

TRANSMITTAL

To: **Minto Communities Inc.**
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Date: August 10th, 2012

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Attn: Kevin A. Harper ACIP, MCIP, RPP, LEED AP

From: Robert Martin
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Pages: 11, including cover

Project: **485 Richmond Road, Ottawa**

Re: **Heritage Impact Statement Letter**

Dear Mr. Harper,

We have been retained to offer comment on heritage impacts arising from the proposed high-rise redevelopment of 485 Richmond Road, Ottawa. In response to correspondence between you and Ms. Sally Coutts of the City of Ottawa, we provide this abbreviated summary and opinion.

1. Research, Site Analysis and Evaluation

Research and Methodology.

The methodology used in preparation of this letter includes the following: review of documents concerning the project provided by the Owner and on-site visits and photography (See attached Annex A) of the property and surrounding area.

Site Analysis and Scope of Evaluation

The proposed development site is located at 485 Richmond Road, Ottawa. This parcel of land is part of a mixed-use development grouping of properties, including Amica Senior's Residence and the Coolican Office Building. There are no listed heritage assets on the property and no Conservation Heritage District Study applicable to the property and surroundings; however, diagonally southwest and adjacent to the above parcels of land, the property known as *Maplelawn and Gardens National Historic Site of Canada* (the Garden) is located.

The City Heritage Planning Department has asked for review of, 'the impact of the building on the view from the garden, how much more traffic will go by on the way out of the property, whether there will be any other new intrusions (traffic lights/ new signage) adjacent to the Garden and analysis of the impact of any major changes on the experience of the Garden as an historic place.'

2. Description of the Proposed Development or Site Alteration

The proposed development, northeast of the Coolican Building, is a 24 storey, 76m tall structure with three levels of podium and underground parking. The tower massing is sculpted with convex west/east facades and convex south/north facades. The primary access will be east of the Amica building, via a one-way road, and egress will occur west of the Amica building, adjacent to the Garden.

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Re: Heritage Impact Statement Letter

3. Assessment of Site Alteration Impacts

For the purposes of this letter, assessment of site alteration impacts is made both by measuring the impact of the proposed new development on the environment and heritage attributes of the site and area.

Views from the Garden

Although the proposed contemporary 24-storey design is substantially taller than the existing 7-storey office and 6-storey senior's buildings, it is located some distance (approximately 75m diagonally, at the closest) from the heritage asset. The podium and its activity (entry/ exit, loading, servicing) will be almost entirely screened by the lower grade of the garden, garden plantings and foreground buildings. The primary relationship between the symmetrically designed Garden, with its primary axis centred on the lower Amica Building, will remain unchanged.

The placement of the tower in the site building grouping, combined with its slimmer sculpted profile, will serve to diminish mass and presence. The height and diagonal placement, an appropriate distance away from the Garden, will 'read' as more of a background object, not unlike the existing view of the existing distant apartment building visible from the Garden. In this context, the formal design intent of the enclosed walled garden, its traditional inward focus and experience will remain intact.

Shadowing and Overlook of the Garden

The proposed development is ideally located so as to have no shadowing impacts on the Garden. Given the considerable setback and while some units will have views out over the garden, the impact is assessed as minimal. Furthermore, since the garden is not a private residential space, there should be limited expectations for privacy from overlook.

Traffic adjacent to the Garden

The existing and future pedestrian and bicycle traffic adjacent to the Garden is not expected to be impacted.

The Owner has engaged Delcan Corporation to produce a traffic study for the proposed development. Applicable to this Heritage Impact Brief, the Study concludes that future vehicular traffic flow and conditions at the southwest intersection adjacent to the garden, will operate 'similar to existing conditions, with no more than one vehicle in queue '(i.e. next to the Garden). While traffic signalization is being considered, it is not required, based on the study.

Given the above, the Consultant would support not adding traffic signalization adjacent to the Garden, at this time. The equipment for signalization and signage, immediately next to the Garden, will tend to intrude on the visual landscape of the Garden and is not recommended.

4. Conclusions and Recommendation

Based on the foregoing, it is the Consultant's opinion that the proposed development at 485 Richmond Road will not detract from nor overwhelm adjacent heritage character, nor alter the essential experience of the Maplawn Garden.

