

Cultural Heritage Impact Statement 192-196 Bronson Avenue, Ottawa



Core Architects

Report Prepared for: **Lamb Developments**
RMA Project No.: **13334**
Date: **October 07, 2013**

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Executive Summary

Robertson Martin Architects (The Consultant) was retained by Lamb Developments (the Client) to provide a Cultural Heritage Impact Assessment (CHIS) for a proposed development at 192 Bronson Avenue in Ottawa, Ontario.

The subject property is situated in a historic area of Ottawa, just to the South of the Chaudière Falls and former industrial area at LeBreton Flats. While the property is not located in a Heritage Conservation District there are two individually designated heritage buildings just to the North of the subject property, at 190 and 176 Bronson respectively. The building at 190 Bronson houses the Heritage Canada Foundation and the Canadian Association for Heritage Professionals.

The proposal consists of infilling a mostly vacant lot by constructing a mixed-use development with commercial spaces at the ground level and condominiums above. The development would consist of a nineteen-storey high-rise section fronting on Bronson Avenue and a four-storey low-rise section fronting on Cambridge Street. A four-storey high podium would form the base of the building along both Bronson and Cambridge streets. While most of the lot is currently empty and used as a parking lot, the building at 196 Bronson - currently housing the Ottawa Construction Association would be demolished. The building, built in the Brutalist style of exposed concrete, dates from the mid 20th century but does not hold any heritage designation.

Given that the subject property is not situated in a heritage conservation district nor does it hold individual heritage designation, the main applicable policies are *the City of Ottawa Official Plan* and *the Provincial Policy Statement*. The proposed option for the development at 192 Bronson Avenue is seen as being mostly in conformity with these policies and with the requirements of the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

The Consultant has found that the proposed development is largely a beneficial one, primarily by infilling a currently empty lot, thus revitalizing the area. The Consultant appreciates the mid-block connection and the resulting positive setback from the heritage properties at 190 and 176 Bronson Avenue. The proposed public zone around the building and commercial spaces at the ground level have the potential of creating lively, pedestrian-friendly spaces typical for *Traditional Main Streets* while providing a transition to the lower-scale residential neighbourhood to the West. The Consultants recommend that the final detailing of the commercial spaces at the ground level be designed such that they maintain traditional main street rhythms and can both serve small and larger tenants and are able to generate interest and ensure a lively pedestrian presence in the area.

The Cambridge Street frontage is generally seen as a beneficial one for the neighbouring Dalhousie neighbourhood, with an adequate scale relative to the neighbouring low-scale residential buildings.

The Consultants further advise that excavations for the proposed development have the potential for disturbing archaeological remains, which may be present on subject property, and that vibrations from the excavations may cause structural damage to the foundations of neighbouring historical buildings. Mitigation strategies should be instated to ensure the protection of both neighbouring heritage properties and of any potential archaeological resources.

1. Introduction:

Robertson Martin Architects (The Consultant) was retained in May, 2013 by Lamb Developments (the Client) to provide a *Cultural Heritage Impact Assessment* (CHIS) for a proposed mixed use development at 192 Bronson Avenue in Ottawa, Ontario.

1.1 Property location and general description

The property is located at 192-196 Bronson Avenue in Ottawa, Ontario.

The subject property is made up of two lots on Bronson Avenue (192, 196), and one lot at 31 Cambridge Street, being situated mid-block, between an adjacent apartment building at 200 Bronson to the South and the Heritage Canada Foundation Headquarters at 190 Bronson to the North. Collectively, the three lots have approximately 40 m of frontage along Bronson Avenue and approximately 40 m of frontage along Cambridge Street. The total land area is of 2450 m². The subject property has a depth of about 60 m.

Current owner: Lamb Developments.

1.2 Research and Methodology.

The methodology used in the preparation of this assessment includes review and reference to the following:

- Development proposal options prepared by CORE Architects, dated May, July and August 2013;
- On-site visits to the property and surrounding area;
- Consultation of historic documents such as fire insurance plans, historic topographic and aerial maps and historic photographs;
- *City of Ottawa Official Plan*;
- *Provincial Policy Statement*;
- *Standards & Guidelines for the Conservation of Historic Places in Canada*, Parks Canada;
- *A Guide to Preparing Cultural Heritage Impact Statements*, prepared by the City of Ottawa, *Draft March 2012*.

2. Introduction to subject property

2.1 Property description

The site currently contains a two storey modern building at 196 Bronson, which currently houses the Ottawa Construction Association. This building will be demolished as part of a proposed project. The remainder of the site is currently empty and being used as a parking lot.



Figure 1 - Location plan indicating subject property in relation to the broader neighbourhood (courtesy of Google Maps).

2.2 Existing heritage recognition

The subject property is situated to the South of *Cathedral Hill Heritage Conservation District* (CHHCD) designated under *Part V* of the Ontario Heritage Act but is not located within the HCD's boundaries. There are only two properties individually designated under part IV of the Ontario Heritage Act situated in the immediate vicinity of the subject property. These are located at 190 Bronson and 176 Bronson respectively.

The property at 190 Bronson, to the immediate north, currently serves as the headquarters for both the Heritage Canada Foundation and the Canadian Association of Heritage Professionals (CAHP). The two and one-half storey brick building was constructed in 1889, and was originally owned by Robert J. Davidson, foreman in the R. Thackray Planning Mills. The building represents one of the finest examples of the Queen Anne Style, with a projecting front façade steep pitched roof and leaded windows, ornately shingled gables, decoratively detailed porch, and original interior woodwork. The building is one of few surviving examples of middle-class residential construction in this area of Ottawa, and was saved from demolition and restored by Andrex Holdings.

The property at 176 Bronson Avenue was designated in 1980 for its architectural and historical value. Constructed prior to 1874, this Italianate Style building (a relatively rare architectural style in Ottawa)

features round-headed windows with decorative lintels. There is also an evidence of its Classical Revival origins in the front gable, medium pitched roof and open portico. One of its early tenants, Josiah P. Cheney, was a foreman at the Perley and Pattee Lumber Mill and resided here until the turn of the century.

2.3 Relevant policies and guidelines

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning. The PPS promotes intensification of built-up areas to efficiently use land where existing infrastructure and public service facilities are readily available to avoid unjustified and uneconomic expansions. However, the PPS also promotes the conservation of heritage resources and the built environment. Policy 2.6.1 states that: "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

City of Ottawa Official Plan

Schedule B – Urban Policy Plan of the Official Plan shows this area of Bronson Ave as a *Traditional Main Street*. Section 3.6.3 of the Official Plan policy 2 recognizes that "the boundary of the *Traditional* and *Arterial Main Street* designation is flexible depending on site circumstance and lot configuration, but generally applies to those properties fronting on the road so designated". In light of this policy, as the site is being developed as one complete parcel, the *Traditional Main Street* designation can be seen as extending to Cambridge Street.

Traditional Main Streets are characterized in the Official Plan as "set within a tightly knit urban fabric, with buildings that are often small-scale, with narrow frontages and set close to and addressing the street, resulting in a more pedestrian-oriented and transit friendly environment." (Section 3.6.3).

A wide range of uses are permitted on Traditional Main Streets, including retail and service commercial uses, offices, residential and institutional uses. A mixture of uses is encouraged, either within the same building or side by side in individual buildings.

With respect to permitted building heights, the Official Plan allows heights of up to six storeys on *Traditional Main Streets*. Section 4.11, Policy 10 states the circumstances in which greater building heights may be considered, namely:

- a. Within areas characterized by high-rise buildings that have direct access to an arterial road, or;
- b. Within 600 m of a rapid transit station as identified on Schedule D, or;
- c. Where a community design plan, secondary plan, or other similar Council-approved planning document identifies locations suitable for the creation of a community focus on a strategic corner lot, or at a gateway location or on a terminating site to strategic view, or a site that frames important open spaces, or at a location where there are significant opportunities to support transit at a transit stop or station by providing a pedestrian and transit-oriented mix of uses and activities, or;

- d. Within areas identified for high-rise building where these building profiles are already permitted in the Zoning By-law approved by Council, or;
- e. Within areas where a built form transition as described in policy 12 below is appropriate.

The proposed high-rise tower exceeds the six-storey maximum height allowable under the OP. The site is currently zoned for 19 meters, a height typically associated with a 6 storey building. The Client has applied for an additional zoning amendment for the current proposal. The impact of the proposed height on the neighbouring area will be discussed in more detail in Section 6.1.

Section 4.6.1 policy 9 of the Official Plan addresses issues of compatibility with heritage resources in the case of zoning amendments applications adjacent to or across the street from designated heritage resources. These include:

- a) Respecting the massing, profile and character adjacent to or across the street from heritage buildings;
- b) Approximating the width of nearby heritage buildings when constructing new buildings facing the street;
- c) Approximating the established setback pattern on the street;
- d) Being physically oriented to the street in a similar fashion to existing heritage buildings;
- e) Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
- f) Having minimal impact on the heritage qualities of the street as a public place in heritage areas;
- g) Minimizing the loss of landscaped open space;
- h) Ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatibly integrated into heritage areas;
- i) Requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.

The proposed zoning amendment is seen as corresponding to items d), g), h) and i). Item f) is seen as largely inapplicable seeing as how the subject property is not situated in a designated Heritage Conservation District. Items a), b), c) and e) are seen as partly not conforming. This is explained in more detail under section 6.

3. Site Analysis and Evaluation

3.1 Site evolution

3.1.1. Evolution of the overall area

The subject property is located on the Northern side of Bronson Avenue, to the South - South-East of Lebreton Flats and the former historic industrial area of the Chaudière Falls. The property is located on the border of what is considered Western Centretown and Centretown. Nearby, the first part of Ottawa to be settled, even before it was Bytown, was Richmond Landing. It was named this because the Veterans from the war of 1812 departed from a location near the Chaudiere Falls, finally settling in what became Richmond. This area is now known as Lebreton Flats. Nearby is Victoria Island which was a gathering place for local Native Americans to gather, trade and celebrate and is still considered sacred by indigenous people. The island and area around were also the site of some of Canada's largest sawmills in the 19th century. Notable lumber barons in this area were Henry Franklin Bronson and John Rudolphus Booth, for which the two most important North-South streets in the area are named.

The area known as Rochesterville, in which the property is located, was annexed by Ottawa in 1888. In 1900 as the lumber industry thrived, Lebreton Flats was destroyed by fire. Parts south of Lebreton Flats were saved only by the limestone escarpment known as Nanny Goat Hill, including the former Rochesterville. Within months, a new community began to form, only for it to be razed 60 years later to make way for a government building that never saw the light of day. Now, Lebreton Flats is home to the Canadian War Museum while Western Centertown consists mostly of low-density residential commercial properties, with some light industrial use.

The two individually designated buildings at 178 and 190 Bronson represent unique relics of the housing typologies that used to exist on Bronson Avenue and the nearby area. The neighbourhood to the West still maintains a relatively large number of low-scale, residential units, though few of them hold heritage designation. To the South and East, large-scale development has taken place over the past few decades leaving this old industrial neighbourhood dramatically changed. To the East, Centertown has had a mixed evolution and while large parts of the historic fabric have survived in certain areas, the neighbourhood has continued to grow and evolve as a result of its proximity to the Parliamentary Precinct, ending up by housing the current business downtown, including a large number of high condominium and office towers. While located on the fringe of Centretown, the subject property lies just opposite an area of such development, being situated across the street from Bronson Place at 420 Gloucester, a 20 storey condo tower built sometime between 1976-1991, and the 12-storey Stonecliffe Apartments at 175 Bronson built sometime between 1958-1965. The 8-storey building at 200 Bronson, on the South side of the subject property, as well as the Ottawa Construction Association building at 196 Bronson were also built between 1958-1965 according to historic aerial photos of the area.

3.1.2. Evolution of the subject site

An aerial view of the area in the 1876 shows the full extent of the lumber industry on LeBreton Flats and Chaudière Island. On the subject property block we can notice a few scattered properties, however, the development of this residential area was just beginning at this time.

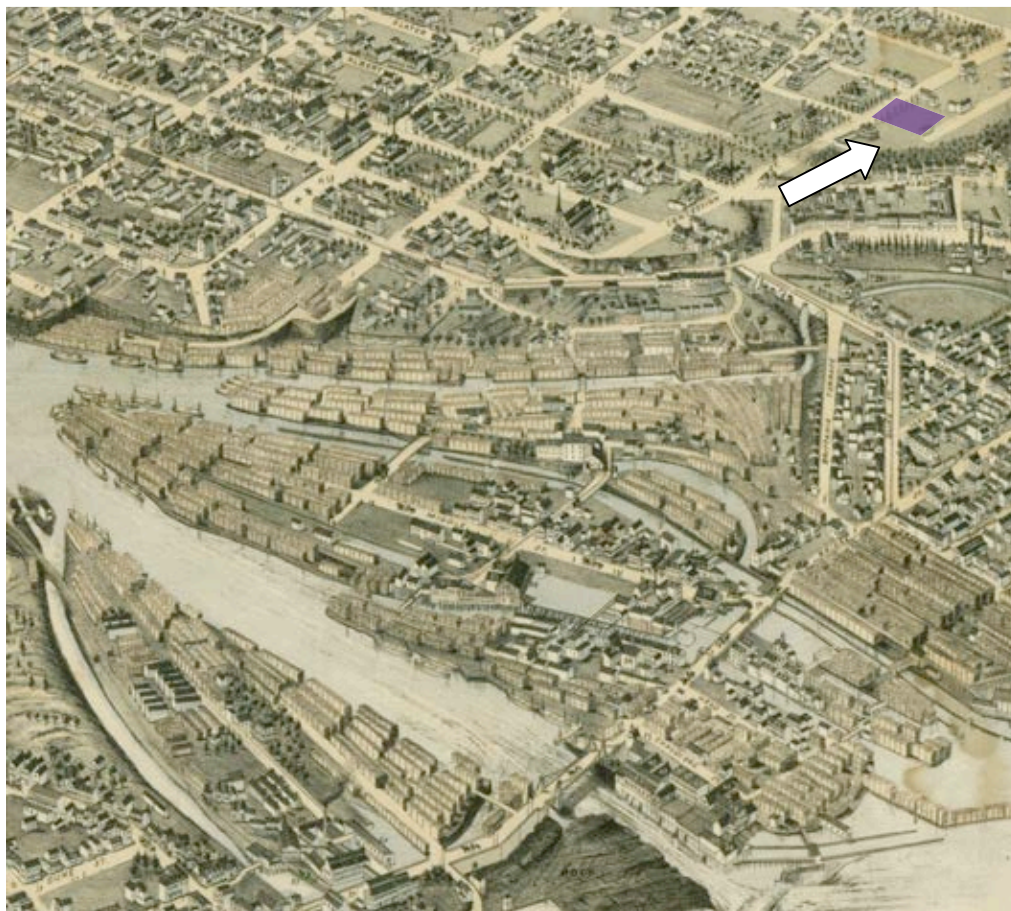


Figure 2 - Aerial view of the City of Ottawa in 1876 showing subject property. (H, Brossius. Bird's eye view of the City of Ottawa, Province Canada, Ontario, 1876)

Fire insurance plans show that there were few buildings on the block between Concession (now Bronson), Primrose, Cambridge and Maria (now Laurier) in 1878. Subsequent fire insurance plans show an increasing number of properties on the same block, their number increasing significantly from the end of the 19th century to the early 1910s. In 1912 the block had been almost entirely built up, with the exception of the lot at the corner of Bronson and Laurier. By 1958, a building is there. Aerial photos and topographic maps from the 1950s and 1960s show a relatively similar situation. An aerial view of the area in the 1958 shows multi-leveled buildings on both sites, although by 1965, the building at 192 has been demolished and the space is used as a parking lot. The buildings behind 192 Bronson (on Cambridge) remain until an aerial view in 1999. At this time, the empty space is also being used as a parking lot. This situation remains unchanged to date.

