



HERITAGE IMPACT ASSESSMENT

EVERGREEN 330 LAURIER AVENUE EAST, OTTAWA ON



PREPARED FOR: ALL SAINTS DEVELOPMENT LP.

JOHN STEWART, COMMONWEALTH HISTORIC RESOURCE MANAGEMENT &
BARRY PADOLSKY ASSOCIATES INC. HERITAGE CONSULTANT,

REVISION #3, SPC UPDATE, OCTOBER 2024

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1.0 INTRODUCTION

1.1 Introduction

This updated Heritage Impact Assessment (HIA), is part of the SPC application, and 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 Evergreen on Blackburn, a mid-rise tower in the side and rear yards of the former All Saints Anglican Church (317 Chapel Street.).

The property at 317 Chapel (All Saints) was designated in 1998 under Part IV of the Ontario Heritage Act (OHA) (Bylaw 301-98) and subsequently an easement was applied to the property encompassing the footprint of the church extending to the sidewalks on Laurier and Chapel. In 2015, the property was purchased from the Anglican diocese by *Allsaints Development Inc.* a community-based organization dedicated to conserving the church and developing a community hub with a mix of residential, commercial and community uses. In 2018, Council approved an Official Plan Amendment (2018 207-83) and a Zoning Bylaw Amendment (2018-84) to facilitate the envisioned future redevelopment of the church property and assigned a municipal address of 315 Chapel to the balance of the lot.

The project was taken over by Windmill Developments (ALL SAINTS DEVELOPMENT LP) who are developing a mid-rise residential tower fronting on to Blackburn avenue. The exterior of the church's apse and the east elevation of the church will interface with the new development. The plan calls for the foyer/atrium to incorporate the two-storey masonry with stained-glass windows to be a feature element that can be viewed from Laurier Avenue as well as in the front lobby/entrance to the residential units.

The L-shaped lot is located in the Sandy Hill Cultural Heritage Character Area (SHCHCA) and encircled by the Russell Avenue-Range Road Heritage Conservation District to the east, south and west. It is located across the street and to the south of the Laurier House National Historic Site of Canada that is part of the Wilbrod Laurier Heritage Conservation District. The site is adjacent to and or across the street from 5 Blackburn Ave. a Part IV designated property (Bylaw 2005 14) that forms part of the Russell Avenue - Range Road Heritage Conservation District.

This HIA reviews the proposed development in accordance with the requirements outlined in subsection 4.5.2 of the Official Plan, and the Guidelines contained in the SHCHCA (2018 Update). It also gives regard to the Guidelines in the Russell Avenue-Range Road Heritage Conservation District 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;
- Statement of Cultural Heritage Value, All Saints Anglican Church, 317 Chapel St. (Bylaw 301-98);
- Statement of Cultural Heritage Value, 5 Blackburn Ave., (By-law 2005-14);

- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Heritage Survey Forms, Sandy Hill Heritage Study: 11 & 14 Blackburn Ave.; 321 & 323 Chapel;
- Laurier House, National Historic Site of Canada, 335 Laurier Ave. E., Parks Canada Designation;
- Drawings: Site plan, floor plans, massing plans, rendered perspectives, Linebox Studio, July 2023;
- Draft Report, Sandy Hill Heritage Study, Fournier Gersovitz Moss et associés architects, Conservation Architects. Herb Stovel, Conservation Architect & Heritage Planner. Dana Johnson, Architectural Historian. June 2010;
- Sandy Hill Cultural Heritage Character Area, Planning and Urbanism, Updated July 2018;
- Statement of Cultural Heritage Value- 317 Chapel Street Bylaw 301-98
- Russell Avenue – Range Road Heritage Conservation District Plan, City of Ottawa, Bray Heritage July 2018;
- Pre-consultation 315 – 317 Chapel Street, Heritage Comments, April 2023.
- Official Plan and Zoning Bylaw Amendments, 315 Chapel St., Planning Rationale, Lloyd Phillips & Associates, May 4, 2017; and,
- UDRP Recommendations 315 Chapel | Informal Pre-consultation | Official Plan and Zoning Amendment | MTBA; All Saints. Dec. 7, 2017.
- UDRP Recommendations 315 Chapel formal Review June 2023.
- Stantec Evergreen, 330 Laurier Avenue East, Project Number 160401789, October 2024.
- Stantec, The Evergreen On Blackburn, Site Plan Application Architectural Drawings, October 2024.
- Evergreen - SPC Update (All Saints Development) Drawings Site plan, floor plans, massing plans, rendered perspectives, Revised, Linebox Studio October 2024.

Owner and Contact Information

Address: 315 Chapel St., Ottawa, Ontario.
Owner: All Saints Development LP.
Contact Name: Reggie MacIntosh
Phone: 613.216.2609
Email Address: reggie@linebox.ca

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

The development site 315 Chapel is located in the Sandy Hill neighbourhood of Ottawa in a block bound by Laurier Avenue East to the north, Chapel Street to the west, Blackburn Avenue to the east, and Osgoode Street to the south. The development site at 315 Chapel is located adjacent to the former All Saints Anglican Church (317 Chapel). The development site is located at the corner of Blackburn Avenue and Laurier Ave. E where the 1934 addition (Bate Memorial Hall) is located. The development proposal includes the demolition of the 1934 addition and the construction of a nine-storey residential tower extending along Blackburn Ave., portions of which will enclose the apse of the church.

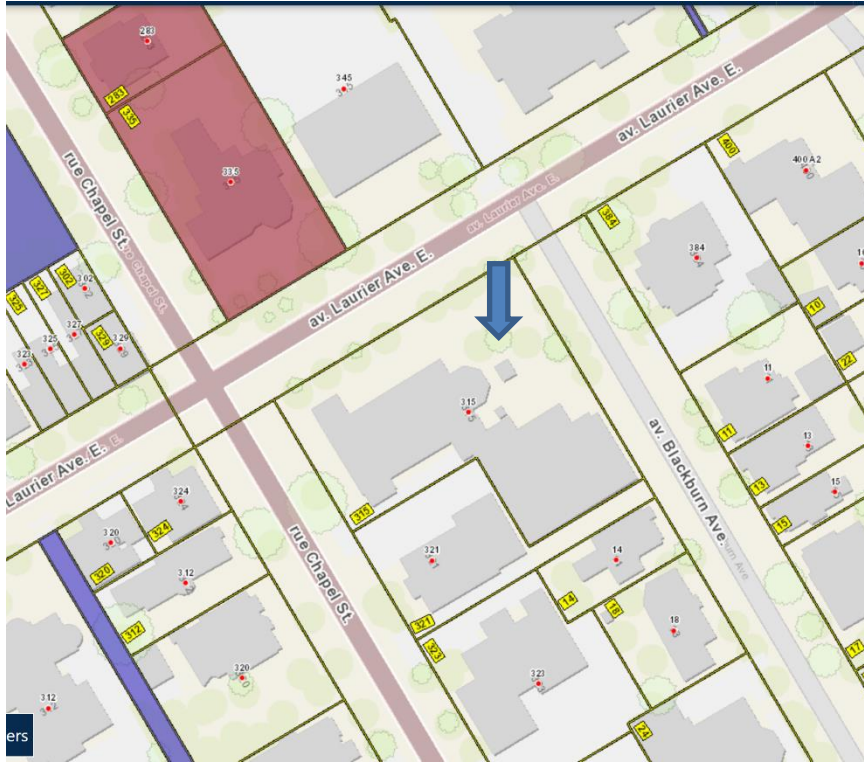


Figure 1: Block plan of the site, illustrating the built context surrounding the site that can be characterized as a late 19th and early 20th century residential area. The Laurier House National Historic Site is to the north of the development site (shaded area). The development site is surrounded by the Russell Avenue– Range Road HCD and located within the Sandy Hill Cultural Heritage Character Area. Site arrowed. Source: Geottawa.