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

Annex A
Photographic Documentation

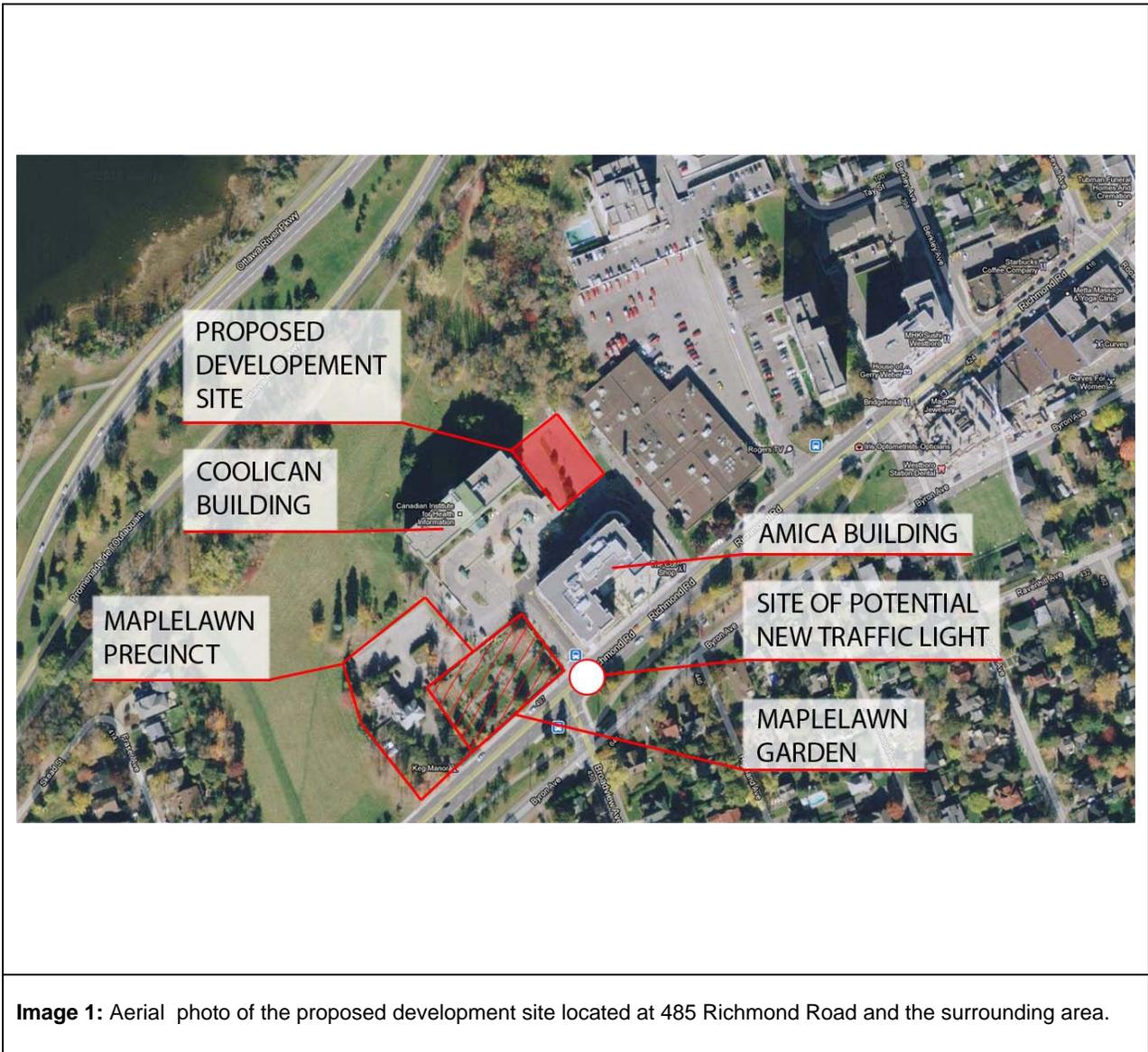


Image 1: Aerial photo of the proposed development site located at 485 Richmond Road and the surrounding area.



Photo 1: View of the Maplelawn Garden from the Southeast.



Photo 2: View of the AMICA Building from across Richmond Road to the South.



Photo 3: View from Broadview Avenue to the North, across Richmond Road.



Photo 4: View of the Maplelawn Garden from across Richmond Road to the South.

