

FARMSIDE GREEN @ EXPERIMENTAL FARM

CULTURAL HERITAGE IMPACT STATEMENT

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1

INTRODUCTION

This Cultural Heritage Impact Statement (CHIS) was requested by the City of Ottawa to evaluate a proposed development on the south side of Kingston Avenue, between Vale and Chevrier Streets, within Ottawa's Carlington neighbourhood. The proposed development backs onto the Central Experimental Farm (CEF), which is a National Historic Site of Canada, but is separated from the CEF by a recreational pathway. The proponents are RND Construction and the architect is Hobin Architecture. The proposed development is located within a rectangular-shaped parcel of land that has been fallow over recent history (post-1928). The subject property is not a Part IV individually-designated property under the Ontario Heritage Act or located within a Heritage Conservation District.

This CHIS is intended to evaluate the impact of the proposed development on the defined heritage character of the affected portion of the Central Experimental Farm, in a manner consistent with the City of Ottawa Official Plan Section 4.6.1. It includes: a description of the property, its surroundings, the affected Heritage asset and the proposed development; an evaluation of the expected impacts, both positive and negative, associated with the proposed development on the Heritage asset; potential opportunities for mitigation to reduce any negative impact upon the Heritage asset; and a conclusion. Full descriptions of the CHIS requirements are available at <http://ottawa.ca/en/city-hall/planning-and-development/how-develop-property/development-application-review-process-2-3#a-guide-to-preparing-cultural-heritage-impact-statements>.

The heritage character of the Central Experimental Farm is identified in its Statement of Significance, with additional guidance of protecting its heritage character provided by the Central Experimental Farm National Historic Site Management Plan.

2

PROPERTY DESCRIPTION

2.1. SITE DESCRIPTION

The subject property is located on the south side of Kingston Avenue, between Vale and Chevrier Streets, within the Carlington neighbourhood in Ottawa. The closest major intersection is Merivale Road and Kirkwood Avenue. Currently, the subject site is undeveloped and is bounded by the Turnbull School to the east, the Central Experimental Farm to the south and a mixture of semi-detached two storey homes and one to two storey detached homes to the north and west.

The property is currently accessible from the adjacent school property via a culverted land bridge over a shallow ditch located within the eastern portion of the property. Access to the Turnbull School from within the neighbourhood appears to be secondary in nature, with the school's primary arrival point being on Fisher Avenue.



BOTTOM Approximate limit of the property denoted by red dotted line. *GeoOttawa*

STRUCTURES

There are no structures located within the boundaries of the subject property.

LANDSCAPE

As a largely undeveloped property, the subject site is predominantly occupied by turf. Along the southern edge, abutting the Experimental Farm pathway, the property presents a reasonably continuous green edge of mature deciduous trees that are approximately 6 metres - 9 metres (20' - 30') in height. This edge is important as it provides a largely opaque boundary and backdrop for the Central Experimental Farm in this area. The northern edge of the property, fronting onto Kingston Avenue, has a row of consistently spaced deciduous trees of similar size. Currently, the north, south and western edges of the property are contained by a black chain link fence.

SITE IMAGES



BOTTOM Looking south towards the subject property from Chevrier Street.



TOP Looking west along Kingston Avenue with the subject property on the left.

MIDDLE Example of residential structures located directly opposite the subject site on Kingston Avenue.

BOTTOM Looking east along Kingston Avenue with the subject site on the right.

TOP Looking from Kingston Avenue through the subject site towards a small gap in the mature tree canopy, located along the southern edge of the subject property.

MIDDLE Looking east across the subject property, from the centre of the property.

BOTTOM Looking west across the subject property, from the centre of the property, with the unregistered drainage easement in the foreground.



2.2. SITE HISTORY

During the twentieth century, the site has largely remained fallow and undeveloped along the northern edge of the Central Experimental Farm's western experimental fields. Based on a review of the 1870s map of Nepean Township, the subject property is likely situated at the south end of land owned by T. Shillington or at the northern edge of land owned by J. McCallum. Shillington is recognized in the neighbourhood by Shillington Avenue, which marks the northern edge of his property. It is unclear as to why the subject property has remained undeveloped, while the land to its north was developed and largely built out by 1958.

The Central Experimental Farm was created in 1886, with an original 188 hectares of land, including land identified as being owned by J. McCallum, W.H. Taylor, J. Caldwell and W. L. Scott (refer to the 1870s map of Nepean Township detail below).



BOTTOM Highlighting the approximate location of the subject property, located within Nepean Township circa 1870s.