Figure 2: 2021 aerial view detail illustrating the existing built and landscape context adjacent to the development site. Site arrowed. Source Google Earth



Figure 5: May 2021 Street view looking west on Laurier Avenue East. The landscaped green space to the east of the church is to the left and the Laurier House NHS is to the right. Note the landscape characteristics with a treed verge. Source: Google Earth

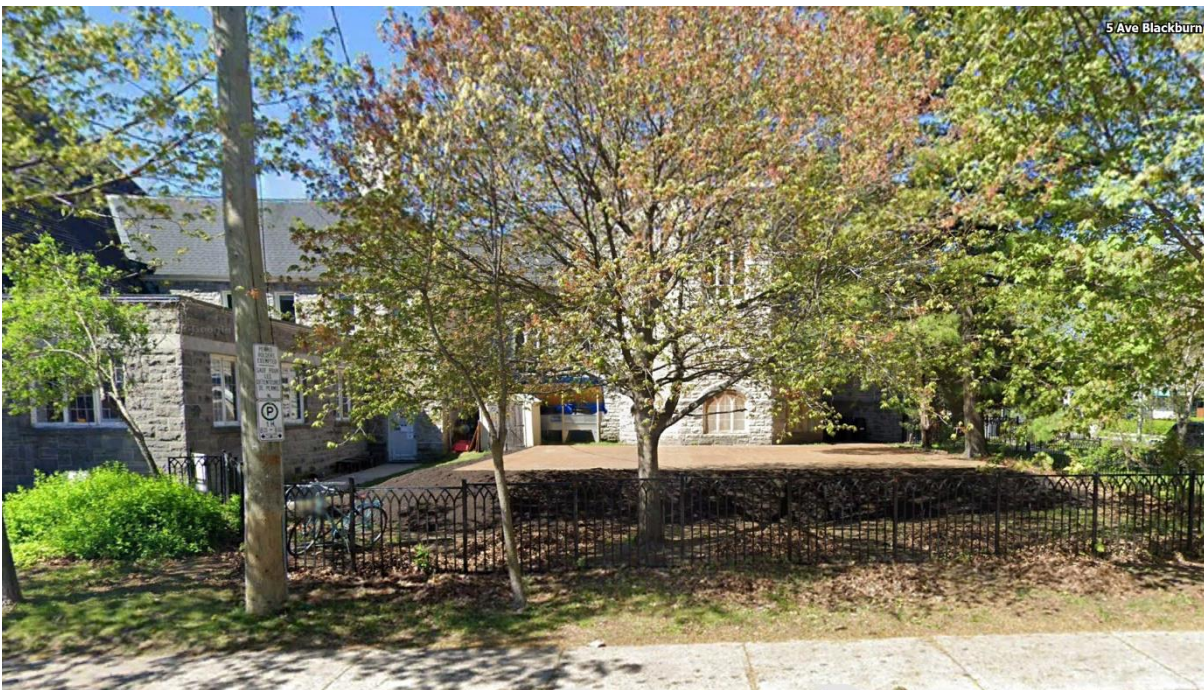


Figure 6: May 2021 Street view looking west to the apse of the church. Bate Memorial Hall is to the left. Note the landscape characteristics with a treed verge. Source: Google Earth

1.4 Heritage Context

The site is located in the Sandy Hill Cultural Heritage Character Area that is described as “an important historic urban landscape in Ottawa associated with the early development of the city in the 19th and 20th centuries and the growth of Ottawa as the national capital.” The goal of the Heritage Character Area is “to celebrate the rich history of Sandy Hill, encourage the retention of historic fabric and to guide new development that is appropriate to the character of the neighbourhood.” The immediate area includes two residential estates (Laurier House NHS, and 5 Blackburn Avenue) and the former All Saints Anglican Church, all of which have been formally designated.



Figure 7: Detail of the SHCHCA plan illustrating the built form and building evaluations and Part IV designations (red with yellow dots) and Part V designation (Wilbrod Laurier HCD) in the vicinity of the development site at 315 Chapel. The site is encircled by the Russell Avenue – Range Road HCD (Figure 8). Site arrowed. Source: City of Ottawa, SHCHCA 2018.



Figure 8: Plan of the Russell Avenue – Range Road HCD. The lot at 315 Chapel is not included within the HCD boundary and remains within the SHCHCA. Development site arrowed. A small sliver of land which is part of the HCD has been incorporated along the south boundary Source: City of Ottawa, Russell Range HCD Plan, July 2018.



Figure 9: View of the main façade of the former All Saints Anglican Church, fronting onto Chapel Street. 2017.



Figure 10: View of the Blackburn Avenue frontage with the 1934 Bate Memorial Hall (left) and the apse of the former All Saints Anglican Church (right). The plan calls for the demolition of Bate Hall. Source: Commonwealth 2023.



Figure 11: Street view of the Laurier House NHS (335 Laurier Ave. E.). Note the landscape character of the street. Google Earth, May 2021.



Figure 12: Street view of 5 Blackburn Avenue. Source: Google Earth May 2021



Figure 13: Neighbouring buildings. Source: Fotenn Planning. 2023.

1.5 Relevant Information from Council Approved Documents - Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.5 of the Official Plan. Sections 4.5.2 and the Sandy Hill Cultural Heritage Character Area infill and landscape guidelines are used to assess the impacts on the cultural heritage resources of the proposed development (See Section 5.0 of this report).

Official Plan Amendment (2018 207-83) and Zoning Bylaw Amendment (2018-84) to facilitate the envisioned future redevelopment of the church property and assigned a municipal address of 317 Chapel to the church and 315 Chapel to the balance of the lot.

City of Ottawa Comments and Heritage Responses 315 + Portion of 321 Chapel Street (Evergreen Future 8 Blackburn Avenue) August 20, 2024.

The following responses are provided by the project Heritage Consultants.