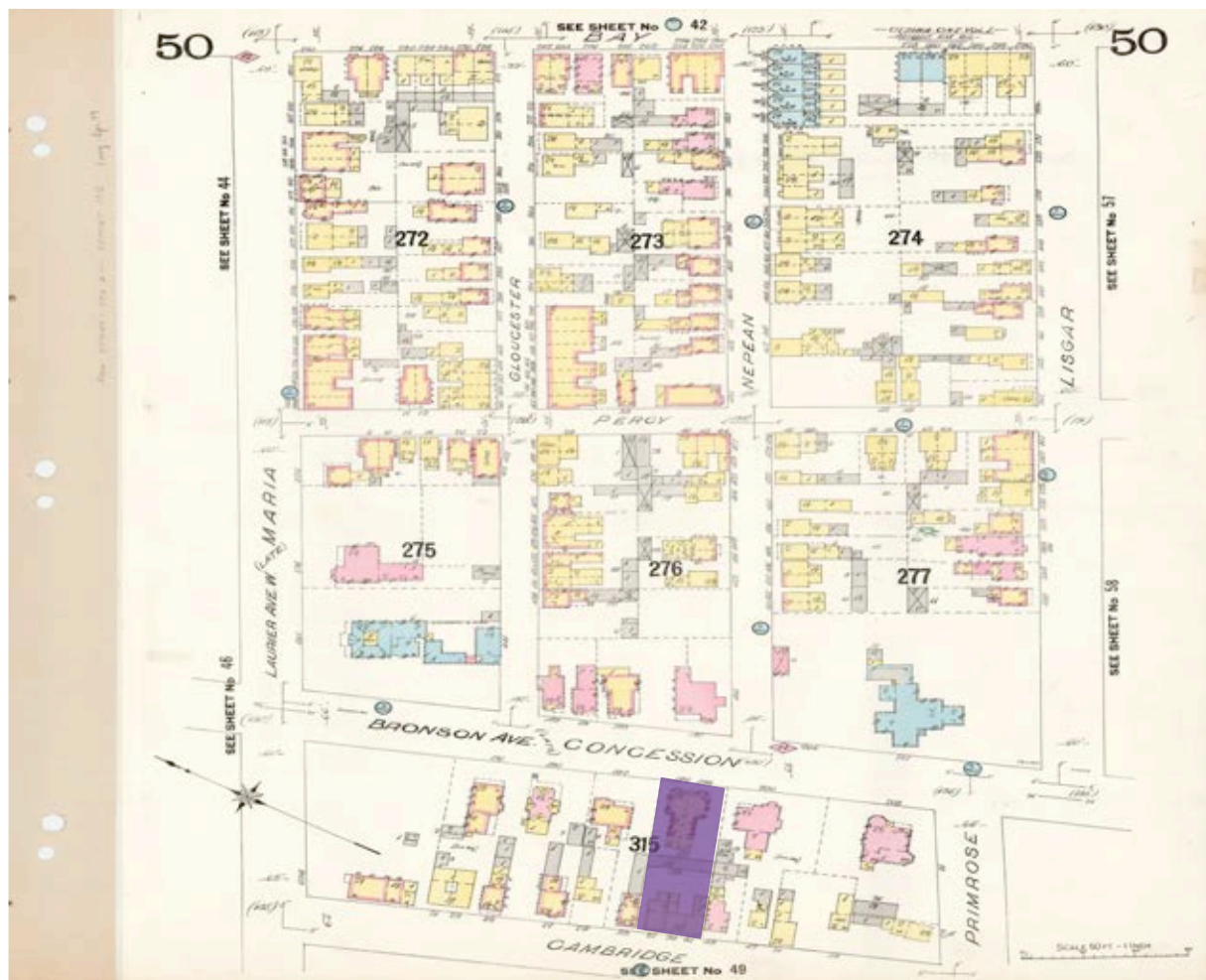


Figure 3 - Fire insurance plan of 1912 showing existing buildings on subject property.

Across Bronson Avenue in Centretown houses were replaced with a high-rise building complex sometime between the late 1970s and 1991.

3.2 Existing conditions

The subject property currently contains a two storey modern building that houses the Ottawa Construction Association. The Ottawa Construction Association building is a relatively recent one, built in a modern, brutalist style with exposed concrete, punched windows and straight lines. It does not hold any heritage designation. The rest of the site is currently used as a parking lot. Adjacent to the subject property to the South is an eight storey high apartment building. Across the street there are a number of other apartment buildings 20 and 12 storeys high respectively. To the North there are two designated heritage buildings at 178 and 190 Bronson. To the South, on the opposite side of Bronson Ave. is the Bronson Centre - the former Immaculata High School building built in the late 1920s by local architect W. E. Nofke. To the West, there is a low scale, mostly residential neighbourhood. One of the most interesting architectural objects in this area is the Saint-Vincent Hospital on Cambridge Street, directly opposite the subject property. This stone building dates from the early 1930s, and currently offers complex continuing care treatment and services to

patients with various health needs. While the building does not hold heritage designation, it displays one of its most interesting façades on Cambridge Street, and is currently visible from Bronson Avenue. The new construction will partly obscure this view from Bronson Avenue.



Figure 3 - The existing property at 196 Bronson.

4. Statement of Significance

4.1 Overall heritage value

As discussed above, the area in which the subject property is located is closely connected to the Lebreton Flats and Chaudière's early industrial districts. It holds mixed designations under the Official Plan but it is not located within the boundaries of either a Heritage Conservation District, a Community Design Plan or a Secondary Plan and therefore there exists no strict heritage designation currently in place for the subject property. The subject area may be best understood as an evolving cultural landscape area, in which a number of layers of value intersect, which should be respected and as far as possible preserved and enhanced:

- Historic, associative and social values - as an area closely connected to the early settlement of Ottawa, the industrial area of LeBreton Flats and the subsequent development of the small lumber town of Bytown into the Nation's Capital.
- Architectural value - the two designated heritage buildings near the subject area represent significant examples of the Queen Anne and Italianate Style with Ottawa.
- Economic and use values - connected for example with Bronson Ave as a Traditional Main Street and thoroughfare;
- Intangible values embodied in the area - the so-called Spirit of the Place.

4.2 Architectural value

The two designated buildings, particularly by representing both unique relics of the LeBreton industrial neighbourhood on this section of Bronson Ave. and some of the best examples of their respective styles in the city, should be both protected and enhanced during future development on Bronson Avenue. They should not be obscured by future developments and as far as possible should not be shadowed, dwarfed or otherwise eclipsed by new buildings.

5. Description of the Proposed Development

The proposal consists of a mixed-use condominium and retail space development with a maximum height of 19 storeys, to a total height of 60m. The proposed shape of the building is complex, with several setbacks, steps and building heights. Thus, a total height of four-storey is proposed for the Cambridge Street frontage, more in line with the low-scale residential neighbourhood to the West, while the Bronson Avenue frontage would see a more massive ten-storey façade with the tower adding another 8 storeys around mid-way on this façade.

A four-storey podium dressed in red brick would form the base of the building. The lower levels, of a C-shape in plan, would contain mostly retail spaces with floor-to-ceiling windows ensuring a high transparency level. The upper part of the podium would consist of a two-storey high section, with pronounced vertical elements in red brick, disposed at uneven intervals, leading to a less heavily fenestrated look than at the ground level. This upper section of the podium proposes an additional setback on the South side, creating a inner courtyard and giving the podium a symmetrical H-shape in plan.

For the Cambridge frontage of the property, the ground floor retail space and open sidewalks provide a base for the upper residential levels.

While the four-storey podium is heavily fenestrated, the strong vertical and horizontal elements in pre-cast concrete and brick give the podium a certain solidity and help ground the building. This heavier podium is divided from the taller portions of the building by a slightly recessed, transparent floor. Towards Bronson, this is followed by a second podium six-storeys high, with clear glass windows divided by unevenly spaced white concrete mullions, in similar fashion to the lower levels. Balconies, with white concrete slabs and clear glass balustrade, of uneven length and spacing, help make the façade more dynamic. This podium only extends back towards the West for about one-third of the total building length. The North and South façades of the podium have a similar design but contain no balconies.

Above this second podium, set back on both the North and South sides and slightly projecting outward on the East side, is the tallest section of the building. This tower, adding another nine storeys to the building to a total of 19 storeys, has a similar design to the podium just below, and extends about two-thirds of the way back. Its two uppermost mechanical floors are slightly set back on the North and East sides and slightly projecting out on the West side. The East façade and the two mechanical floors contain no balconies, while the West façade steps back towards the South, by the width of a balcony.

The development will be served by 4 floors of underground parking containing 176 parking spaces. Vehicular access to the underground parking garage is proposed off Cambridge street, at the southern side of the lot.

6. Impact of Proposed Development

Our assessment attempts to identify the positive and negative impacts the proposed development may have on the heritage value of cultural heritage resources in the subject area. Assessment is made by measuring the impact of the proposed works on the significance and heritage attributes defined in the *Official Plan of the City of Ottawa (OP)* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Positive impacts of a development on cultural heritage resources districts typically include, but are not limited to:

- restoration of a building or structure, including replacement of missing attributes,
- restoration of an historic streetscape or enhancement of the quality of the place,
- adaptive re-use of a cultural heritage resource to ensure its ongoing viability,
- access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.

Negative impacts include, but are not limited to:

- Demolition of any, or part of any, heritage attributes or features,
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building or structure,
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape,
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship,
- Obstruction of significant identified views or vistas within, from heritage conservation districts,
- Obstruction of significant identified views or vistas within or from individual cultural heritage resources,
- A change in land use where the change affects the property's cultural heritage value,
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource,

In instances where demolition is proposed, the CHIS will demonstrate that the rehabilitation and reuse of the property or structure is not physically viable.

The present CHIS details the impact of the proposed development in two separate parts: the impact of the development on Bronson Avenue - a Traditional Main Street, and the impact on Cambridge Street, in relation to the historic low-scale residential surrounding neighbourhood.

6.1 Bronson frontage

6.1.1. Positive impact:

- Overall, the development of the vacant lot is seen as having a positive impact on the neighbouring community, which suffers from the presence of a number of vacant lots in the nearby area, by revitalizing this area of Bronson and enhancing the existing streetscape.
- By providing a mix of residential and commercial uses the site conforms to the typical character of a Traditional Main Street, where a diversity of uses is encouraged (including retail and service commercial uses, offices, residential and institutional uses).
- Moderate intensification is seen as appropriate for this area of Bronson and is in line with the Official Plan as well as current trends in the housing industry and the neighbouring area.
- There is a setback on the northern side of the lot towards the heritage property at 190 Bronson, which aids in diminishing the effect of the proposed development on the heritage building. This space, slightly lowered from the adjacent heritage properties and with a screening wall, is designed as mid-block pedestrian connector for Bronson and Cambridge Streets with the potential of supporting the retail spaces at the ground floor level. This also helps create a more pedestrian-friendly space in front and around the building.
- The proposed development is set back 3.65m (zoning requires 3.0 m) at the eastern side of the lot towards Bronson which makes a positive gesture toward alignments of neighbouring heritage properties.
- The mid block entry will allow framed views of the heritage buildings from new vantage points, in addition to the conventional Bronson perspective. It is expected that this juxtaposition will create a sense of connection to these important heritage structures.
- The proposed design makes an effort to create an interesting, attractive building through variation in height between the different parts of the building, setbacks and setbacks, as well as through the design treatment of the facades themselves.
- The design creates a welcome transition from the taller part of the building on Bronson Avenue to the smaller scale Cambridge frontage.

6.1.2. Negative impact:

- The proposed development would entail demolishing the existing building at 196 Bronson Ave; however, the building does not hold heritage designation.
- The main tower on Bronson Avenue is higher than what would be common for a *Traditional Main Street*. The Official Plan supports building heights up to six storeys high on Traditional Main Streets, with higher buildings only allowed when the buildings would constitute a gateway or are conforming to prevalent building heights in the area. While the proposed development cannot be considered a gateway, as it is situated mid-block and not at a major intersection, it is also situated at the top of an escarpment which helps give it prominence. The proposed height also conforms to existing building heights in the immediate area.

- The large tower, and mass of the lower podium, especially given the proximity, detracts from the smaller heritage buildings; however, the setback on the North side towards 190 Bronson creates a welcome separation between the two properties and the fencing barrier, responding to the grade change between properties, serves to screen the views into the rear grade plane of the heritage property which is seen as unsightly.
- The proposed layout of the ground floor retail spaces do not appear to promote small businesses but rather one or two large retail chains. Maintaining at least the rhythm of *Traditional Main Street* frontages with on-the-street entrances, even if a larger tenant occupies the space, would allow the retail spaces to cater to both small and larger tenants and would help generate interest for both residents and visitors and would help create more of a sense of a community hub.
- Due to the height and mass of the proposed development, significant shadows would be created on the neighbouring heritage properties. The shadows would affect the property at 190 Bronson more significantly than the one at 176 Bronson, but this would represent little change from the current situation.
- There is the potential for vibrations from the drilling equipment employed for constructing the underground parking to disturb the footings of the two adjacent heritage buildings.
- While City of Ottawa documents do not make reference to archaeological potential in the area, given the history of the area there is always a chance that archaeological resources be uncovered during excavations. If this should happen, mitigation strategies should be implemented to limit damage and loss of information.

6.2 Cambridge Frontage

6.2.1. Positive impact

- Overall, the development of the vacant lot is seen as having a positive impact on the neighbouring community.
- The part of the building fronting on Cambridge Street is relatively well scaled compared to the adjacent built residential fabric, especially in view of the large institutional St-Vincent Hospital property immediately to the west.
- The setbacks and reduced building height help create a transition from the higher developments and busier street life on Bronson Ave. to the more quiet Dalhousie residential neighbourhood to the west of the subject property.

6.2.2. Negative impact

- Due to the height and mass of the proposed development, significant shadows would be created particularly on adjacent properties on Cambridge Street to the north of subject property.
- There is the potential for vibrations from the drilling equipment employed for constructing the underground parking to disturb the footings of neighbouring properties - particularly for the low-scale older houses nearby.

- While City of Ottawa documents do not make reference to archaeological potential in the area, given the history of the area, there is always a chance that archaeological resources be uncovered during excavations. If this should happen, mitigation strategies should be implemented to limit damage and loss of information.

6.3 Conformity with the Standards and Guidelines

Using the definitions of the *Standards & Guidelines for the Conservation of Historic Places in Canada*, the proposed conservation approach can be assessed as that of *Rehabilitation* in that the fabric of a historic area is adapted for a continuing or compatible contemporary use, while protecting its heritage value.

Because the subject property is not situated in an area possessing a clear, official Conservation Plan or Statement of Significance, applying the Standards and Guidelines, which require a fairly clear definition of where the heritage value of the place lies, proves difficult. Therefore, only the heritage value of the two individually designated buildings nearby will be considered as the basis for the analysis of *the Standards*.

The proposal was found as conforming to the following *Standards* from the above Document, with commentary inserted where needed or applicable:

The proposal was found as conforming to the following *Standards* : 1, 4, 9, 12.

The proposal was found as partially conforming to the following *Standards* : 5, 6, 11.

The proposal was found as not conforming to the following *Standards* : 3.

Standards seen as not applicable to the proposed development: 2, 7, 8, 10.

7. Alternatives and Mitigation Strategies

A CHIS must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the heritage value of cultural heritage resources.

Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) include but are not limited to:

- Alternative development approaches that result in compatible development and limit negative impacts,
- Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas,
- Limiting height and density or locating higher/ denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district,
- Including reversible interventions to cultural heritage resources.

7.1 Relationship with 190 Bronson and 176 Bronson

The Consultant appreciates the mid block connection, the fencing that mitigates the grade change, and the resulting positive setback from the heritage properties. There may be an opportunity for a more direct

intentional 'relationship' between the two properties, generating a sort of dialogue (possibly through framed views in the fencing screening) between the heritage properties and the new development.

The Consultant suggests some potential further consideration for the Bronson Avenue frontage, perhaps creating a more asymmetrical façade that would be better related to the setbacks of properties at 190 and 176 Bronson. An alternative design strategy, for example, could consist of providing a slight setback at the lower podium level on the North-East corner, connecting this with the small interior courtyard off the passageway and thus creating a larger plaza between the two buildings. This approach would help better complement the two heritage buildings as well as create a more pedestrian-friendly local community hub.

7.2 Cambridge frontage

The Consultant suggests that the proposed retail uses reflect smaller-scale residential functions, and maintain at least the rhythm of *Traditional Main Street* frontages with on-the-street entrances in line with traditional and neighbouring patterns in the area.

7.3 Traditional Main Street functions

In keeping with *Traditional Main Streets*, the Consultants recommend that the spaces on the ground floor fronting onto Bronson Avenue and the mid block passage should maintain at least the rhythm of *Traditional Main Street* frontages with on-the-street entrances, human scale and attractive functions, even if a larger tenant occupies the space; this approach would allow the retail to cater to both small and larger tenants and would help generate interest for both residents and visitors and would help create more of a sense of a community hub.

7.4 Structural impact on neighbouring historic properties

It is anticipated that the lowest underground parking level will be lower than surrounding neighbouring buildings, which are most likely founded over a shallow foundation. This may cause a lowering of the ground water table and significant dewatering of adjacent structures. A foundation waterproofing system and/or a watertight shoring system should be considered in order to mitigate this concern.

In order to ensure minimal impact on adjacent heritage structures, the Consultants recommend that a geotechnical consultant be employed for the construction period to inspect the adjacent structures from a geotechnical perspective, supervise excavation and pile driving operations and periodically observe sub-grade conditions, unsupported excavation slopes, etc.

7.5 Impact on archaeological resources

Although City of Ottawa documents do not reference archaeological resources in this area, given the history of the area, this remains a possibility. Should deeply buried archaeological deposits be found during construction activities, the Ministry of Culture should be notified immediately. Further, should human remains be encountered during construction activities, both the Ministry of Culture and the Registrar or

Deputy Registrar of the Cemeteries Regulation Unit of the Ministry of Small Business and Consumer Relations should be notified immediately.

8. Conclusion

Given that the subject property is not situated in a heritage conservation district nor does it hold individual heritage designation, the main applicable policies are *the City of Ottawa Official Plan* and *the Provincial Policy Statement*. The proposed option for the development at 192 Bronson Ave is seen as being mostly in conformity with these policies and with the requirements of the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

Overall, the Consultants view the proposed development on Bronson Avenue as a beneficial one for the neighbouring area, particularly through redeveloping a currently vacant lot, providing a mix of spaces with the commercial spaces on the ground floor and the public space around the building having the potential of creating lively, pedestrian-friendly spaces typical for *Traditional Main Streets* while providing a transition to the lower-scale residential neighbourhood to the West. The Consultant appreciates the mid-block connection and the resulting positive setback from the heritage properties at 190 and 176 Bronson Avenue.

The proposed development on Cambridge Street is generally seen as a beneficial one for the neighbouring area, with an adequate scale relative to the low-scale residential buildings to the West.

The Consultants further recommend that the commercial spaces at the ground level be designed in a way to cater to both small and larger tenants to provide services for the local community and ensure a lively pedestrian presence in the area.

The Consultants advise that vibrations from the excavations may cause structural damage to the foundations of neighbouring historical buildings. Mitigation strategies and adequate supervisions by a professional geotechnical engineer should be instituted. Mitigation strategies should also be implemented should any archaeological resources be encountered during excavations.

Please do not hesitate to contact the undersigned should you have any questions or wish to discuss any aspect of this assessment.



Robert Martin OAA, MRAIC, CAHP, LEED AP

9. Glossary

Adversely impact

A project has the potential to “adversely impact” the cultural heritage value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the defined cultural heritage value of a resource.

Built Heritage

Includes buildings, structures and sites that contribute to an understanding of our heritage and are valued for their representation of that heritage. They may reveal architectural, cultural, or socio-political patterns of our history or may be associated with specific events or people who have shaped that history. Examples include buildings, groups of buildings, dams and bridges.

Cultural Heritage Landscape

Any geographic area that has been modified, influenced, or given special cultural meaning by people and that provides the contextual and spatial information necessary to preserve and interpret the understanding of important historical settings and changes to past patterns of land use. Examples include a burial ground, historical garden or a larger landscape reflecting human intervention.

Preservation

Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.

Rehabilitation

Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

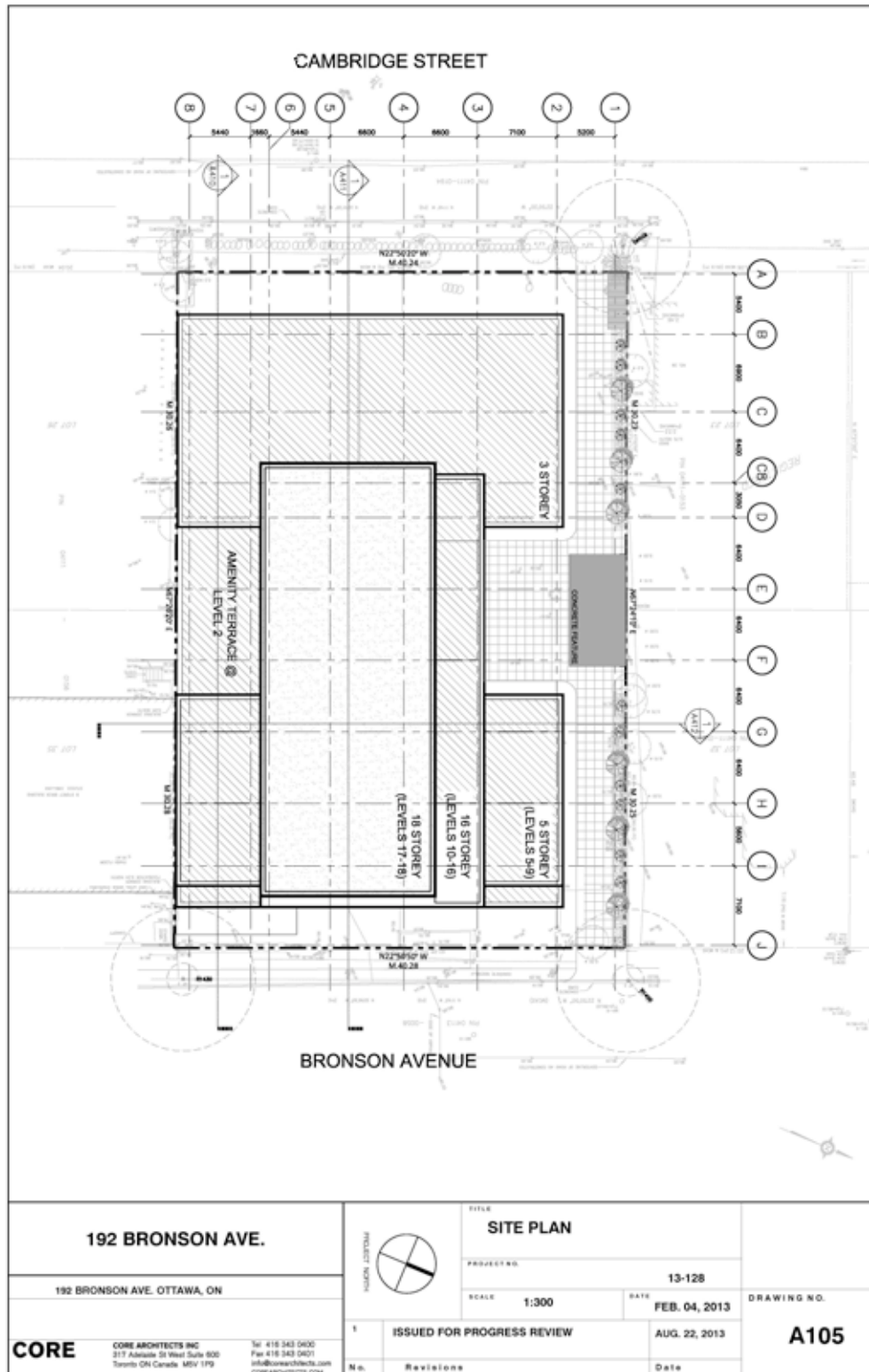
Restoration

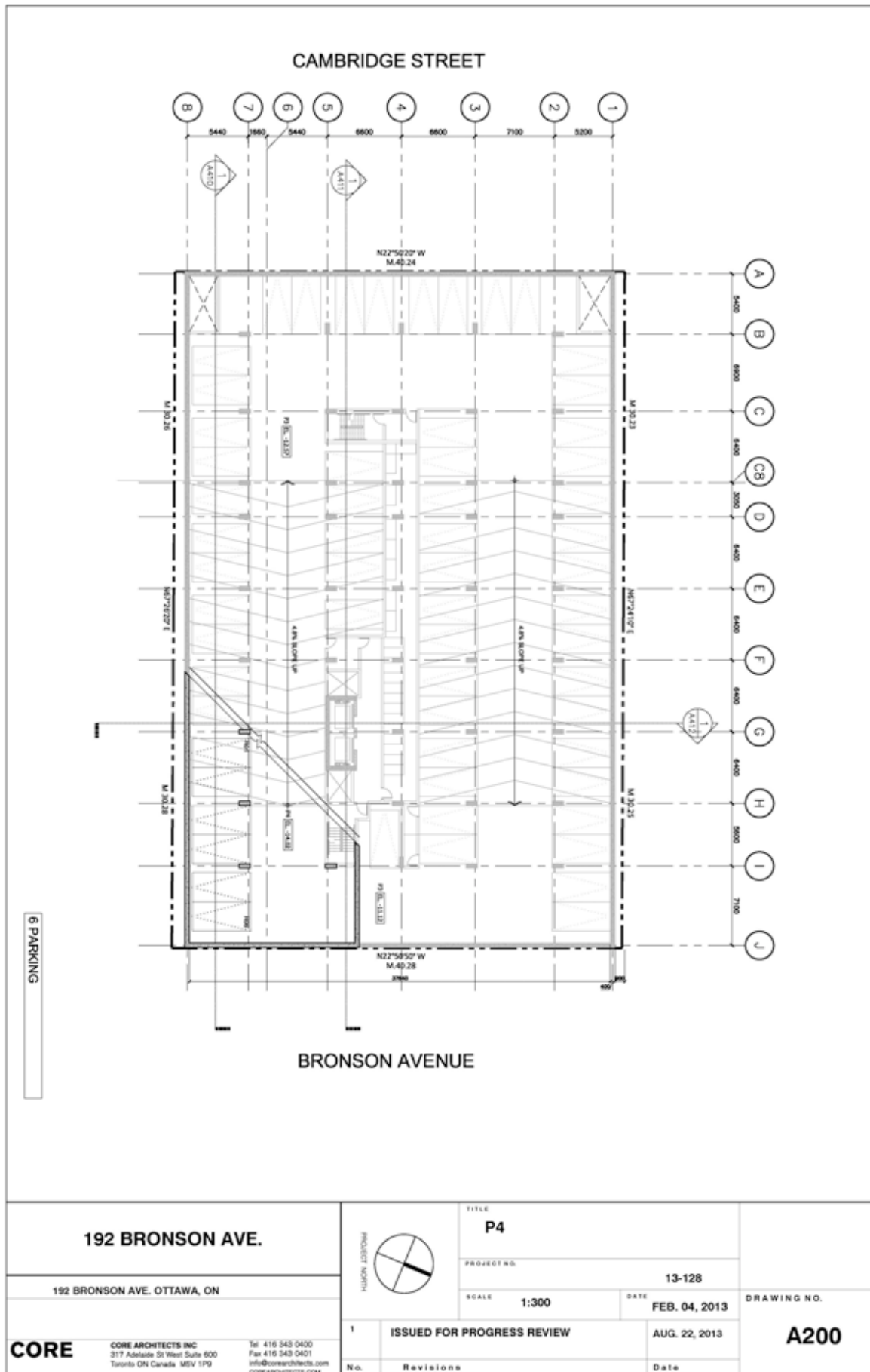
Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

