of for retaining the two facades and during construction, as well as the necessary repairs to the tower and the modifications to the windows. The retention of some stained-glass windows and their integration into the new residential development is a benefit.

The proposed development is a handsome contemporary expression that, in the author's opinion, will have a positive impact on the neighbourhood, which is presently undergoing major changes with new infill and consolidation of sites to allow for high-rise development.

7.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management is a consulting firm that offers a range of professional services related to conservation, research, 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.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth, is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart has been a panel member with the Ottawa Urban design Review Panel since 2014 and a board member of Algonquin College Heritage Trades Program.

Ian Hunter, Built Heritage Specialist, Researcher is a specialist in the research and assessment of cultural heritage resources and building conservation. Experience in the heritage conservation field extends over 30 years, primarily working for Commonwealth Historic Resource Management.

APPENDIX A: STAINED/ART GLASS WINDOWS

Images of the fifteen art/stained-glass windows follow. The windows are set in wooden window frames.

North Elevation Windows



Figure 35: View of the memorial windows installed at the ground floor level. The windows memorialize Clara A. Best and were funded by her husband and family. Source: Commonwealth May 2024.



Figures 36 and 37: View of art glass windows on the north elevation at ground floor level. The windows memorialize George Yellen (left) and Maude and Nora Barclay (right). Source: Commonwealth May 2024.



Figure 38 and 39: Memorial windows in the north elevation dedicated to the memory of Archibald Amos & Vincent Merrill Morrison. Confirm location. Source: Commonwealth May 2024.



West Elevation Windows



Figure 40: Memorial window in the west elevation ground floor level dedicated to the memory of Frederick Hunt (centre) among others. Source: Commonwealth May 2024.



Figures 41 & 42: Memorial windows on the west elevation ground floor level. Source: Commonwealth May 2024.



Figure 43: Memorial windows dedicated to the Women’s Association on the west elevation, ground floor level. Source: Commonwealth 2024.



Figure 44: Memorial window in the west gable. The upper portions of the west gable window appears to have stained/coloured glass that was not replaced.

Source: Commonwealth May 2024.