Heritage		
	Comments:	Responses:
33	Heritage staff are pleased to see the re-introduction of more stone on the podium level on Laurier Avenue.	Noted, thank you.
	Comments:	Responses:
		Project Heritage Consultants have provided responses below:
34	The design approved in the heritage permit included detailed brickwork around the windows within the brick-clad portions of the building. This detail seems to have been lost in this SPC submission. While subtle in nature, this detail elevated the design of the new construction to harmonize with that of the former All Saints Anglican Church. Please revisit this design detail.	<p>Barry Padolsky: "I concur with the staff comment that brick surrounds framing the windows add interest and contribute to promoting a visual focus on the lower scale brick-clad podium portion of the overall massing. I also note that (in the rendering) a livelier overall brickwork pattern and colour is suggested. If the final brick selection contains a rich coursing pattern and lively colour range, this revision may achieve the same objective of elevating the visual design. I recommend that this alternative be explored."</p> <p>John Stewart: "In our analysis, features that were identified as defining heritage attributes include the dressed and rusticated limestone, along with the church's buttresses and gothic windows. It was also noted that the neighbouring residences with their elaborate brickwork, use of stone details and corbelling help define the neighborhood and maintain the distinction between institutional (limestone) and residential (Rideau redbrick). The use of the salvage masonry material used at the terraces provides texture and visual appeal. Similarly, the brick helps to place the podium in relation to neighbouring homes. Both Barry and I concur that the cladding should be real and that it needs to convey some of the playfulness and shadowing rather</p>

		<p>than just flat panel cladding."</p> <p>We will continue to investigate opportunities for well articulated design around the windows.</p>
35	<p>The proposed metal cladding in the heritage permit was better suited to the project, as it helped to keep the upper storeys in the background, allowing the former church to remain the focal point. Please revert back to a flat metal panel.</p>	<p>We concur with the intent of the staff comment on the importance of keeping the upper part of the building in the background. However, we believe that the changes to the metal cladding details are visually minor and will not significantly draw visual attention away from the focal point (All Saints Church).</p> <p>We believe that simplifying the form of the balconies on the upper part of the building helps maintain visual attention on the podium elements and the Church.</p>

<p>36</p>	<p>Please be reminded that the heritage permit contains the following condition:</p> <p>The applicant providing a detailed protection plan for the former All Saints Anglican Church and financial securities related to the implementation of the protection plan as a condition of Site Plan approval, to be implemented prior to demolition and construction</p> <p>Please provide a detailed protection plan for the former All Saints Anglican Church with your formal Site Plan Control application.</p> <p>The report should include an evaluation of potential risks to the heritage building and a detailed plan for protection and mitigation of these risks including but not limited to:</p> <ul style="list-style-type: none"> • Pre-construction building condition survey and documentation • Vibration and crack monitoring • Monitoring reports • Implementation of physical protection for the former church • Management of construction dust, debris etc. • Post-construction building condition survey and documentation 	<p>It is recognized that a heritage protection plan identifying risks and mitigation strategies will be prepared by a qualified Constructor/ Contractor</p>
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2.0 SANDY HILL NEIGHBOURHOOD HISTORY

The following is a brief synopsis/chronology of the development of the Sandy Hill neighbourhood. The material was sourced from the 2018 Sandy Hill Cultural Heritage Character Area Guidelines.

2.1 History

The Sandy Hill Cultural Heritage Character Area is an urban cultural landscape that has evolved since the mid-19th century from one of Ottawa's earliest residential neighbourhoods at the edge of the city, to a vibrant and mixed urban neighbourhood in the core of the city. The heritage character area has three distinct sections, the former Besserer Estate, north of Laurier Avenue, the former By Estate, located south of Laurier Avenue and Laurier Avenue which forms the boundary between the two estates and has its own distinct character as the main artery through the neighbourhood.

Development was slow until after Ottawa was named the capital of Canada in 1857. The influx of politicians and civil servants upon the completion of the Parliament Buildings in 1865 triggered the transformation of Sandy Hill from a sparsely populated neighbourhood at the edge of the city to a sought-after upper class residential neighbourhood.

Before the mid-1890s, the SHCHCA consisted almost uniquely of residential properties. After 1895, the SHCHCA gradually acquired the character of a neighbourhood by the addition of those services needed for community development. Laurier Avenue (formerly Theodore Avenue) is the main artery through the neighbourhood and its character changes from a small retail corridor in the west to a residential character comprised of grand houses on large lots in the east. **The street is characterized by both historic and modern multi-unit residential buildings.** Laurier Avenue also features a number of significant landmarks in the neighbourhood including Laurier House, All Saints Anglican Church, Stadacona Hall, Strathcona Park and its fountain, and the Strathcona Apartments.

At the turn of the 20th century, an All Saints Anglican Church was established on the southeast corner of Theodore/Laurier East and Chapel streets. In 1905, the Queen Anne Revival style house was completed at 5 Blackburn Avenue. It is an example of the type of house built in Sandy Hill as it developed into an upper-class residential area.

In 1934, the Bate Memorial Hall was completed to the south-east of All Saints Anglican Church.

In the 1960s, slab style apartment buildings nine to ten storey in height were constructed in Sandy Hill. See Section 3.0 for a history of the Laurier House NHS, the former All Saints Anglican Church, and Russell Range HCD.

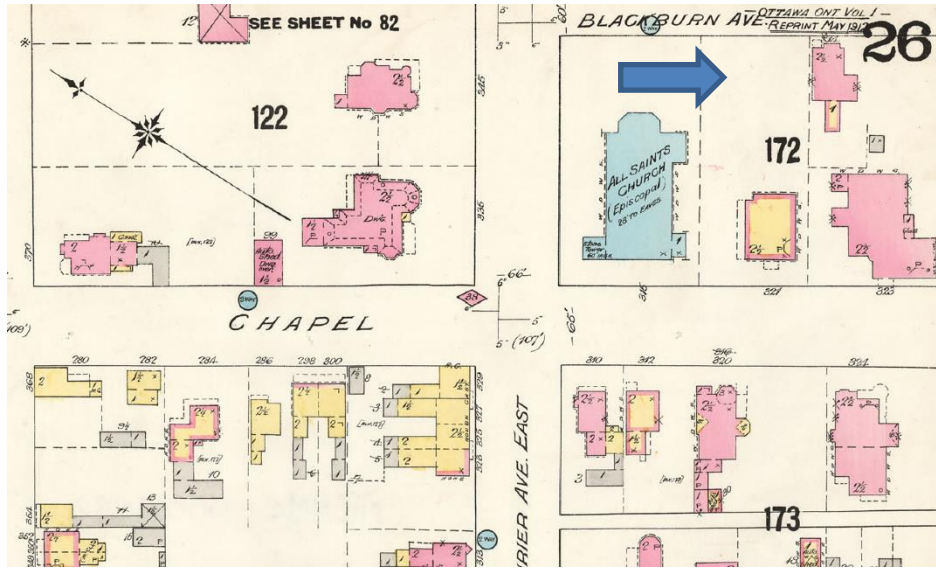


Figure 13: 1912 Fire Insurance Plan, Vol 1 Detail, Sheet 26. Block plan illustrating the built context in the area of the development site. All the buildings shown on the plan within and adjacent to the church are still extant. Site arrowed. Source: Collections Canada



Figure 14: Post card view circa 1920s looking east along Laurier Avenue with the All Saints Anglican Church with the Fraser House - 5 Blackburn Avenue in the background. Note the landscape treatment along Laurier Avenue.

