



8 December 2015

Mr. Ryan Rutherford  
Director of Planning and Consulting  
TC United Group  
800 Industrial Ave. Unit 9, Ottawa, ON, K1G 4B8

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**RE:      Amendment to:  
            Cultural Heritage Impact Statement: 122 Daly Ave, Ottawa**

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Mr. Rutherford,

Further to the Cultural Heritage Impact Statement that was prepared by Lalande + Doyle Architects; this letter is to provide information on modifications that were undertaken to the development that is proposed for 122 Daly Ave in Ottawa.

Specifically, the proposal includes for the demolition of the east and rear wings and the construction of a 3 and 4-storey addition. The 3-storey portion of this addition has a material change line equal to the height of the original 1878-1901 Mansard roof and aligns with the face of the front entrance. The 4<sup>th</sup> storey portion of the addition is set back from the face of the house. The form of the building is rectilinear with a 3-storey glazed curtain wall facade. A balcony complete with glass guardrails is located at the top of the 3<sup>rd</sup> storey of the addition.

The façade is predominately finished with brick cladding on the three lower levels and Exterior Insulating Finish System for the upper level, with prefinished metal flashings. The rear link between the two buildings is clad in glass and serves as an exit stair for both buildings.

The existing 2 vehicle garage constructed in 1939 along the rear property line is proposed to be demolished to allow for bicycle parking, patio and trees and gardens located in the rear yard.

The main changes reflected under this amendment are:

1. The existing building and the new addition are now to be separated by a glass link located between and at the rear of the buildings. With this, a new courtyard pathway between the two buildings leads to the link entrance.
2. At the rear yards of the buildings, vehicle parking has been replaced by landscaping, gardens, a patio and a bicycle rack.
3. The exterior finishes on the new addition have been revised to be brick on the three lower levels and Exterior Insulating Finish System for the upper level. The existing (current) conditions house four (4) units in a total of 518.6m<sup>2</sup>. The proposed design will house a total of eight (8) units within 1096.3m<sup>2</sup>.

These modifications permit the existing heritage property to remain independent from the new development; as well, the proposed addition improves the properties' massing with respect to the adjacent properties by bridging the form of the new 4 - storey multi-residential to the east and the original heritage 3-storey residential structures to the west.

Please do not hesitate to contact the undersigned should you have any questions.

Regards,



Louise C. Lalande, OAA, MRAIC, CAHP LEED AP  
Lalande + Doyle Architects Inc.