<http://digital.library.mcgill.ca/Countyatlas/Images/Maps/TownshipMaps/car-m-nepean.jpg>

THIS PAGE Aerial photographs of the property and immediate context. The subject property is highlighted with a dotted red line. *GeoOttawa*



1928



1958



1976

2.3. SURROUNDING CONTEXT

The dominant use within the surrounding neighbourhood to the north is residential semi-detached or detached structures. Two-storey semi-detached houses are especially common in the immediate context of the subject property along Kingston Avenue. In general, structures along Kingston Avenue present a wide frontage to the street, with driveways placed between the buildings.

Uses in the neighbourhood include residential, educational (school) along with recreational uses (Meadowvale Park). Other uses in the immediate surroundings of the subject property include high density residential along Fisher Avenue in the form of the "Windfields" apartment development.

To the south, the context is dominated by the western experimental fields of the Central Experimental Farm. These fields are almost entirely open, with only one structure. One can easily see the entire field area (from Merivale to Fisher as far south as Baseline Avenue) from the recreational path that separates the subject property from the experimental fields.

SURROUNDING CONTEXT IMAGES

KINGSTON AVENUE



THIS PAGE Examples of the residential structures located 2-3 blocks immediately west of the subject property along Kingston Avenue.

CENTRAL EXPERIMENTAL FARM WEST EXPERIMENTAL FIELDS



TOP Looking west along the recreational pathway that runs along the northern boundary of the CEF in the area of the subject property.

MIDDLE Looking outward from within the CEF fields towards their northern edge with the subject property on the right edge of the background. This highlights the existing character of the edge.

BOTTOM Looking south across the CEF fields located immediately south the subject property (towards Baseline Road).



TOP Windfields multiple apartment building development (fronting onto Fisher Avenue). View from the fields located immediately south of the subject property.



3

HERITAGE RESOURCE STATEMENT OF SIGNIFICANCE

SUBJECT PROPERTY

OHA PART IV DESIGNATION NO

OHA PART V DESIGNATION NO

NHSC DESIGNATION NO

ADJACENCIES

OHA PART IV DESIGNATION NO

OHA PART V DESIGNATION NO

NHSC DESIGNATION YES

STATEMENT OF SIGNIFICANCE

AVAILABLE AT

[HTTP://HISTORICPLACES.CA/EN/REP-REG/PLACE-LIEU.ASPX?ID=13811&PID=0](http://historicplaces.ca/en/rep-reg/place-lieu.aspx?id=13811&pid=0)

The following is the Statement of Significance for the National Historic Site of Canada Central Experimental Farm available from historicplaces.ca. Additional information on the heritage value of the Central Experimental Farm is included in Appendix 1 in the form of a summary of the relevant points from the Commemorative Integrity Statement from the Management Plan.

3.1. DESCRIPTION OF HISTORIC PLACE

The Central Experimental Farm National Historic Site of Canada, located in urban Ottawa, Ontario, is comprised of various structures and buildings embedded within a large rural landscape. Flanked by broad expanses of farmland, its central area consists of the administrative core, housed in a variety of eclectic and picturesque structures, and encompasses an arboretum, specimen plantings, and intricate ornamental gardens. Official recognition refers to the cultural landscape with its natural, built, and landscaped components at the time of designation.

3.2. HERITAGE VALUE

The Central Experimental Farm was designated a National Historic Site of Canada in 1997 because:

- as a cultural landscape, the more than 400-hectare farm, in the heart of the Nation's Capital, reflects the 19th-century philosophy of agriculture and carefully integrates an administrative core and a range of other buildings with an arboretum, ornamental gardens, display beds and experimental fields in a picturesque composition;
- since its establishment in 1886, the Farm has made significant scientific contributions to agriculture in Canada by uniting scientific experimentation with practical verification, as exemplified by the development of the hardy strains of wheat that were so influential in expanding Western Canadian agriculture;
- a rare example of a farm within a city, the Central Experimental Farm has become a symbol of the central role agriculture has played in shaping the country.

Eager to introduce profitable new agricultural methods and products, the federal government created the Central Experimental Farm in 1886. The Department of Agriculture selected a rectangular parcel of land, over 400 hectares in area, approximately 3 kilometres from Parliament Hill. Located on a desirable site, due to its variety of soil types and access to land, water, and rail transport, the Farm would serve both Ontario and Québec. As the city of Ottawa grew, the Farm was gradually absorbed into the urban environment and is now situated well within the city limits.