3.0 STATEMENTS OF CULTURAL HERITAGE VALUE

The following Statements of Cultural Heritage Value identifies the primary heritage values and attributes of the Laurier House National Historic Site of Canada (335 Laurier Ave. E.), the former All Saints Anglican Church (317 Chapel), and Russell Range HCD.

3.1 *Statement of Cultural Heritage Value Laurier House NHS*

Address: 335 Laurier Avenue East, Ottawa, Ontario

Recognition Statute: Historic Sites and Monuments Act (R.S.C., 1985, c. H-4)

Designation Date: 1956-05-29

Event, Person, Organization: Sir Wilfrid Laurier (Person), William Lyon Mackenzie King (Person), John Mather (Architect)

Description of Historic Place

Laurier House, a National Historic Site of Canada, is a large Second Empire house on a residential lot situated on the northwest corner of Laurier and Chapel Streets in Ottawa's Laurier Wilbrod Heritage District.

Heritage Value

Laurier House National Historic Site is valued for: its role as the home of two Prime Ministers of Canada; its association with the federal political careers of Sir Wilfrid Laurier and William Lyon Mackenzie King. Both uses Laurier House as the unofficial extension of the Prime Minister's office during much of his tenure as Prime Minister.

The heritage value of this site resides in its associations with Prime Ministers Sir Wilfrid Laurier and William Lyon Mackenzie King and its illustration of their tenures in the house. This Second Empire house designed by James Mather, architect, was built in 1879 for an Ottawa jeweller. It was purchased as a home for Sir Wilfrid Laurier (1897-1919), then served as a home for Mackenzie King (1923-1950) during the periods both men were leaders of the Liberal Party. Canada did not have official residences for its political leaders until 1950, and so Laurier and King served as both Prime Ministers (1896-1911, 1921-25, 1926-30, 1935-48) and Leaders of the Official Opposition while living in this residence. King transformed the third floor of the house into his unofficial office, and from there conducted much of the nation's business.

Source: HSMBC, Minutes, 199

Character-Defining Elements

- the residential quality of the house and its property, particularly as it is associated with the 1897-1950 period of occupancy by Laurier and King,
- the asymmetrical massing of the residence with its protruding tower-like wing and bays,
- the Second Empire features remaining in its design (its mansard roof, semicircular dormers, projecting bays),

- the original materials and craftsmanship of the exterior of the residence (black slate roof, yellow brick walls, delicate woodwork on dormers, early porch, and verandah),
- the layout of the interior, and its early features, materials, and craftsmanship (particularly those used for residential and reception purposes by Laurier and King),
- the layout, details, and materials of the third storey as it was renovated by Mackenzie King to create his library and offices for the secretarial staff,
- the spatial relationship of the house to the street (visually open qualities),
- the subdivision of the yard surrounding the house into public and private areas (the former for public view, the latter to service the house and automobile),
- vestiges of the former 1909-1971 garage and dining room verandah which were in use during the Laurier/King periods,
- the original landscaped features of the property including lawn, particular trees, ornamental plantings, sidewalk pathways, and flagpole,
- the location of the house in a residential area of similar age (Sandy Hill)

3.2 Statement of Cultural Heritage Value Bylaw 301-98

All Saint's Anglican Church, Sandy Hill, is recommended for designation under Part IV of the Ontario Heritage Act for historical and architectural reasons. The 1899-1900 church (parish established 1898) reflects the development of the eastern end of the Sandy Hill neighbourhood by the financial elite, the growth of the Ottawa Diocese, and the popularity of the "Low Church" Anglican rite in the region. The church's founder and principal benefactor was Sir Henry Newell Bate (1828-1917), the city's pre-eminent grocer, controller of a diverse family business empire and first chair (1899-1917) of the Ottawa Improvement Commission (later National Capital Commission)

Elaborate society and state events at All Saints are highlighted by the 1924 royal wedding of Lois F. Booth (granddaughter of lumber baron J.R. Booth) to H.R.H. Prince Erik of Denmark (first cousin of King George V), and the 1937 funeral of former Prime Minister Robert Borden. Many other noteworthy people have been associated with the church including Sir George H. Perley (1857-1938); lumber industry and military outfitter Lt. Col. James H. Woods (1863-1930, a founding parishioner); the Hon. Brig. The Venerable Channell G. Hepburn, (1888-1971) rector (1919-1956) and Archdeacon of Ottawa (1945-61); Barbara Ann Scott (born 1928), the first Canadian woman figure skater to win an Olympic gold medal (1948) and Arthur E. Davis (1891-1935) honoured for his parish and community work, and for decorated service in the First World War.

The history of All Saints' is also distinguished by organist-choirmasters who contributed to Ottawa's musical development: Edgar Birch (1854-1931, incumbent 1904-1910) and John W. Bearder (1873-1958. Incumbent 1913-1931). Both men directed leading local musical organizations, and, during their tenures, All Saints had one of the best church programmes in the city.

The design of All Saints in the Gothic Revival style is imposing with a weighty tower, broad roof and restrained exterior decoration, rough-textured masonry, large windows, and a polygonal apse. Little

changed since 1900, the church is the best extant work of architect A.M. Calderon (local practice c. 1887-1902). The windows are a prized feature of All Saints': stained-glass memorial windows light the apse and the sides of the nave; the remaining windows are almost all original. Of these, the art glass in the great west window, lower-level chapel, organ pipe chamber and entrance transom are the most distinguished. The nine-bell chime is unique to Ottawa, and rare in Canada. The structure's generous grounds complement the traditional qualities of the neighbourhood.

This designation does not include the interior, Bate Memorial Hall 1933-34, or the Barber Annex of 1960-61.

3.3 Statement of Cultural Heritage Value, Russell Range HCD

The Russell Avenue-Range Road HCD contains a representative sample of building types in Sandy Hill dating from the late 19th to the late 20th century. It is significant for its large number of built heritage resources that were scored highly in the Phase I HCD Study inventory and for its historic associations with the development of the By Estate, of which it is a small section.

The Russell Avenue-Range Road HCD has design value for its well-conserved, tree-lined streetscapes that contain single family dwellings and apartments in various architectural styles. The mix of Queen Anne Revival, Gothic Revival, and early to mid-20th century apartment designs, as well as several buildings in eclectic styles, distinguishes this area from other parts of Sandy Hill.

The Russell Avenue-Range Road HCD is associated with the development of Sandy Hill over the century between the late 19th and late 20th century, during which time it evolved from being home to civil servants and business people to a more mixed neighbourhood associated with both the wider city and the nearby University of Ottawa. Several significant persons resided or worshiped in the District, including former Prime Ministers, clergy, musicians, war heroes and professional athletes, as described in the Phase I Study.