South Interior Gable Window

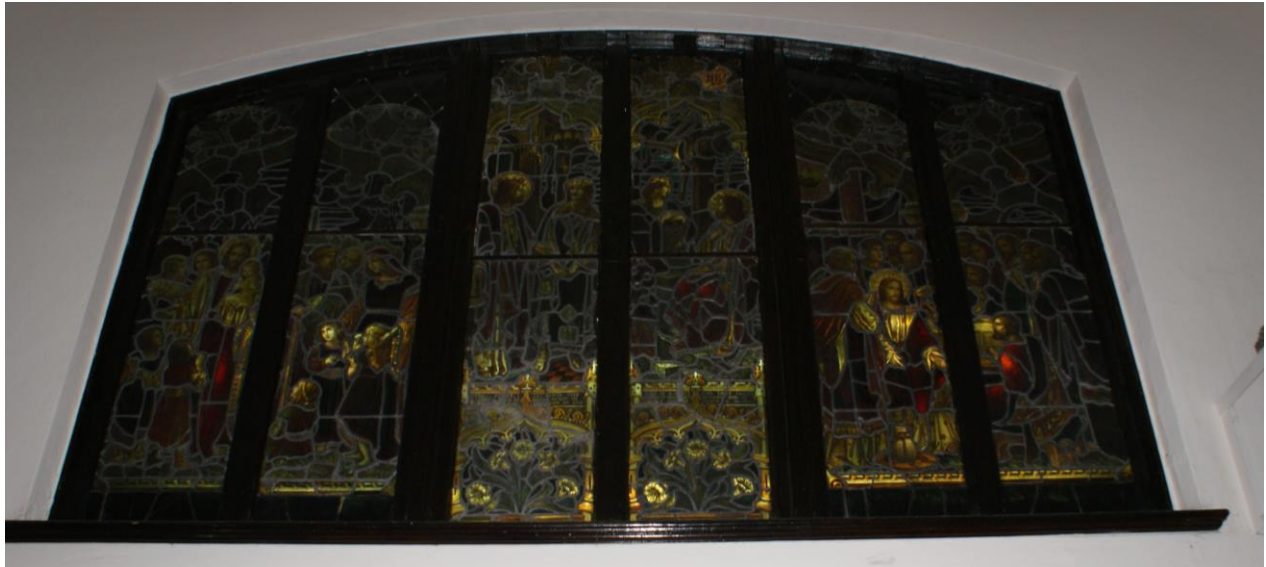


Figure 45: Art glass window that was sourced from the Albert Road Methodist Church located in Penarth, Wales. The church was constructed in 1907 and converted to a public use in 1973. The window was noted to be part of the John Fraser Memorial Collection. Source: Commonwealth May 2024.

APPENDIX B: JOHN COOKE & ASSOCIATES CONSERVATION PLAN 1st draft



Lisa Nicol, P.Eng. Principal
Jonathan Dee, P. Eng., Ing. Principal
Chris Vopni, P.Eng. Principal
John Cooke, P.Eng., RSW Principal Emeritus

Windmill Developments
150 Elgin, Suite 1000
Ottawa, ONT

May 1, 2024
Project No. 24103

Attn: Kristen Jorgensen
Kristen.jorgensen@windmilldevelopments.com

**RE: 384 Arlington Avenue
Heritage Brick Facades – Shoring Feasibility Report (DRAFT ISSUANCE)**

Dear Ms. Jorgensen,

The site was visited by Lisa Nicol, P.Eng., CAHP, Nneka Murray, P.Eng., CAHP, as well as Tom Markowski, EIT, on several occasions. During these visits, a visual inspection of the condition of the existing masonry was complete, as well as investigative openings reviewed from the interior and exterior test pits around the stone masonry foundation.

Refer below to Figures #1 and #2, for the facades on Arlington Avenue and Bell Street that require shoring, during the construction phase of the new development.



Figure #1: Heritage Façade along Arlington Ave. [JCAL 2024]



Figure #2: Heritage Façade along Bell Street [JCAL 2024]

Terms of Reference:

Our involvement in this feasibility study is to review the existing condition of the facades and to provide options for temporarily shoring the two street facades. Concept level shoring layout is provided at the end of this letter.

Methodology:

The methodology for this feasibility study consisted of the following:

- Visual inspection of condition of exterior masonry façade
- Visual inspection of condition of interior façade walls
- Visual inspection of test pit openings around foundation on exterior
- Visual inspection of interior openings in finishes at various locations on interior face of façade

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- Determine reasonable layout of steel shoring framing and model it in STAAD to determine preliminary sizing of members
- Write feasibility study report summarizing findings and recommendations for next steps

Existing Documents:

Documents provided by client and reviewed for this study are as follows:

- 384 Arlington Design Brief, dated September 18, 2023
- Coordination Permit Set of Drawings by Neuf Architects, dated 2024-01-26
- Geotechnical Investigation Report from Paterson Group, dated July 28, 2022

Existing Conditions:

The existing condition of the masonry façade was visually inspected, with the majority of the wall in fair to good condition. However, the following critical areas of masonry deterioration were noted and will need to be repaired prior to the facades being fully supported from the shoring structure.

- **North Elevation:**
 - Upper ledge of belltower: displaced ashlar stone, displaced brick, masonry is moving at this location due to long term water infiltration. This is a fall hazard, brick should be removed or anchored as soon as possible, and the area under this entrance fenced off immediately.
 - Around belltower louvre:
 - Along top of gable: mortar joints are cracked
 - East Return wall of belltower: large bulge in brick masonry above church roof level, this is a fall hazard and needs to be rectified immediately.
 - Interior face of walls, to be repaired and infilled where existing floor and roof structural members are removed. To ensure the existing floor/wall connection is not a hinge element on the masonry façade.
 -
- **West Elevation:**
 - Upper ledge of belltower: displaced ashlar stone, displaced brick, masonry is moving at this location due to long term water infiltration.
 - Around belltower louvre:
 - S.W buttress: cracked and shifting brick
 - Along top of gable: mortar joints are cracked
 - Interior face of walls, to be repaired and infilled where existing floor and roof structural members are removed. To ensure the existing floor/wall connection is not a hinge element on the masonry façade.
 -