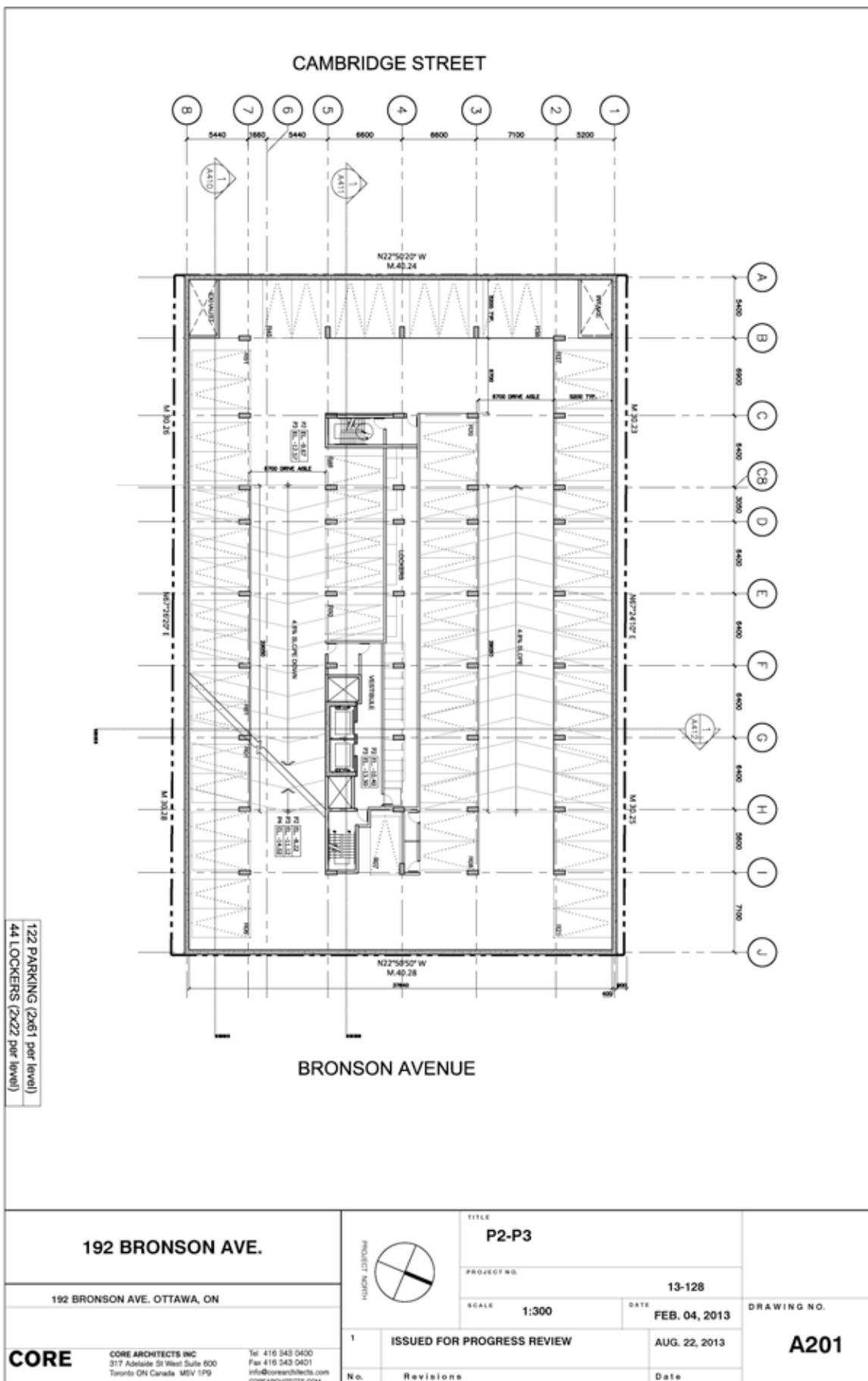
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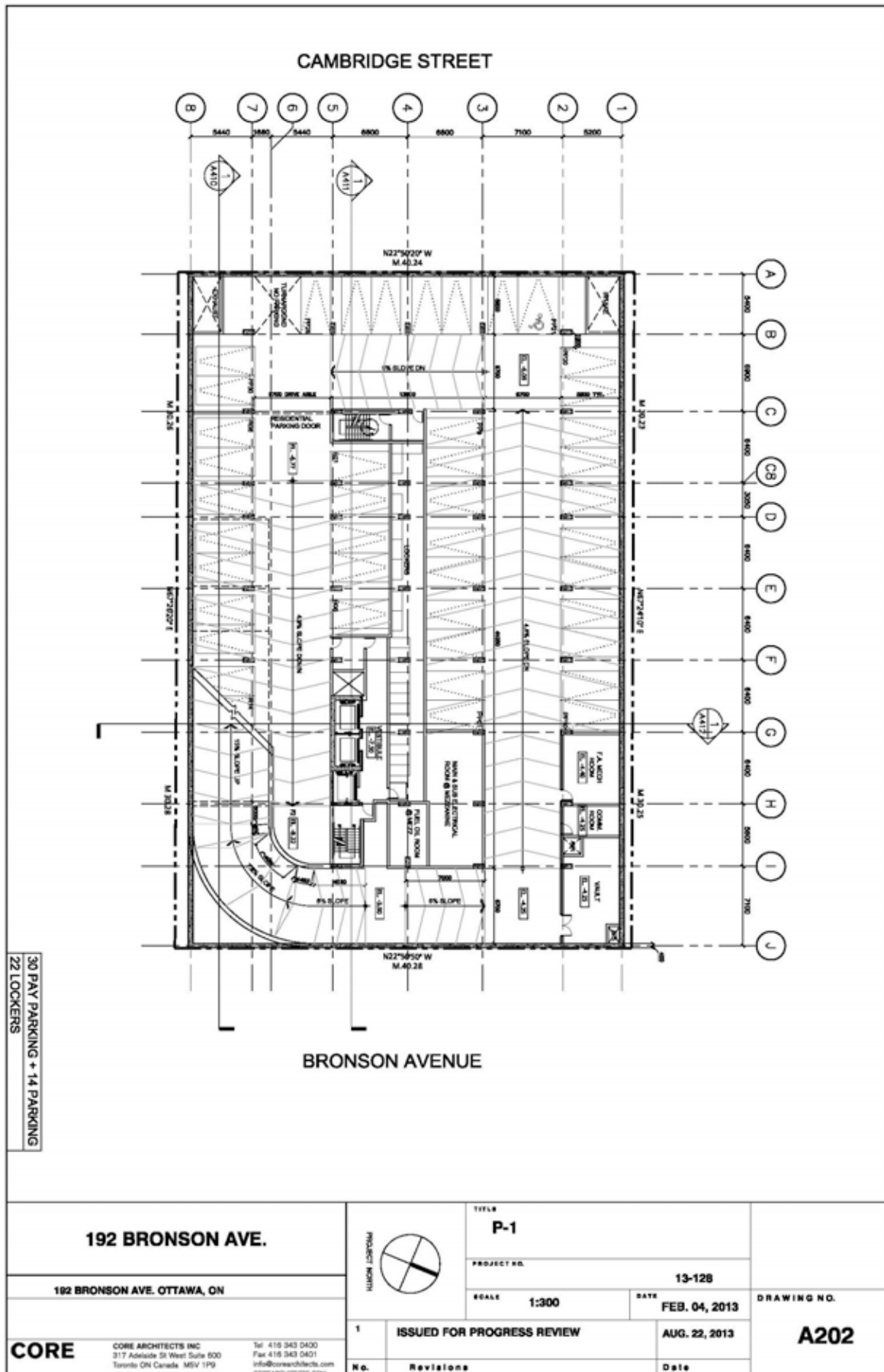
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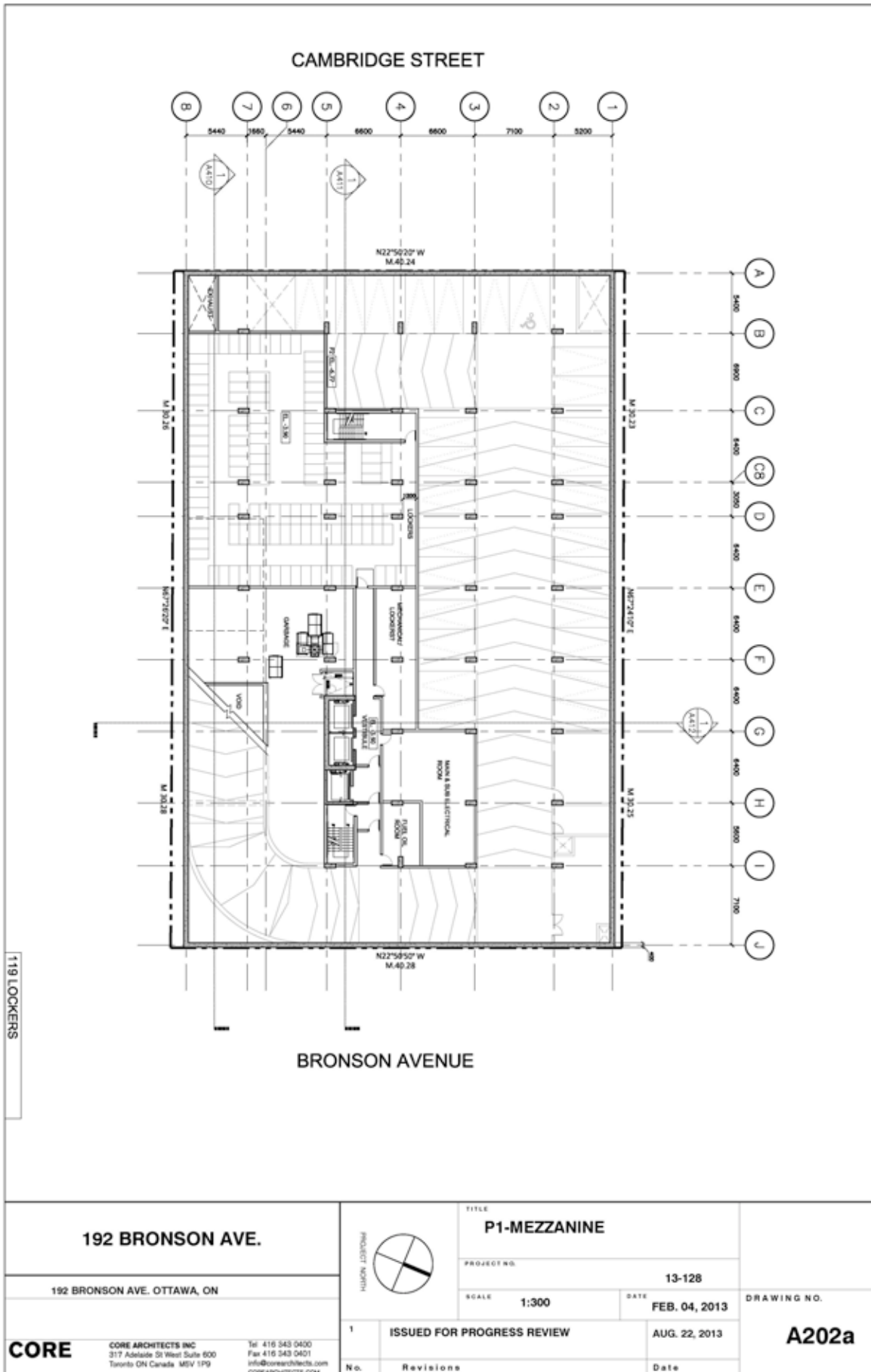
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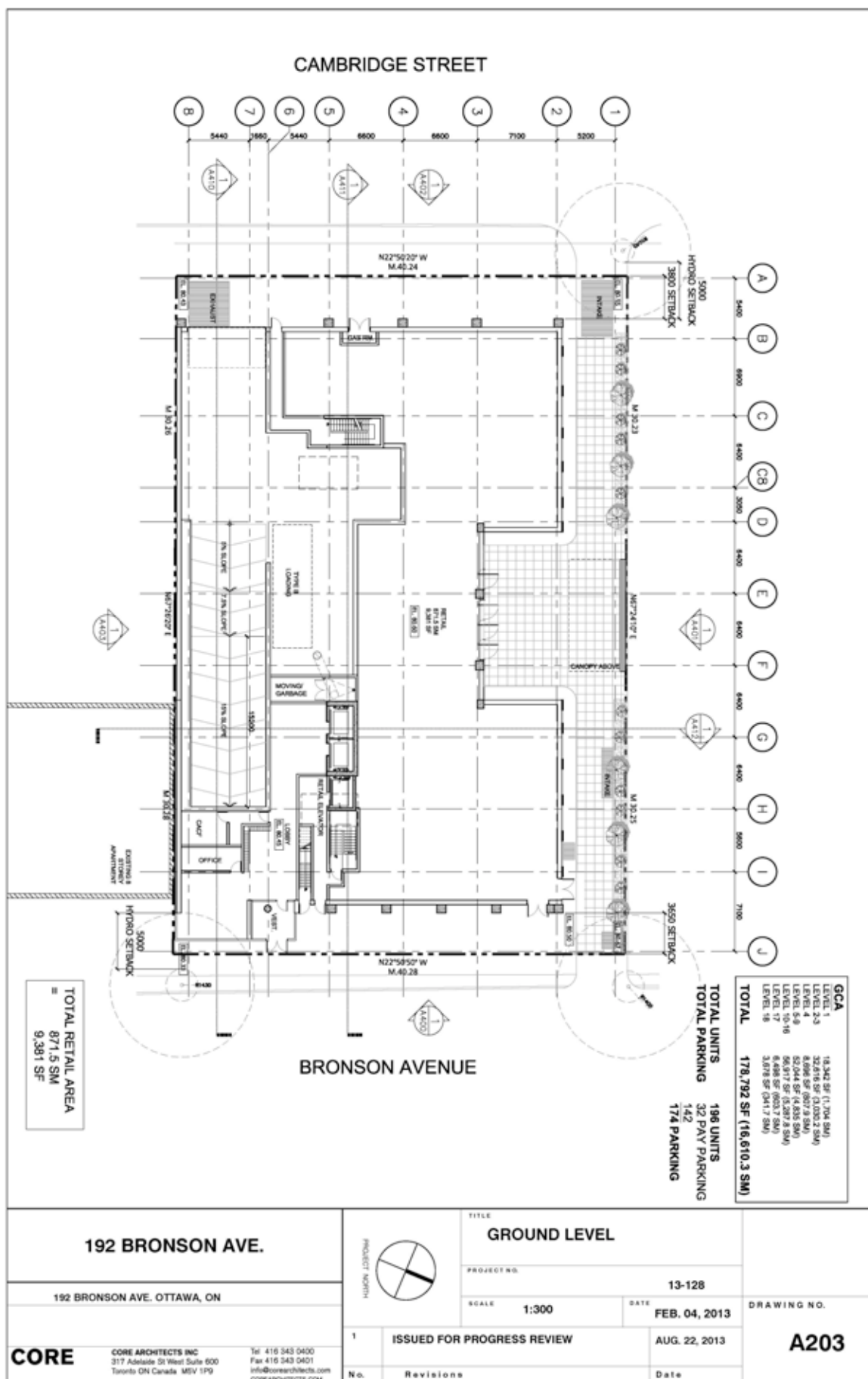