4.0 PROPOSED DEVELOPMENT

4.1 Description

A nine (9) storey residential building is proposed for the site. Part of the redevelopment includes acquisition of a sliver of land to the south, a portion of 321 Chapel Street. Presently, 321 Chapel Street is a through flag lot, with a drive aisle extending from Blackburn Avenue and widening to the property's full width fronting onto Chapel Street. The drive aisle is presently fenced off and not in use. This portion is being integrated into the development for use as a drive aisle to the parking garage ramp. This innovative solution maintains this piece of land as a drive aisle and will not result in the expansion of the building footprint south, while also making the parking garage layout more efficient and locating the entrance further south from the intersection of Laurier Avenue.

At-grade units are proposed along Blackburn Avenue to help the building transition from the mid- and high-rise nature of Laurier Avenue to the detached dwellings on Blackburn Avenue. Five (5) units fronting onto Blackburn Avenue have at-grade access, and one (1) corner unit will have a porch facing Laurier Avenue. Two (2) entrances are proposed to the upper residential floors: one via Laurier Avenue and a main entrance via Blackburn Avenue. The existing diagonal pathway to the building from Laurier Avenue is proposed to be maintained to provide an accessible entrance to the restaurant within the heritage building, Working Title Kitchen + Café.

To permit redevelopment of the site with a mid-rise residential building, the site, including 315 Chapel Street and a portion of 321 Chapel Street, are proposed to be rezoned. The purpose of the Zoning By-law Amendment is to revise certain performance standards established in the City of Ottawa Zoning By-law and in the existing site-specific exception, Exception 2454, as well as Schedule 379, to permit the proposed redevelopment. Minor adjustments are required to ensure the developability of the project and to provide a transition from the existing heritage building and the new proposed mid-rise building.

4.2 Material and Finishes

Reclaimed Material

To pay respect to the existing church, the new development plans to re-use the limestone from the demolished Bate Hall within the facade and landscaping to create a material type continuity and connection. The architectural language and materials links the two by taking cues from the buttressing of the church and interpreting the rhythm across the face of the new north façade to the tower component at the corner of Blackburn Avenue. This repetition of buttress like elements, along with the intent to utilize reclaimed stone from the demolished Bate Hall, provides both a material and architectural connection to the existing building and integrates the two facades together.



Figure 15: Detail view of the main entrance at Blackburn and ground floor entrances along Blackburn, defining the cadence along the street. Salvaged limestone from Bate Hall has been used as a facing of ground floor terraces along Blackburn. The reuse provides a link to the existing building and integrates the two facades.

Tower Anchor and Material Hierarchy



Figure 16: The vertical emphasis and pivot point of the church's tower is continued on the corner of Laurier and Blackburn Avenues with a brick tower element. This new corner acts as a transition from the institutional language of the church to the residential condition and language of the surrounding neighbourhood. The material transition to brick also acts as a subservient nod to the stone of the church.

Finishes

By using brick, the new development aligns itself with the surrounding residential material palette and helps to distinguish between residential and institutional character. This will visually push the church to the forefront. As well as defining the material transition to brick as a subservient nod to the stone of the church, the treatment of the church's fenestration is interpreted through to the windows of the proposed

building. The same architectural language links the two, while allowing each to be expressed in a different geometric pattern & material palette.



Figure 17: The on-street access of units along Blackburn helps support the neighbour residences, as does the stepping down of the podium to help transition from Laurier Avenue. Source: Linebox Studio, 2024.

Transition at the Apse and the Church Connection

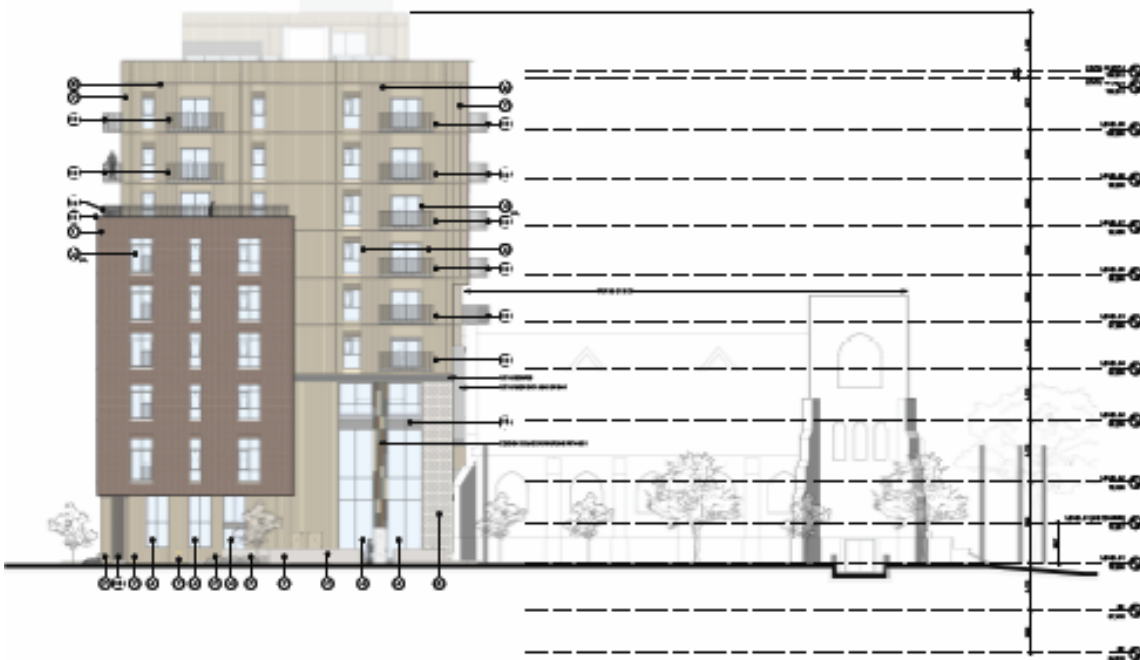


Figure 18: A view of the link between the church's apse and the new development. Stantec 2024.