The plan of the Farm is based on three clearly defined zones: a central core of administrative, scientific, and functional farm buildings and spaces; the experimental fields, plots, and shelterbelts; and the arboretum, ornamental gardens and experimental hedges. The Farm's Picturesque landscape is the result of a movement promulgated by 18th-century English aesthetic theorists and practitioners who sought to bring landscape design closer to an idealized nature. One convention of this movement was the adoption of certain standard features of the British country estate, including large stretches of lawn and fields, use of water, masses of trees and shrubbery, and winding pathways. These features, designed to enhance nature's inherent beauty by emphasizing its irregularity, variety, and intricacy in form, colour, and texture, integrate harmoniously with the administrative, scientific, and functional farm buildings. The Picturesque qualities of the Farm are a significant aspect of the 19th-century philosophy of agriculture.

This philosophy also recommended the use of chemistry and genetics to make farm life more productive and appealing. Its proponents sought to develop better farming methods by applying a new scientific methodology to farming. Since its establishment, the Central Experimental Farm has contributed substantially to the development of Canadian agriculture through scientific research, experimentation, and practical verification. The Farm has addressed issues such as human and animal health, the importation of plants and livestock, the identification and control of imported insect pests, and soil fertility. It also contributed to the expansion of agriculture in western Canada through the development of hardy strains of wheat, and in eastern Canada through research on forages and grasses. The Farm soon became the headquarters of a national system of experimental farms, as its central location and administration served to address a range of national agricultural issues.

Source: Historic Sites and Monuments Board of Canada, Minutes, June 1997.

3.3. CHARACTER-DEFINING ELEMENTS

Key elements contributing to the heritage value of this site include:

- its location in the urban centre of Ottawa, encompassing a variety of soil types, cleared fields, and various buildings;
- its pastoral appearance, as well as the orderliness and neatness critical to the Farm's scientific pursuits;
- its plan, made up of three clearly defined zones: the central core of the functional farm, science and administration buildings; the experimental fields and plots with their bordering shelterbelts; and the arboretum, ornamental gardens and experimental hedges;
- the buildings, which illustrate the Picturesque character with their compatible scale, varied volumes and silhouettes.

THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE CORE AREA. THIS INFORMATION IS INCLUDED FOR INFORMATION ONLY

Key elements contributing to the heritage value of the central core include:

- the intimate scale of the interior of the zone, and the campus-like atmosphere;
- the compatible scale and design of both Prince of Wales Drive and the Driveway, which have evolved from the main north-south and east-west roads in the original 1880s plan and link the Farm to the city;
- the placement and design of the core administration buildings with their wood-clad exteriors, and their relationships to each other and to their landscape setting, which reveal their original functions and the orderly development of the original 1880s Picturesque plan;
- the associations of the buildings with key figures in the development of Canadian agriculture, such as William Saunders, Charles Saunders, and Sir John Carling;
- the buildings' small, single-storey board and batten style, conveying their continued role as part of a complex of support buildings;
- the model farm, intended to demonstrate the most efficient and orderly layout of farm buildings.

THE SUBJECT PROPERTY IMMEDIATELY ABUTS THE WEST EXPERIMENTAL FIELDS. AS SUCH, THESE KEY ELEMENTS ARE IMPORTANT CONSIDERATIONS

Key elements contributing to the heritage value of the experimental fields, plots, and shelterbelts include:

- the orderly organization of the fields based on a grid system, reinforced by a regular system of roadways and access lanes, and distinctive internal fencing of red "pencil posts" with white tops;
- the open cultivated fields, with their variable sizes, colours, textures and seasonal variations;
- the relationship between the open fields and the heavily screened Driveway with its parkway characteristics of curbs and streetlights, which emphasize the integration of a farm within a city;
- the shelterbelts, made up of hardy trees that protect the fields;
- the core brick-clad science and administration buildings;
- the views, including the view from the corner of Baseline and Fisher, the view southwest from Carling Avenue across the fields, the

framed view looking east from Fisher along Cow Lane, and the view from any point along the periphery into the open fields.

**THE SUBJECT PROPERTY IS
LOCATED OUTSIDE THE
ARBORETUM AND ORNAMENTAL
GARDENS AREA. THIS
INFORMATION IS INCLUDED FOR
INFORMATION ONLY**

Key elements contributing to the heritage value of the arboretum and ornamental gardens include:

- the Picturesque nature of the site, evidenced in the skillful use of topography and water, and the incorporation of the shoreline of the Rideau Canal, Dow's Lake, and the lagoons into the visual composition;
- the circulation pattern in the arboretum, laid out in a typically Picturesque design of curving promenades and constantly changing views;
- the glass and metal frames of the greenhouses;
- the arboretum, itself, including a wide variety of specimen trees and shrubs, planted to test and demonstrate suitable tree species for various hardiness zones of Canada.