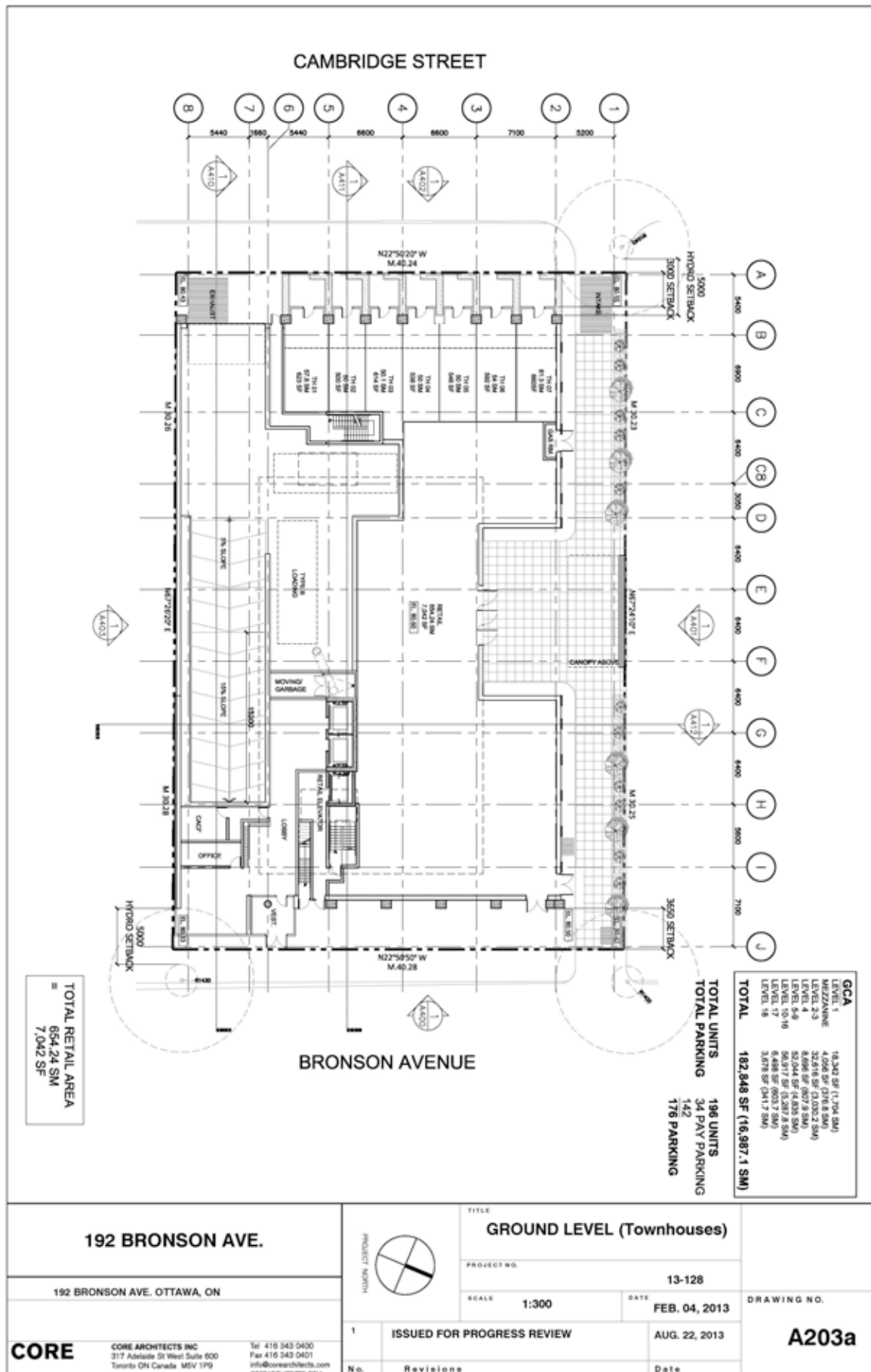


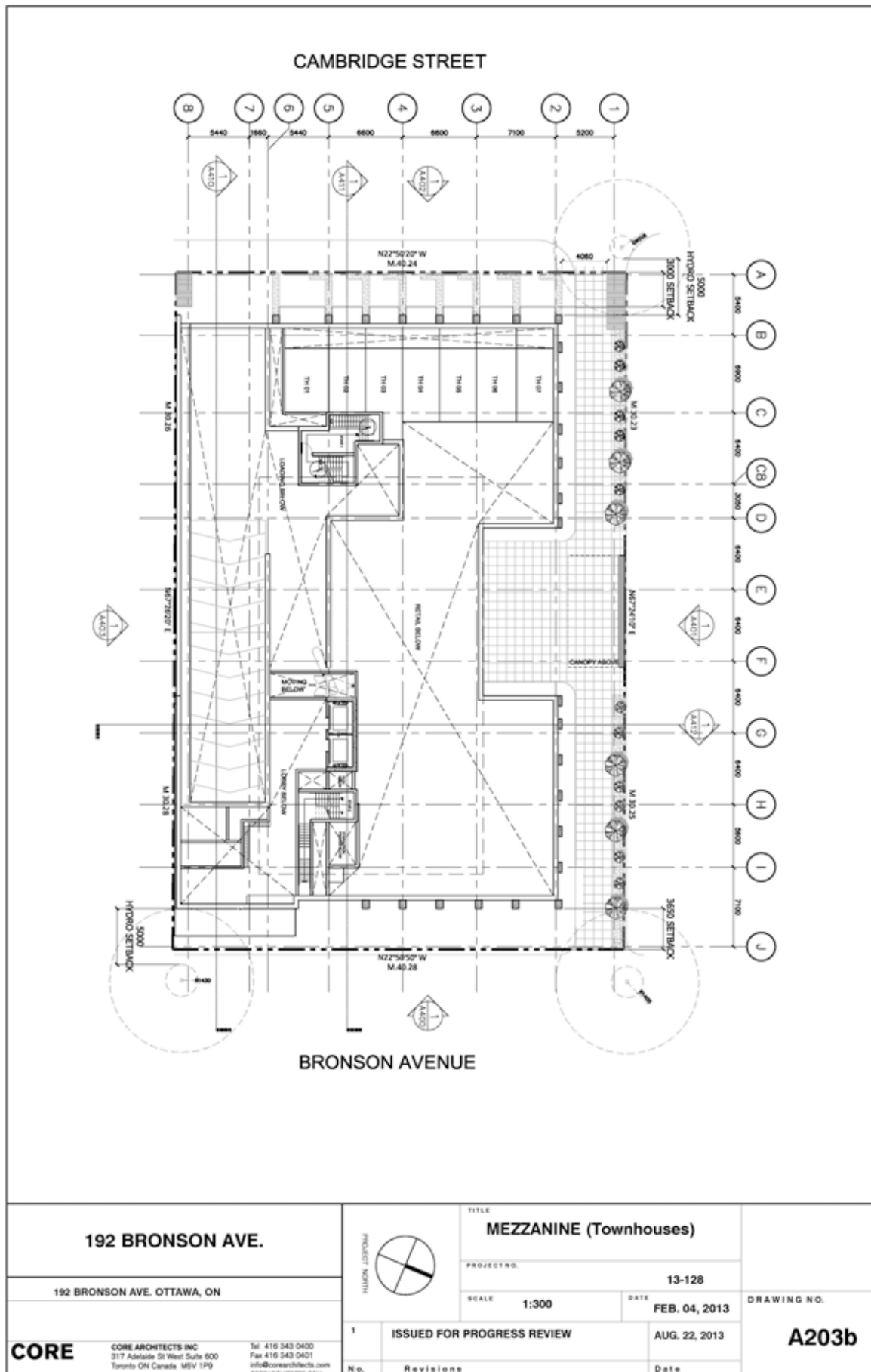


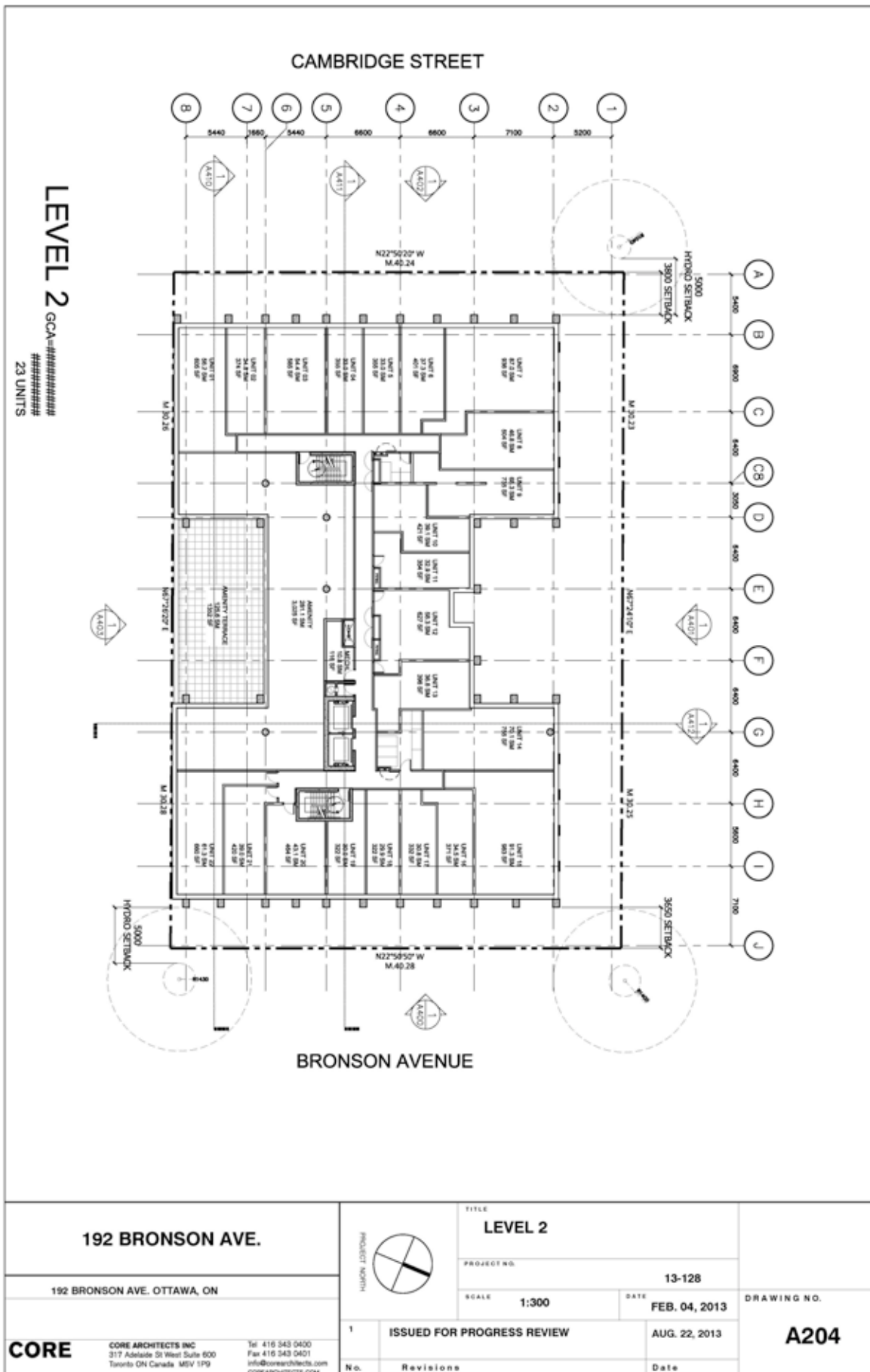


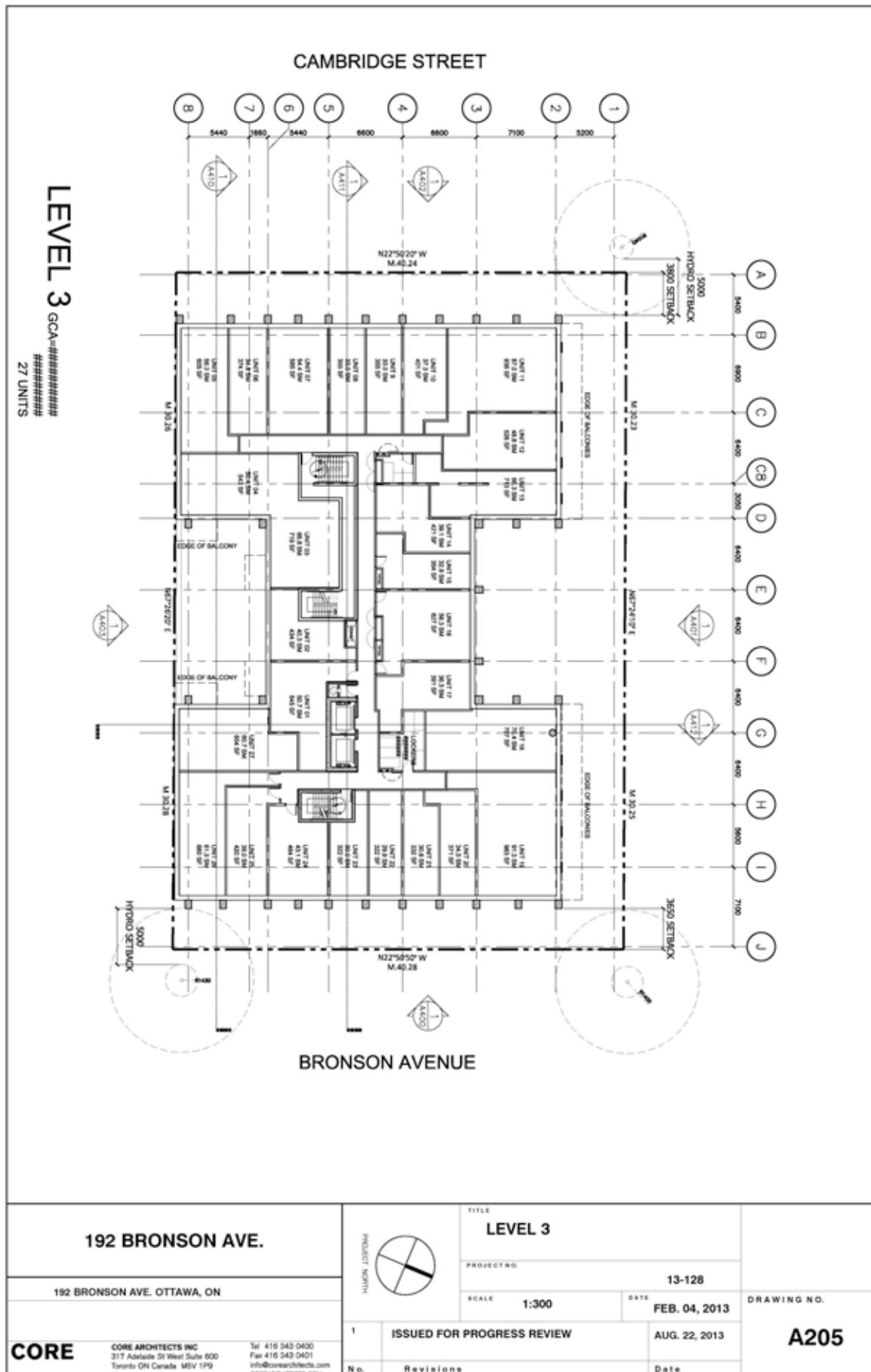


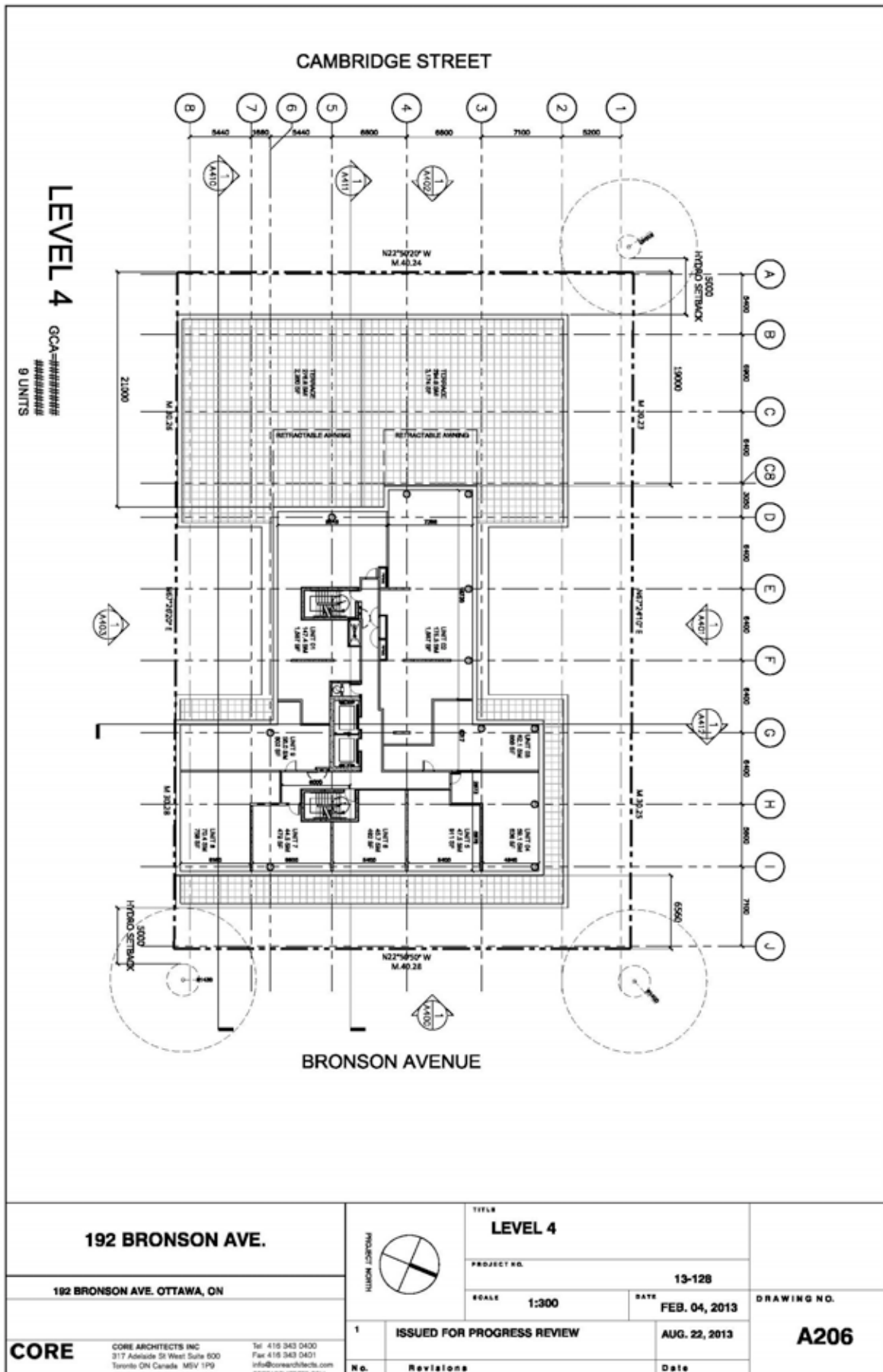


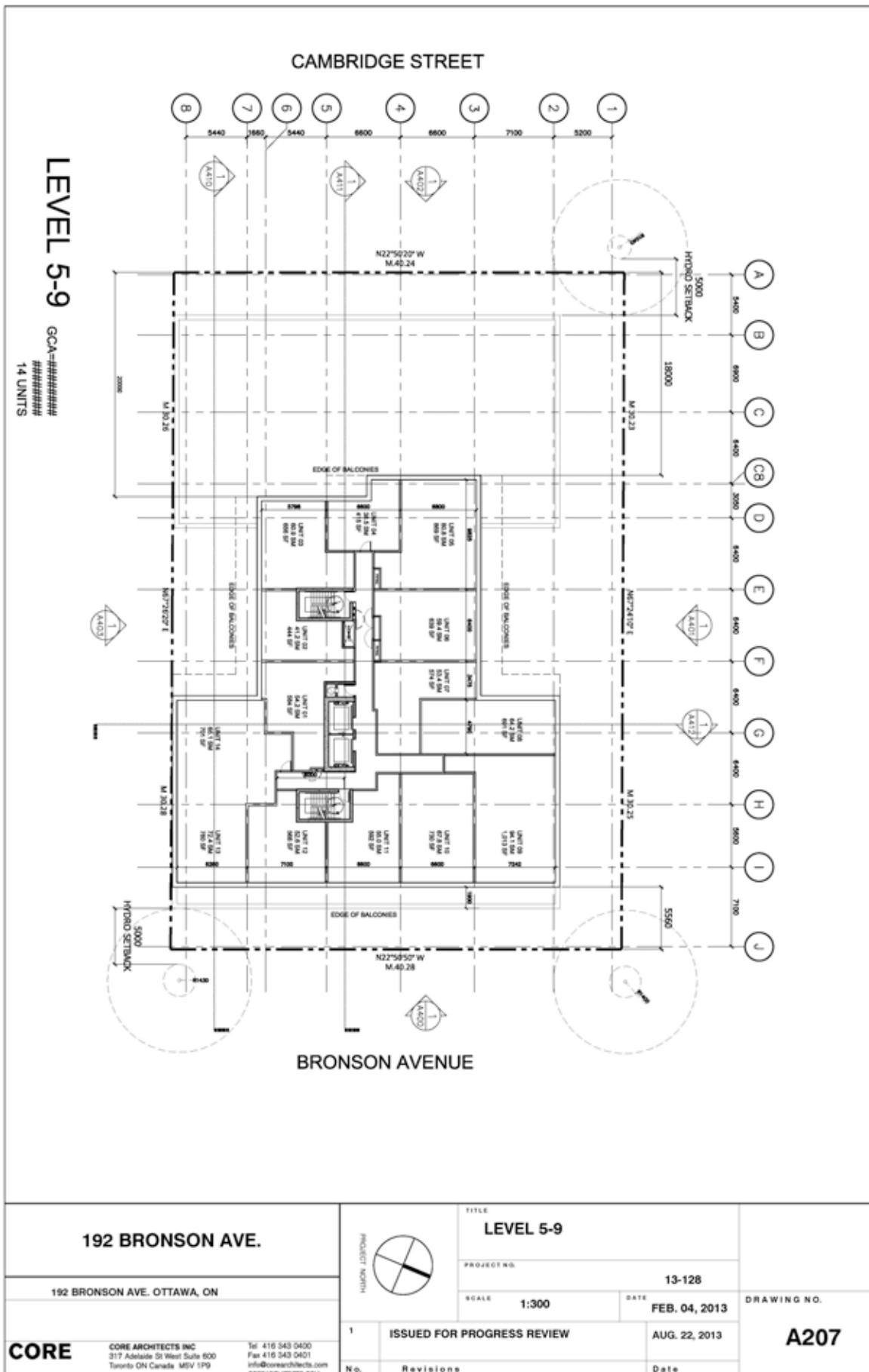


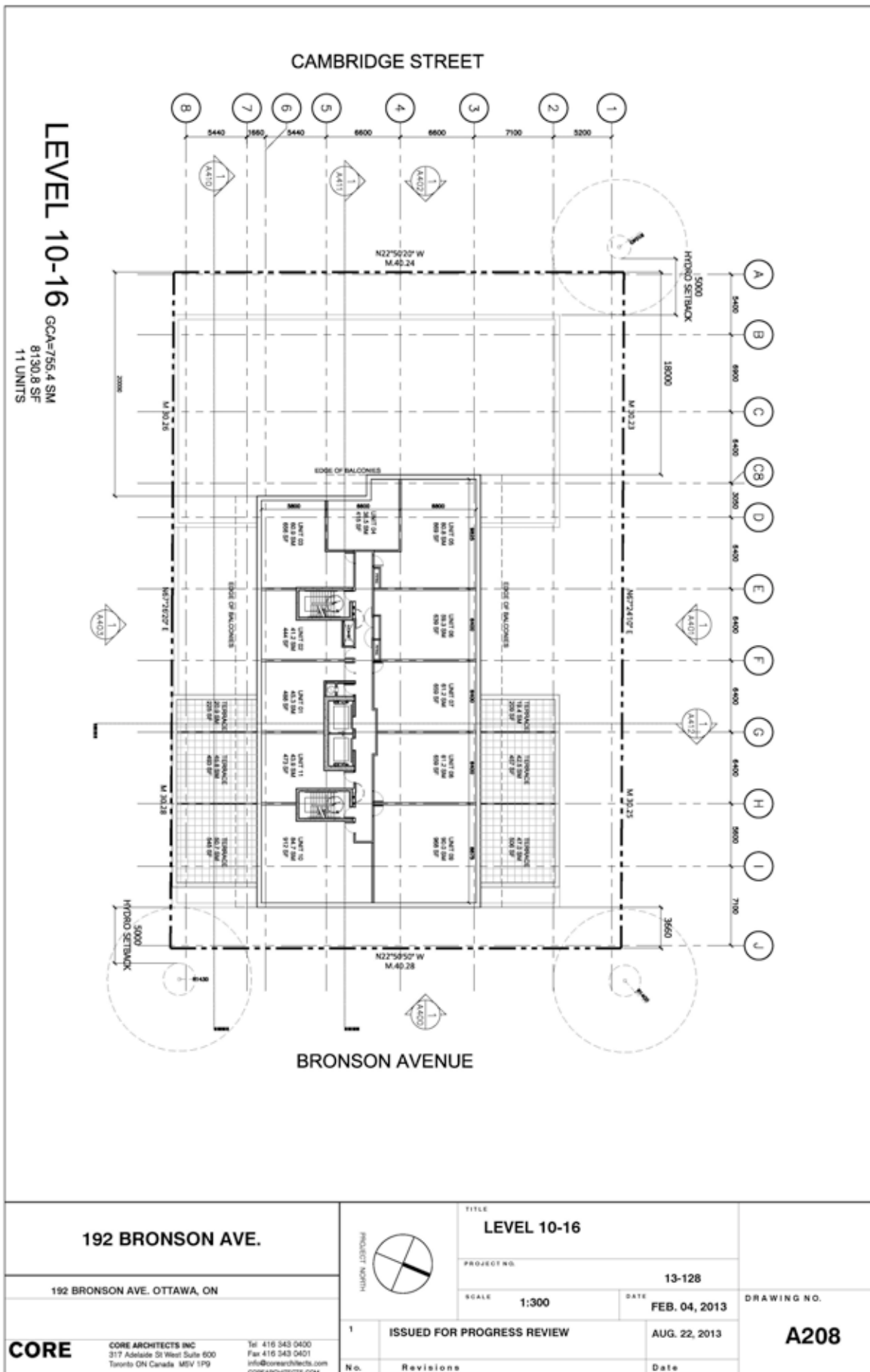


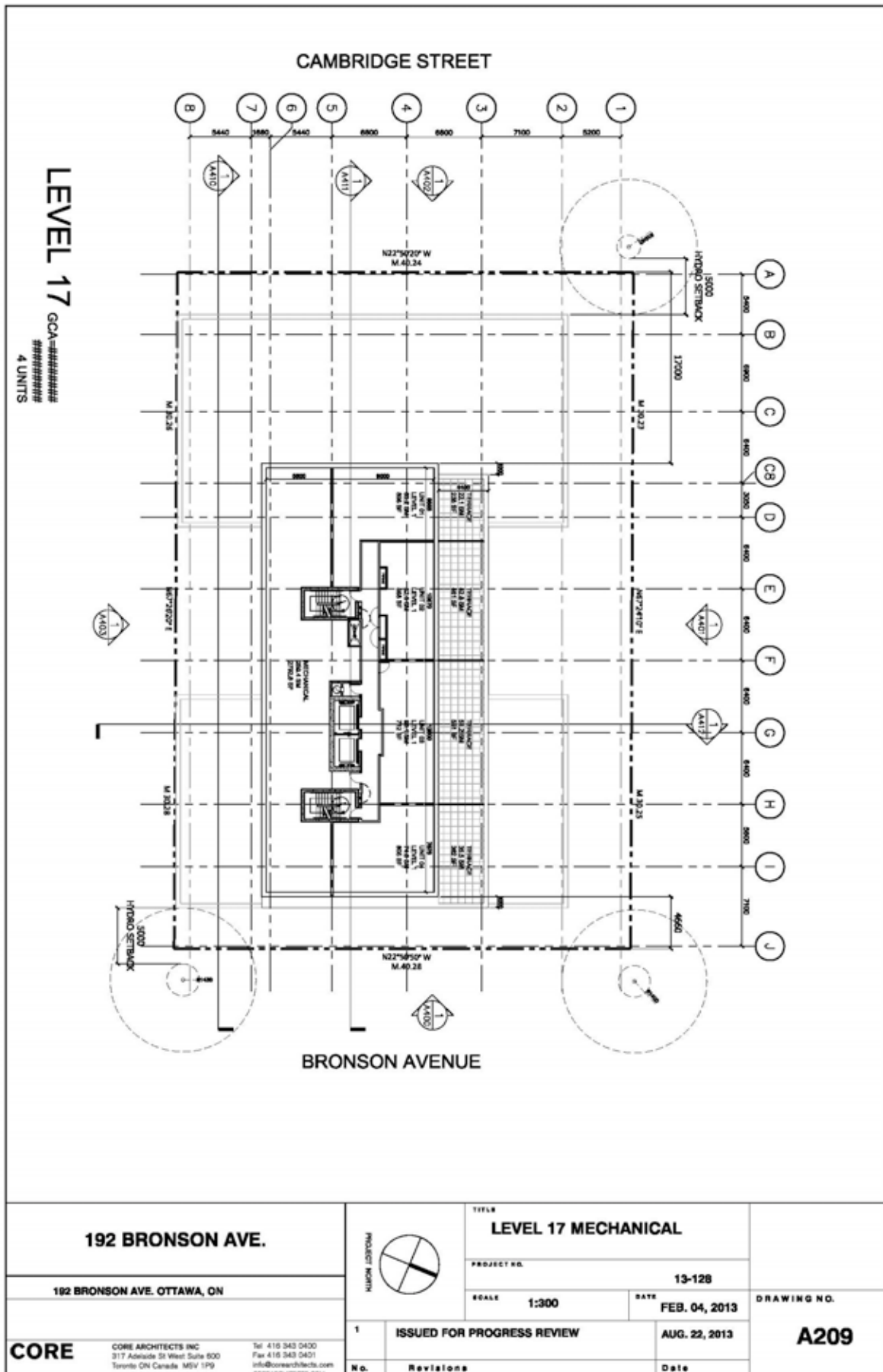


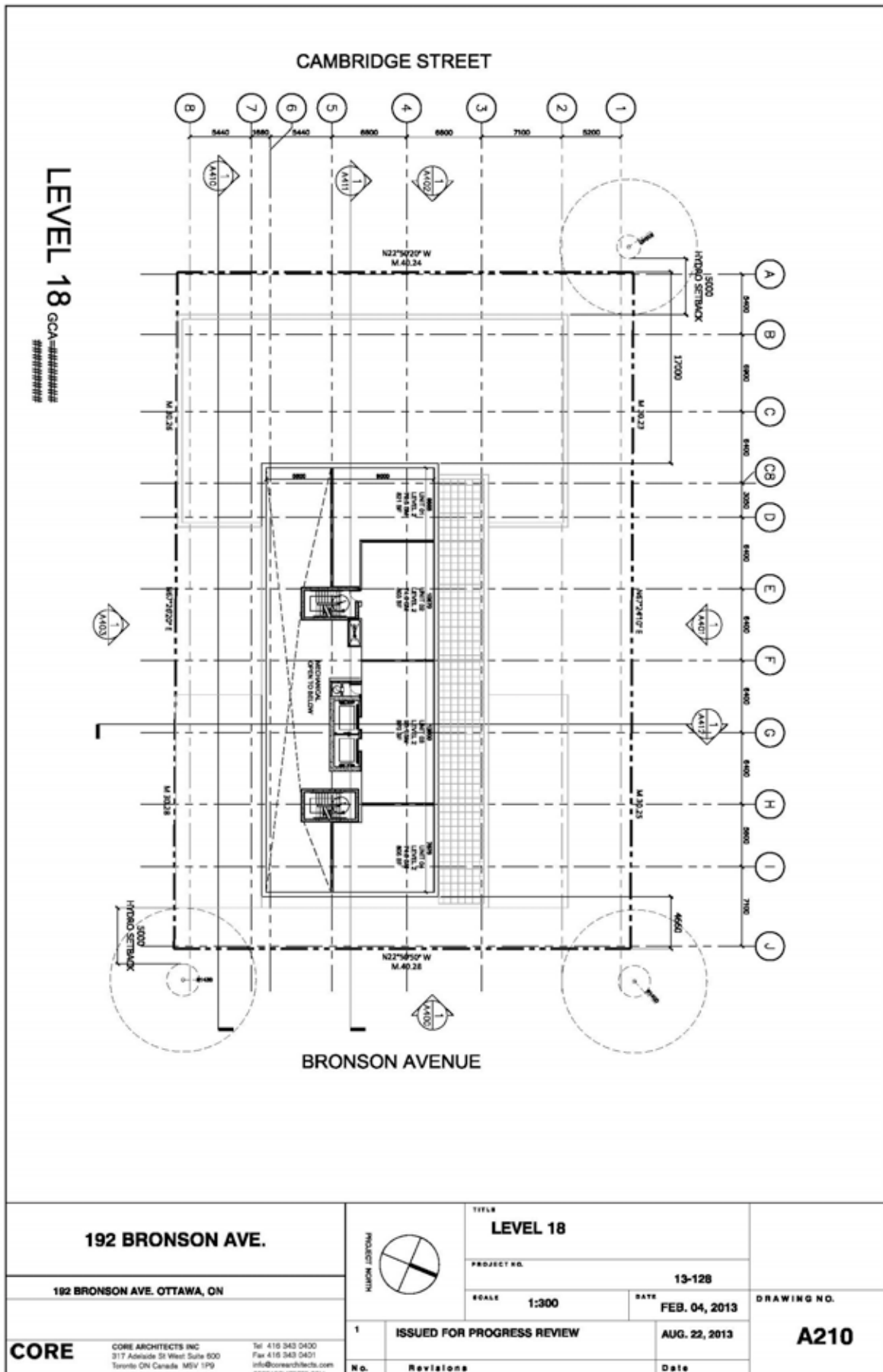








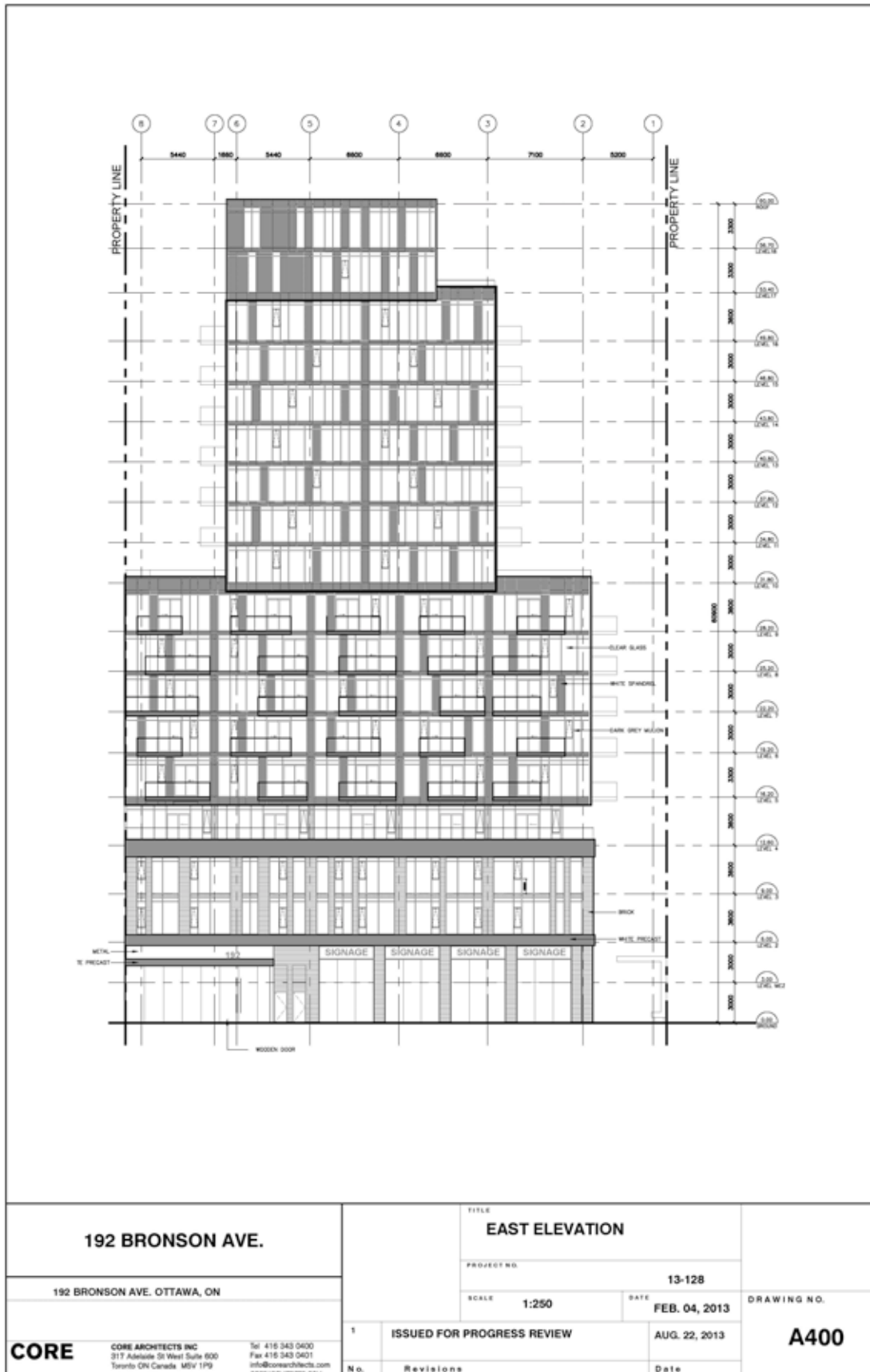


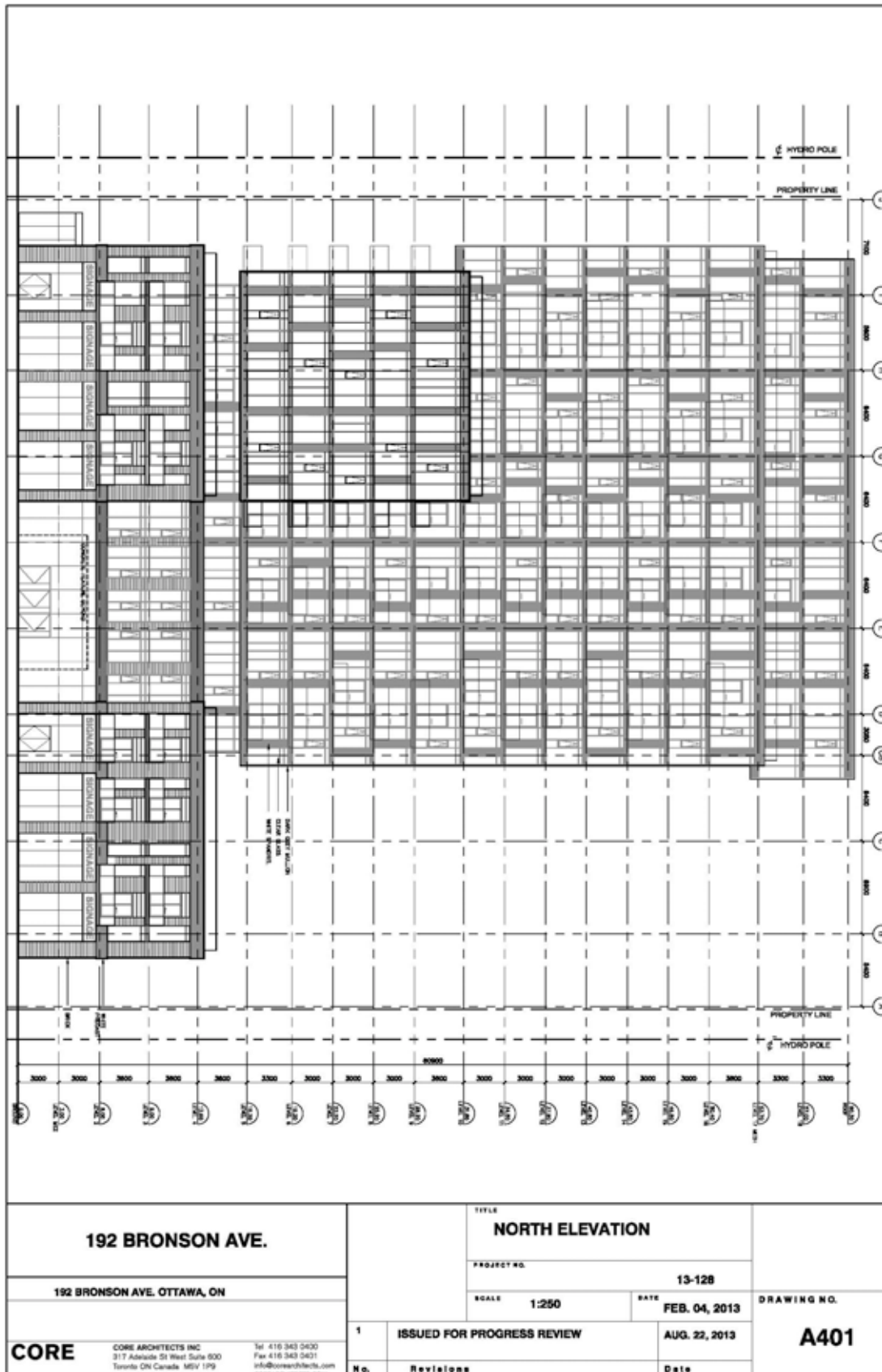


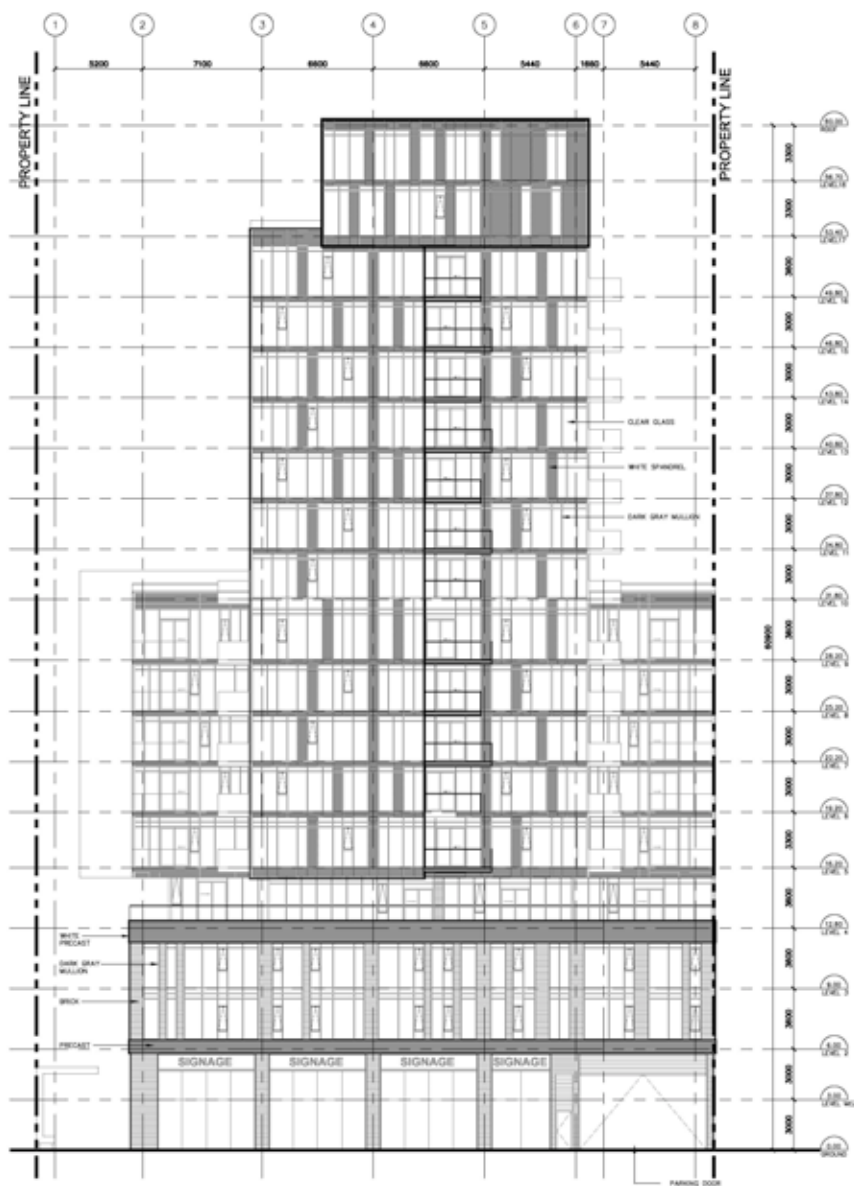