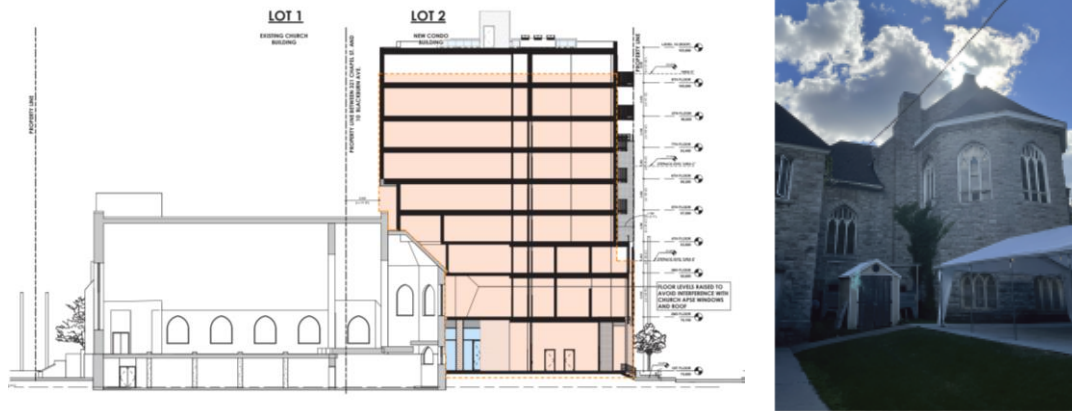


Figure 19: Floors of the new construction are aligned so that the existing window locations of the apse are not interrupted (hence the increased floor to ceiling heights at the ground and second floors). Visibility of the apse is maintained at the ground level to both Laurier and Blackburn through the windows and the common lobby. Visibility of the apse is maintained on the second level, as well within residential unit and amenity spaces. The roof structure of the apse is maintained, though not visible from the exterior or interior. Linebox Studio

4.4 Neighbourhood Context

This is a residential neighbourhood with an emphasis on the pedestrian environment. Street views play a major role in determining compatibility. Laurier House is directly across the street and views from this property to the church are important.

Figure 20, 21, & 22: View of Laurier House National Historic Site with rendered views illustrating the views from the front veranda suggest a minimum impact. Source Linebox 2023.



4.5 Drawings and Rendered Views



Figure 23:- North Elevations. Source: Stantec, 2024.

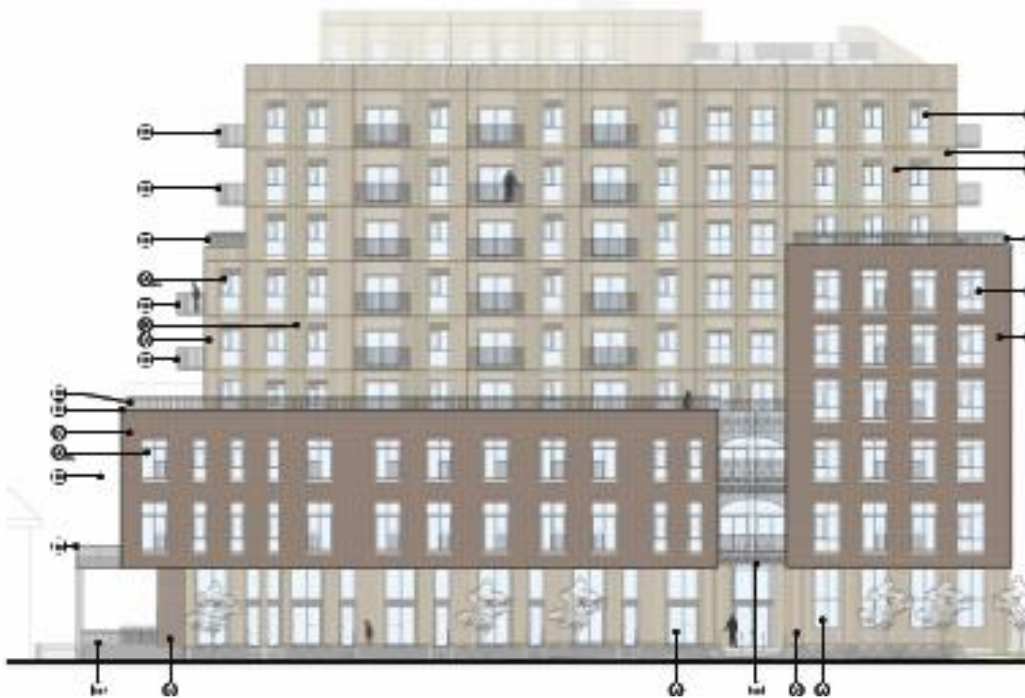


Figure 24:- East Elevations. Source: Stantec, 2024



Figure 25:- West Elevations. Source: Stantec, 2024.



Figure 26: South Elevations. Source: Stantec 2024

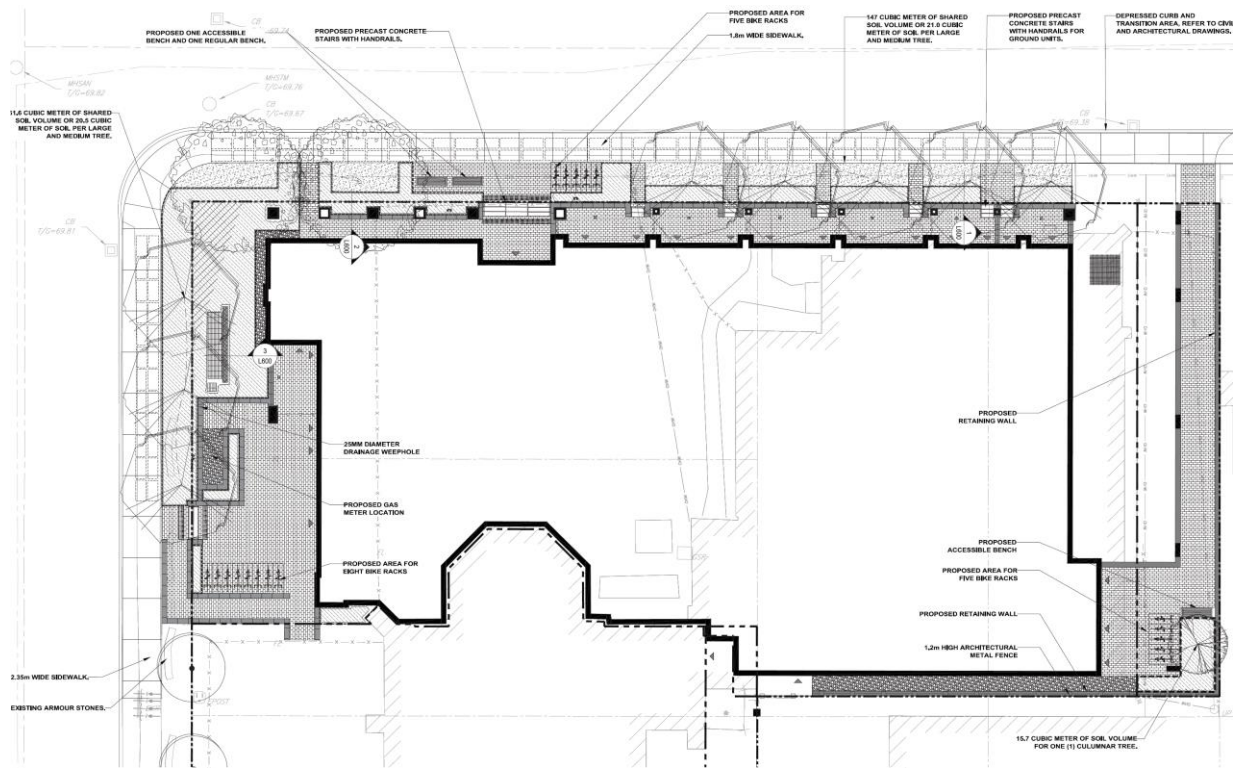


Figure 27: A landscape plan illustrating the south boundary. Source Stantec 2024.