4

DESCRIPTION OF PROPOSED DEVELOPMENT

NUMBER OF UNITS 10
MINIMUM LOT WIDTH 6-10M
MINIMUM FRONT YARD 4.5M
MINIMUM REAR YARD 7.56M
(25% OF LOT DEPTH)
MAXIMUM BUILDING HEIGHT
9.5M

The proposed development was reviewed as per concept renderings, drawings and plans, dated July 2017 and provided by the proponent RND Construction and the Architect Hobin Architecture. The proposal includes a mixture of detached and semi-detached residential structures for a total of 10 units. All units front onto Kingston Avenue.

4.1. PRIMARY PROPOSAL ELEMENTS

The proposed site plan includes the following primary elements:

- 10 residential units:
 - 4 detached residential units (eastern portion of the site);
 - 6 semi-detached residential units (western portion of the site)
- Proposal maintains the unregistered drainage easement;
- Tree canopy along the southern edge of the property is maintained;
- Buildings feature a range of materials and roof forms, providing a varied streetscape along Kingston Avenue;
- Dominant roof form is end gable, with a mixture of front gables mixed in for variety;
- Variety in the accent colours of the proposed cladding, including white/grey and green that highlight the distinctiveness of each structure, while being generally harmonious within the proposed development.



BOTTOM Concept streetscape view looking west from Chevrier Street.
Hobin Architecture

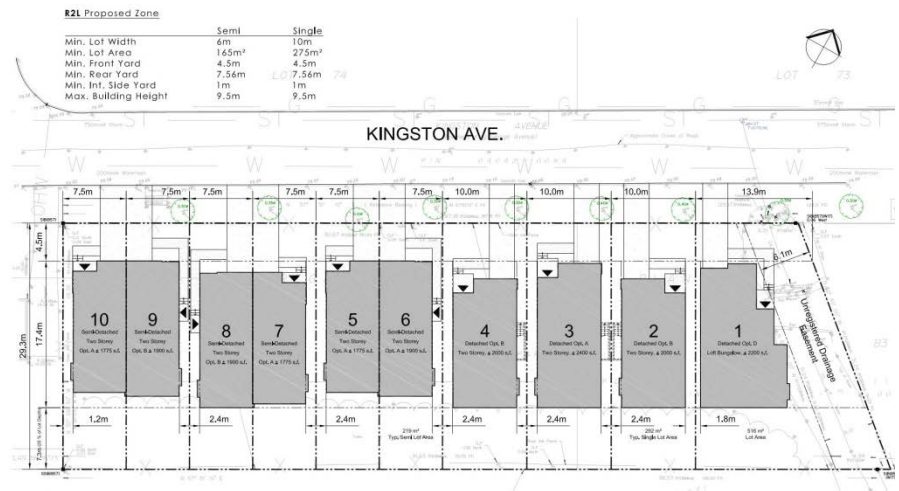
TOP Proposed site plan.

UPPER MIDDLE Concept streetscape view, including the second through fourth structures from the east.

LOWER MIDDLE Concept streetscape view, looking east with unit 8 in the foreground.

BOTTOM Concept streetscape elevation.

All images on this page provided by Hobin Architecture



5

IMPACT OF PROPOSED DEVELOPMENT ON DEFINED HERITAGE CHARACTER

This section reviews the impact of the proposed development on the defined heritage character of the National Historical Site of Canada Central Experimental Farm (CEF) in Ottawa. Given the nature of the proposed development's site location and size relative to the size and varied nature of the various character zones that make up the CEF, this review will focus on potential impact on the overall character of the CEF, along with the character of the most affected zone, which in this instance is Zone 2. The primary source of heritage value used for this review is the Statement of Significance.

5.1. GENERAL HERITAGE VALUE

| Character Defining Element | Impact of Proposed Development |
|---|---|
| As a cultural landscape, the more than 400-hectare farm in the heart of the Nation's Capital reflects the 19th-century philosophy of agriculture and carefully integrates an administrative core and a range of other buildings with an arboretum, ornamental gardens, display beds and experimental fields in a Picturesque composition. | The proposed development does not impact the overall Picturesque composition of the CEF. |
| Since its establishment in 1886, the Farm has made significant scientific contributions to agriculture in Canada by uniting scientific experimentation with practical verification, as exemplified by the development of the hardy strains of wheat that were so influential in expanding Western Canadian agriculture. | The proposed development does not impact the perception of the significant scientific contributions (previous, on-going or future) associated with the CEF. |
| A rare example of a farm within a city, the Central Experimental Farm has become a symbol of the central role agriculture has played in shaping the country. | The proposed development does not impact the symbolic role of the CEF as perceived at a local or national level. |