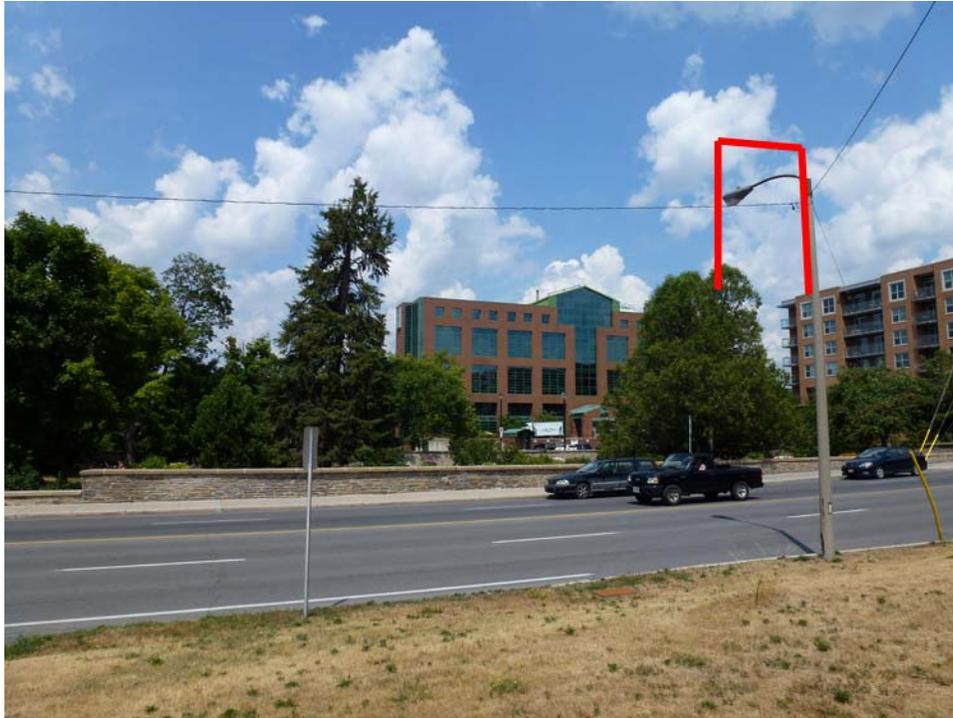


Photo 5: View of the Maplelawn Garden and Coolican and Amica Buildings behind from the south across Richmond Road.



Photo 6: View of the Maplelawn Garden from the Southwest across Richmond Road.

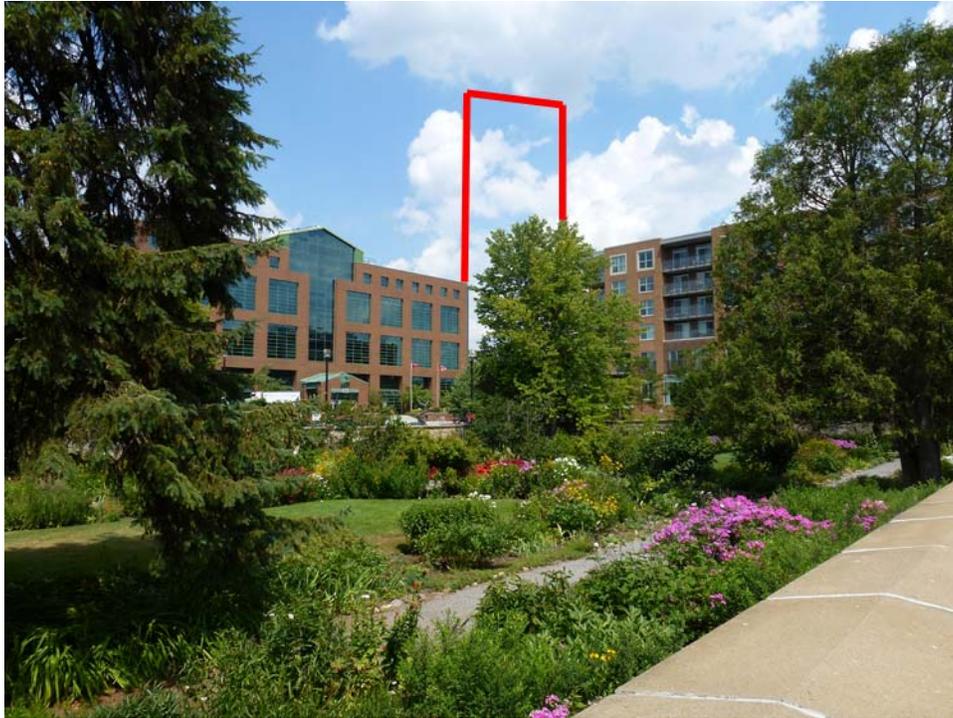


Photo 7: View towards the Northeast from within the Maplelawn Garden. Conceptual outline of tower shown.



Photo 8: View towards the Northeast from within the Maplelawn Garden. Conceptual outline of tower shown.



Photo 9: View of Maplelawn.



Photo 10: View to the east and AMICA building beyond from within the Maplelawn Garden.



Photo 11: View of the Maplawn Garden from the Northeast (Plaza in front of the Coolican Building).



Photo 12: View of the Maplawn Garden from the North on the steps of the Coolican Building.



Photo 13: View from the Southeast across Richmond Road from the AMICA building.

END OF ANNEX A