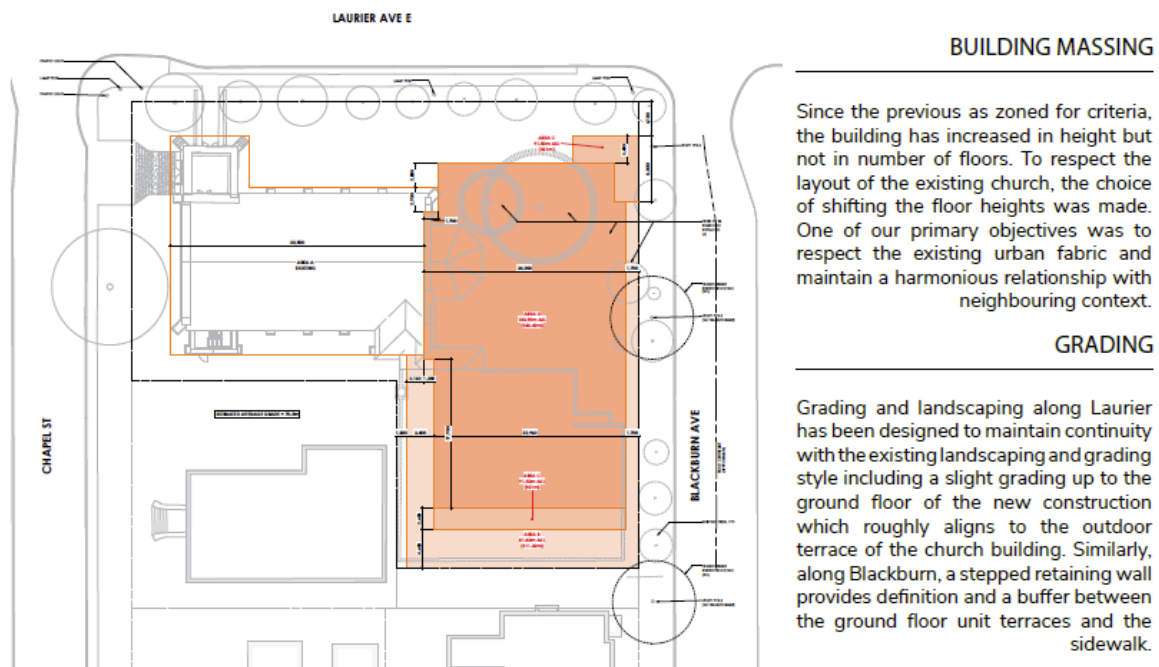


Figure 28: Block plan of the development site at 315 Chapel. The footprint of the church extending to the lot lines along Laurier and Chapel are within an easement on the designated Part IV property. The proposed nine-storey building footprint and its relationship to the church and adjacent street is illustrated. Source: Zoning Bylaw Amendment (2018-84) Linebox Studio, 2023.



Figure 29: Bird's-eye view with the parking ramp onto Blackburn Avenue. Linebox Studio 2024.



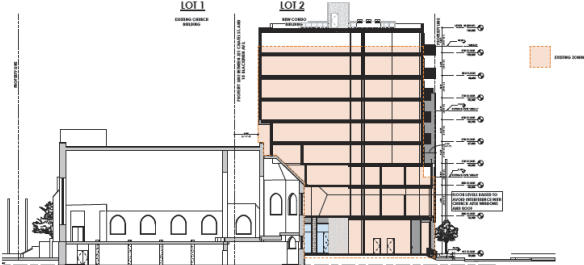
Figure 30: Bird's-eye view with the former All Saint's Church in the foreground. Source: Linebox Studio, 2024.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT, ALTERNATIVES AND MITIGATION MEASURES

5.1 Impact of the Development Proposal

This section specifically addresses the potential impacts of the development proposal on the cultural heritage values of the Sandy Hill Cultural Heritage Character Area (SHCHCA), Laurier House NHS, 317 Chapel St. (All Saints), and policies contained in the Russell Range HCD. The proposed development is reviewed using: the Official Plan Section 4.5.2; Sections 5.4 Infill Guidelines, and 5.2 Landscape Guidelines of the SHCHCA; and Russell Range HCD Sections 5.2 District Policies. The heritage attributes and character-defining features of the Laurier House NHS, All Saints, and the Russell Range HCD are itemized in Section 3.0. Guidelines 10 and 11 of Parks Canada Standards and Guidelines as they pertain to rehabilitation are also considered. The Zoning Bylaw Amendment (**2018-84**) sets out the permitted form and massing of the proposed development at 315 Chapel Street.

Impact Table, Official Plan Section 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.	Response: The heritage attributes of the church noted in the SOS include the apse and the generous landscape that is in character with the neighbourhood and streetscape. The SHCHCA notes the church and Laurier House are landmarks on Laurier Avenue E. The church has been a character-defining feature of the Laurier Ave. East streetscape since 1899. The heritage attributes of the Laurier House NHS do not include views to the church. The SHCHCA guidelines for infill and landscape are applicable to assessing the development proposal (See Below).
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.	Response: The apse and generous landscape are character-defining heritage attributes of the church. The church is a character-defining feature, and the bell tower is a landmark of the late 19th, early 20 th century residential landscape along the Laurier Avenue East streetscape.

<p>8) To assist with the objective of conserving the city’s cultural heritage, the Zoning Bylaw may provide appropriate development standards for properties containing, or adjacent to, designated cultural heritage resources.</p>	<p>Response: The Zoning Bylaw Amendment 2018-84 establishes the allowable built form.</p>
<p>SHCHCA Guidelines for Infill Development, Section 5.4</p>	
<p>5.4.1 New buildings should be of their own time and not attempt to replicate a historic style, but should be sympathetic to the character of the neighbourhood.</p>	<p>Response: Materials, horizontals, fenestration pattern, landscape Laurier Ave.</p>
<p>5.4.2. Any new residential development in the cultural heritage character area should be in keeping with the traditional scale of residential buildings in the heritage character area. New construction should be sympathetic to the immediate neighbours in terms of setback, footprint, and massing.</p>	<p>Response: The Zoning Bylaw Amendment 2018-84 establishes the allowable built form.</p>
<p>5.4.3. The existing lot pattern contributes to the character of the neighbourhood. Lot sizes north of Laurier Avenue are typically larger than those south of Laurier Avenue. Where lots are proposed to be severed, this character should be considered.</p>	<p>Response: Along Laurier the organization of the built form acknowledges the two lots. Along Blackburn’s south boundary, there is a strip of land added to the project site. This land is designated under Part V of the OHA. It serves as a buffer and provides access.</p> 
<p>5.4.4. Cladding materials should reflect the character of the neighbourhood. Some appropriate materials include stucco, brick, natural stone, wood siding or fiber cement board.</p>	<p>Response: Stone and brick are used to clad the podium levels and as landscape features. By using brick, a less noble material, the new development aligns itself with the surrounding residential material palette. This will visually push the church to the forefront. As well as defining material transition to brick as a subservient nod to the stone of the church,</p>
<p>SHCHCA Guidelines for Landscape and Public Realm Section 5.5</p>	
<p>5.5.1. Existing block and street patterns should be retained in any new development.</p>	<p>Response: No impacts.</p>
<p>5.5.2. Existing street trees should be preserved and new street trees of appropriate species should be planted to ensure the continuity of the streetscape</p>	<p>Response: See landscape plan and tree survey.</p>
<p>5.5.3. Boulevards should be planted with grass and trees but other low shrubs or flowers that</p>	<p>Response: Not applicable.</p>