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Elevations

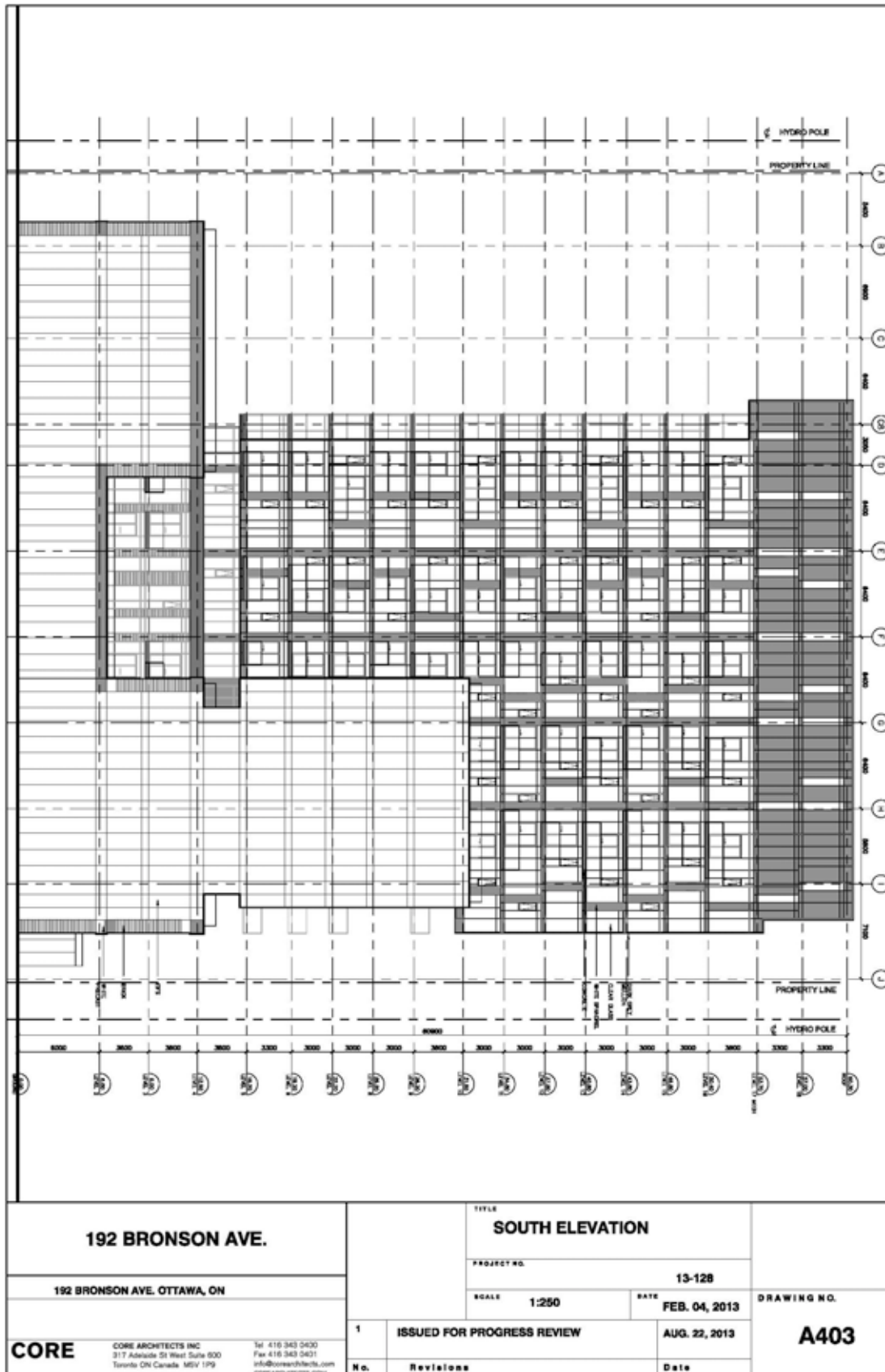
(Core Architects)







192 BRONSON AVE.		TITLE WEST ELEVATION		PROJECT NO. 13-128		DRAWING NO.
192 BRONSON AVE. OTTAWA, ON		SCALE 1:250		DATE FEB. 04, 2013		A402
CORE		CORE ARCHITECTS INC 317 Adelaide St West Suite 600 Toronto ON Canada M5V 1P9 Tel: 416 343 0400 Fax: 416 343 0401 info@corearchitects.com corearchitects.com		ISSUED FOR PROGRESS REVIEW		
No.		Revisions				Date











192 BRONSON AVENUE
196 BRONSON AVENUE
31 CAMBRIDGE ST. N.

Retail on Cambridge St. N

CORE

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July 18 2013

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192 BRONSON AVENUE
196 BRONSON AVENUE
31 CAMBRIDGE ST. N.

Townhouses on Cambridge St. N

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192 BRONSON AVENUE
196 BRONSON AVENUE
31 CAMBRIDGE ST. N

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Pedestrian Walkway:
view towards Bronson Ave.