Proposed Shoring Strategy:

Design Assumptions:

During the concept modeling of the shoring structure, the following assumptions were made, and will need to be confirmed prior to construction:

- Shoring designed for wind pressure 1/50 to NBCC2020. Typically, no seismic design for temporary structure without client request, or depending on the length of construction.
- Windows to be removed during construction, to facilitate thru wall sandwich beams to tie the interior frame together with the exterior frame
- Top of facades will need temporary cap flashing or insulated tarp on interior, to mimic the historic exposure the wall experienced.
- Stone masonry foundation wall is 800mm wide. Brick masonry ground floor level wall is 5 brick wythes thick (500mm) and upper walls are 4 wythes thick (400mm)
- Top of belltower, above upper stone ledge to be recorded, dismantled, and stored for re-build once shoring frame is removed.
- Electrical wiring on Arlington Street can be relocated or covered to facilitate shoring erection.

- The interior face, shoring columns, will need to bear directly on top of rock ledge.
- Exact location of horizontal steel beams between shoring columns, to be coordinated with existing window and future window locations, with Architects.
- No storage or site trailers supported on shoring anywhere.

Modelling Results:

See concept sketch at back of this report – **to be attached in final report**. Steel frame will sandwich masonry façade but will not be mechanically fastened to the masonry façade. The steel frame consists of continuous columns evenly spaced along the façade, on both the exterior and interior faces of the walls. These columns are tied together with horizontal beams that span between columns. At window locations, short tie beams span between horizontal beams, 'tying' the frame together and effectively sandwiching the façade within the shoring structure. Typically, all steel members running along the facade will be separated from masonry with rigid insulation.

At taller sections of wall (belltower and gables) and at wall ends, Two rows of columns may be required on the exterior face of the façade to create a vertical truss frame, for increased stiffness.

Foundations on exterior face of facades will include reinforced concrete sonotube foundations extending down to bedrock – approximately 2m below existing grade.

Recommendations & Next Steps:

The following are recommendations and next steps related to the shoring of the heritage facades:

- **Pre-condition survey of surrounding areas:** this survey should be complete prior to rock excavation starting, as outlined in Paterson's Geotechnical report. Explotech Engineering Ltd. is a company we have worked with in the past and had great experience with.
- **Vibration limits during construction:** vibration limits can be provided for heritage masonry; these buildings are more sensitive to vibration and blasting than more modern structures. These limits should be included within a spec for the project.
- **Construction Documents for Shoring Structure:**
 - a. More Investigative openings: at window jambs, to confirm thickness of brick wall at top of wall, at mid-wall height and at basement windows. To finalize wall self-weight and thickness.
 - b. Masonry restoration scope to be included within shoring design, to ensure that the wall is structurally stable. The shoring moves the wall's lateral support to non-floor levels, so that the shoring does not impact the demolition of the existing structure and the construction of the new structure.
 - c. Permanent structural support of wall would not be included, however it certainly could be, depending on the scope of the Engineer of Record.
 - d.

Disclaimer and Limitations:

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

The work reflects the Consultant's best judgment in light of the information reviewed by them at the time of preparation. There is no warranty expressed or implied by John G. Cooke & Associates Ltd. that this investigation will uncover all potential deficiencies and risks of liabilities associated with the subject property. John G. Cooke & Associates Ltd. believes, however, that the level of detail carried out in this

investigation is appropriate to meet the objectives as outlined in our proposal. We cannot guarantee the completeness or accuracy of information supplied by any third party.

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

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

We trust this report covers the scope of work as outlined in our Terms of Reference. Should there be any questions regarding this report, or if we can be of any further assistance to you, please contact us.

Sincerely,

JOHN G. COOKE & ASSOCIATES LTD.

Lisa Nicol, P.Eng., CAHP
Principal

LN/n
24103/2024-05-01 JCAL Report (Draft)