are subordinate to the adjacent street trees may be appropriate	
5.5.4 The removal of existing front yard parking spaces is encouraged	Response: Not applicable.
Russell Range HCD Plan Policies Section 5.2	
b. Where development is proposed adjacent to the boundaries of the HCD, the policies of Section 2.6.3 of the 2014 Provincial Policy Statement shall apply, and Council, through its Official Plan policies, may require a Cultural Heritage Impact Statement to be prepared by the proponent of any such development in order to assure that the heritage values and attributes of the HCD will be conserved.	Response: An updated (Oct.2024) HIA is included with this submission.
Russell Range HCD Plan Policy Section 5.6 Landscapes/Streetscapes	
c. Lot consolidation and severance shall be considered subject to a Cultural Heritage Impact Statement being prepared to the satisfaction of the City of Ottawa that demonstrates that the proposed consolidation or severance causes no negative impact on the heritage attributes of the HCD.	Response: The small sliver of land recently acquired is part of the HCD. It consolidates the site plan with no negative impact to the HCD.

5.2 Parks Canada's Standards and Guidelines Relating to Rehabilitation

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

Discussion: The church is a separate ownership with impacts to the Church addressed as a separate document, including restoration/rehabilitation of the building, and replacement of missing attributes. With the proposed design, the exterior of the apse and the east elevation of the church will interface with the new development. The plan calls for the foyer/atrium to incorporate the two-storey masonry with stained-glass windows to be a feature element that can be viewed from Laurier Avenue as well as in the front lobby/entrance to the residential units. Limestone masonry recovered from the demolition of the Bate Hall is being used along Blackburn as a stepped retaining wall to provide definition and a buffer between the ground floor unit terraces and the sidewalk. The reuse provides a link to the existing complex and integrates the two facades. As well, the palette of colours, texture and finishes has been selected to support goals of contextual integration and distinguishability.

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

Discussion: *The development proposal is to construct a 9-storey residential building with the apse prominently incorporated within the new development's foyer. The apse is a character-defining heritage attribute of the church as viewed looking west along Laurier Avenue. To achieve any degree of subordination, it is important that the church apse holds a defining interpretation as a distinct feature separate from the new development. The plan incorporates the entire curved façade of the apse as a prominent feature within the foyer. To further respect the views towards the apse, the floors of the new construction are aligned so that the existing window locations of the apse are not interrupted, which explains the increased floor to ceiling heights. This ensures the visibility of the apse at the ground level, from Laurier and Blackburn Avenues, through the windows of the common lobby.*

Adverse Impacts

- The setback of the upper portion of the building along Blackburn should be increased and the projecting curved balconies significantly reduced to emphasize the low podium and its relationship more strongly to the low profile buildings on the street;
- The setback of the upper portion of the building along the south property line should be increased and the projecting curved balconies significantly reduced to create a more generous and evident transitional element relating to the adjacent low - profile building.
- The colour palette of the upper portion of the building is too similar to the limestone Church, eroding its distinct silhouette from key views.

Positive Impacts:

- Retention of the sight lines from the west toward the church steeple along Laurier East;
- Incorporating architectural cues from the buttresses in the original church into the design of the new building;
- Adjusting the addition to increase the landscaping on Laurier Ave. and enhance the views of the north elevation of the church from the NE;
- Views of the Church's polygonal apse from the public realm;
- The salvaging and incorporating the limestone from Bate Hall.

5.3 Alternatives and Mitigation Measures

Alternatives include:

A number of alternatives and mitigation measures suggested have been incorporated throughout the development process.

- Consider increasing upper portion setbacks as much as possible and consider recessed or "Romeo and Juliet" balconies facing Blackburn Avenue.
- Adjust the colour Metal panel - so that it is not an exact match to the Church limestone (contrast, so the church is not lost)
- Potentially provide more detail on the metal panel joints

- Add more texture to the metal panel on the projection over the church
- Look at ways to integrate exit stair on North facade better
- Consider pulling balconies at the south façade from the corner of the building
- Consider internalizing the parking entrance ramp under the building
- Landscape details

Mitigation Measures Include:

- Consider some type of softscaping at the southwest corner.
- Incorporate salvaged materials from Bate Hall.

5.4 Conclusions

It is the authors' opinion the Windmill infill development takes full advantage of the landmark status of the church in a respectful and creative design. As a whole, the proposed development, with the incorporation of the suggested alternatives and mitigating measures, including reuse of salvaged materials from Bate Hall will not have a negative impact on the heritage values of the All Saints property, the national historic site across the street and the surrounding heritage conservation districts. It fits well within the neighbourhood and will be a positive addition to Sandy Hills cultural landscape.

6.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management offers a range of professional 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.

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

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

Barry Padolsky, B. Arch., M. SC. (Urban Design), OAA, FRAIC, RCA, CAHP is a member of the Ontario Association of Architects, (1965); the Royal Architectural Institute of Canada, (1965); a Fellow, Royal Architectural Institute of Canada, (1987); the Canadian Association of Heritage Professionals, (2003) and the Royal Canadian Academy of Arts (2006). He has been recognized with 43 national and civic architectural and urban design awards, including 29 for heritage conservation. He was a member of the City of Ottawa Built Heritage sub-committee advising Ottawa City Council on heritage matters (2013-2023) and was honoured with the Order of Ottawa (2021). In 2023, he was appointed to serve on the NCC's Advisory Committee on Planning, Design and Realty.

Barry Padolsky founded Barry Padolsky Associates Inc Architects in 1969. Until 2020 he led his firm in the restoration, rehabilitation, or adaptive re-use of over 60 *historic places* (buildings "Classified" or "Recognized" by FHBRO or designated Part IV or Part V of the Ontario Heritage Act. Barry is currently practising as an urban design and heritage consultant.

Ian Hunter, Built Heritage Specialist, Researcher, undertook the research to complete the assessment of cultural heritage resources. Experience in the heritage conservation field extends over 30 years, primarily working for Commonwealth Historic Resource Management.