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Annex 3
Photographic Documentation

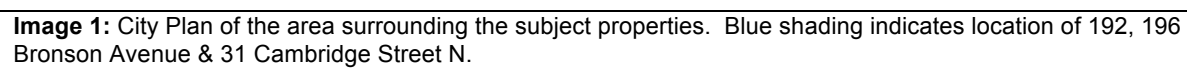




Image 2: City Zoning map of the subject properties and the surrounding buildings, with lot lines. Proposed building site at 192, 196 Bronson Avenue & 31 Cambridge Street N indicated within the shaded blue area. Areas of orange fill indicate individually designated heritage buildings and Heritage Conservation Districts.



Photo 1: Aerial view of the subject properties and the surrounding buildings. Proposed building site at 192, 196 Bronson Avenue & 31 Cambridge Street N indicated within the shaded blue area. Orange shade indicates individually designated heritage buildings and Heritage Conservation Districts.

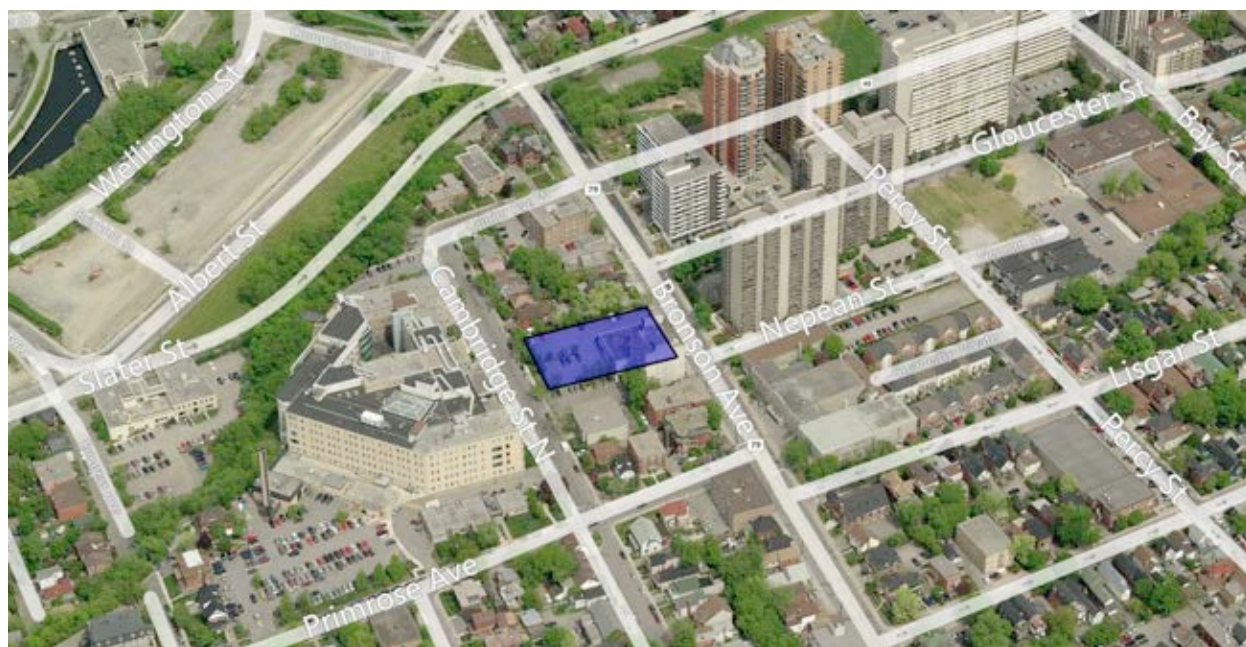


Photo 2: Aerial view from the south of the subject properties and the surrounding buildings. Purple shading denotes the location of the proposed building site.



Photo 3: Aerial view from the east of the subject properties and the surrounding buildings. Purple shading denotes the location of the proposed building site.



Photo 4: Aerial view from the north of the subject properties and the surrounding buildings. Purple shading denotes the location of the proposed building site.

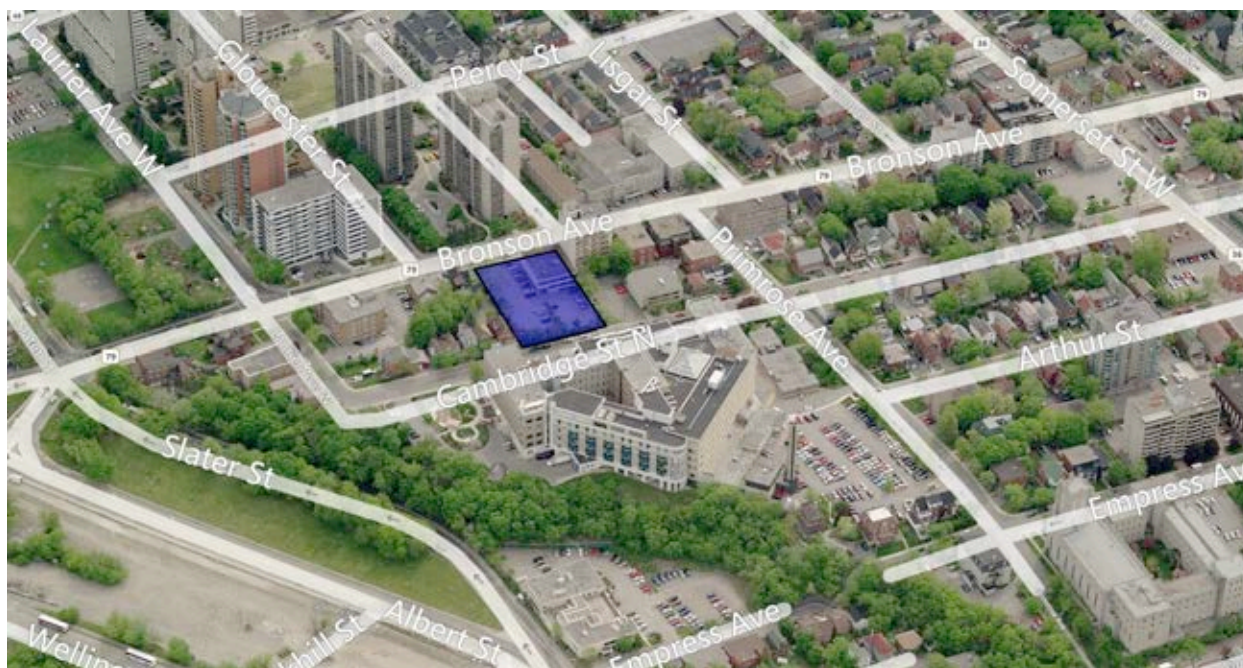


Photo 5: Aerial view from the west of the subject properties and the surrounding buildings. Purple shading denotes the location of the proposed building site.



Photo 6: View of subject properties from across Bronson Avenue, with 200 Bronson (8 stories) to the left and 190 and 176 Bronson to the right, both designated heritage buildings, and Saint-Vincent Hospital beyond.

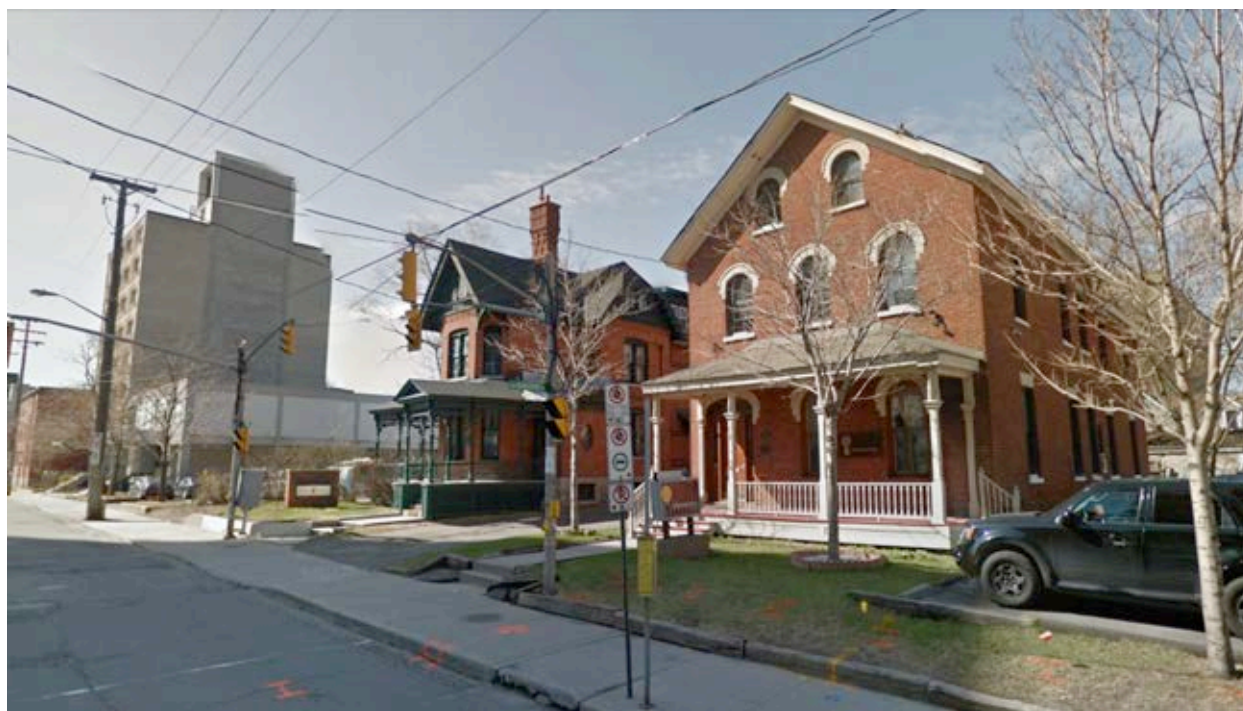


Photo 7: View of subject properties from the north on Bronson Avenue, showing the relationship to 190 and 176 Bronson Avenue, both designated heritage buildings.



Photo 8: View of subject properties from Cambridge Street N .



Photo 9: View of Cambridge Street portion of subject properties looking north.



Photo 10: Bronson Ave at Lisgar, view north towards subject properties.



Photo 11: Bronson Ave at Slater, view south towards subject properties.



Photo 12: Laurier Ave W at Bronson, view south towards subject properties.

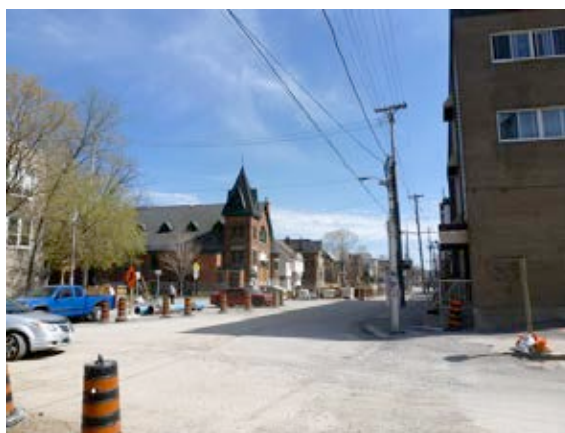


Photo 13: Bronson Ave at Primrose Ave, looking south towards McPhail Memorial Baptist Church at 249 Bronson Avenue.



Photos 14: 190 Bronson Avenue - Individually designated heritage building adjacent to subject properties. Headquarters of the Heritage Canada Foundation and Canadian Association of Heritage Professionals



Photos 15: 176 Bronson Avenue an individually designated heritage building north of subject properties.



Photo 16: Aerial view from the north of subject properties showing proximity of taller buildings across Bronson Avenue and adjacency to individually designated heritage buildings at 190 and 176 Bronson Avenue.



Photo 17: 600 Laurier Ave W, Bronson Avenue façade.



Photo 18: 600 Laurier Ave W.



Photo 19: View between 600 and 604 Laurier Ave W towards subject properties.



Photo 20: 604 Laurier Ave W.



Photo 21: 593 Laurier Ave W, Bronson Avenue façade.



Photo 22: 593 Laurier Ave W.



Photo 23: 601 Laurier Ave W.



Photo 24: 603 Laurier Ave W.



Photo 25: 604 Laurier Ave W, Cambridge St N façade and view towards subject properties.



Photo 26: 21 - 23 Cambridge St N

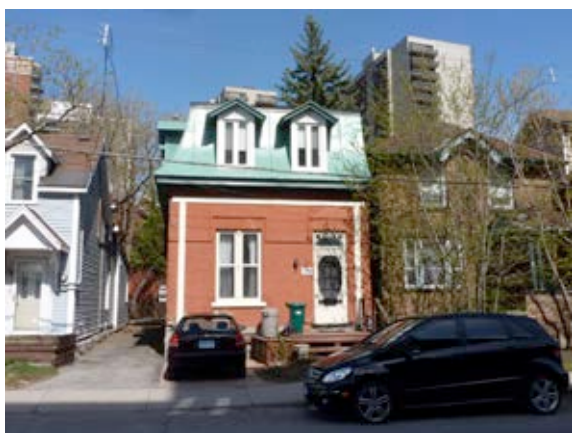


Photo 27: 25 Cambridge St N.



Photo 28: 27 Cambridge St N.



Photo 29: 29 Cambridge St N, abutting subject properties.



Photo 30: 31 Cambridge St N portion of subject properties.



Photo 31: 60 Cambridge St N, Saint-Vincent Hospital, directly across subject properties.



Photo 32: 60 Cambridge St N, Saint-Vincent Hospital, viewed from subject properties.



Photo 33: 51 Cambridge St N, Saint-Vincent Hospital, viewed from subject properties.



Photo 34: 57 Cambridge St N, Saint-Vincent Hospital, viewed from subject properties.



Photo 35: Cambridge St N at Primrose, view north viewed towards subject properties.



Photo 36: Cambridge St N at Primrose, view south.



Photo 37: 23 and 11 Primrose Avenue.



Photo 38: View towards subject properties between 11 Primrose Avenue and 208 Bronson Avenue.



Photo 39: 20 Primrose Avenue.



Photo 40: 212 Bronson Avenue, Primrose Ave façade and rear.



Photo 41: 212 Bronson Avenue at Primrose Ave.



Photo 42: 208 Bronson Avenue at Primrose Ave.



Photo 43: 206 Bronson Avenue.



Photo 44: 200 Bronson Avenue, abutting subject properties.



Photo 45: 211 Bronson Avenue. The Bronson Centre, formerly Immaculata High School.

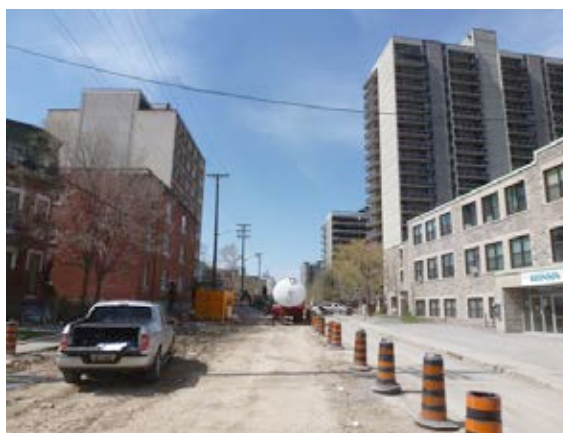


Photo 46: Bronson Avenue north, towards subject properties, showing proximity of tall buildings.



Photo 47: 420 Gloucester Street, two 21 storey buildings directly across Bronson from subject properties.



Photo 48: Gloucester Street view of tall buildings fronting Laurier Avenue W., behind 175 Bronson Ave.



Photo 49: 175 Bronson Avenue at Gloucester Avenue.



Photo 50: 175 Bronson Avenue and Laurier Avenue W.