5.2. KEY OVERALL CHARACTER DEFINING ELEMENTS

| Character Defining Element | Impact of Proposed Development |
|--|---|
| Its location in the urban centre of Ottawa, encompassing a variety of soil types, cleared fields, and various buildings. | The proposed development does not physically impact any of the lands the CEF occupies. |
| Its pastoral appearance, as well as the orderliness and neatness critical to the Farm's scientific pursuits. | The proposed development does not impact the overall pastoral appearance or orderliness and neatness of the CEF's composition. |
| Its plan, made up of three clearly defined zones: the central core of the functional farm, science and administration buildings; the experimental fields and plots with their bordering shelterbelts; and the arboretum, ornamental gardens and experimental hedges. | The proposed development does not impact the visual clarity of physical character of the arrangement of the CEF into three distinct zones. |
| The buildings, which illustrate the Picturesque character with their compatible scale, varied volumes and silhouettes. | The proposed development does not impact the visual or physical character of any buildings associated with the CEF. There is one lone structure located within the western experimental fields that the proposed development is closest too and that structure is a significant distance from the proposed development. |

5.3. KEY ZONE 2 EXPERIMENTAL FIELDS, PLOTS AND SHELTERBEDS CHARACTER DEFINING ELEMENTS

| Character Defining Element | Impact of Proposed Development |
|---|--|
| The orderly organization of the fields, based on a grid system reinforced by a regular system of roadways and access lanes, and distinctive internal fencing of red “pencil posts” with white tops. | The proposed development does not visually or physically impact the clarity of the field organization strategy, including the means of access or internal fencing. |
| The open cultivated fields, with their variable sizes, colours, textures and seasonal variations. | The proposed development does not visually or physically impact the variable character of the experimental fields. |
| The relationship between the open fields and the heavily screened Driveway, with its parkway characteristics of curbs and streetlights, which emphasize the integration of a farm within a city. | The proposed development is located away from the Driveway and does not physically or visually impact the character of the Driveway. |
| The shelterbeds, made up of hardy trees that protect the fields. | The proposed development does not visually or physically impact the remaining shelterbeds along the periphery of the CEF. |
| The core brick-clad science and administration buildings. | There are no structures within the area around the proposed development. As such, the proposed development does not visually or physically impact any buildings within the CEF. |
| View from the corner of Baseline and Fisher. | The proposed development does not impact the view from the corner of Baseline and Fisher due to the substantial distance from the viewpoint and the pre-existing tree canopy that defines the southern edge of the proposed development property. |
| The view southwest from Carling Avenue across the fields. | The fields within the western experimental fields do not extend as far north as Carling Avenue. The proposed development is located well outside of this viewshed. As such, the proposed development does not impact this viewshed. |
| The framed view looking east from Fisher along Cow Lane. | The proposed development is located well west of this view and, as such, does not impact this viewshed. |
| The view from any point along the periphery into the open fields. | The proposed development is located along the northern edge of the west experimental fields, an edge that is characterized by similar pre-existing development (in terms of height, use, scale). Additionally, the edge is well screened by a mature tree canopy that will minimize the visibility of the proposed development when looking outwards from within the Farm. |

5.4. OTHER CONSIDERATIONS

OTHER VIEWS

VIEWS FROM WITHIN THE EXPERIMENTAL FARM OUTWARD TO CONTEXT

The proposed development is located along the northern edge of the west experimental fields, an edge that is characterized by similar pre-existing development (in terms of height, use, scale). Additionally, the edge is well screened by a mature tree canopy that will minimize the visibility of the proposed development when looking outwards from within the Farm.

While this is not specifically identified as a character-defining element, there is a very minor impact on views outward in this area; however, this impact is not out of character with the definition of this edge.

BOTTOM Looking west from inside the experimental fields with the subject property on the right.



TOP Looking north from inside (halfway south within the northern-most bed row) toward the subject property and its treed edge.

MIDDLE Looking north from inside (more than halfway south within the northern-most bed row) toward the subject property and its treed edge.



5.5. POSITIVE IMPACTS

The primary positive impact associated with the proposed development is that it retains the mature tree canopy along the southern edge of subject property. This tree canopy provides a green edge (background) for the fields adjacent to the recreational path that runs along their northern edge. In addition, the height of the proposed development is such that it will not be visible from within the experimental fields during most seasons and, when visible, the nature of this visibility will continue the characteristics of the pre-existing residential structures immediately west of the subject property.

6

MEASURES TO ENHANCE RESPONSIVENESS TO HERITAGE CHARACTER

The proposed development does not have any significant impact on the defined heritage character of the historic resource, which in this instance is the National Historic Site of Canada Central Experimental Farm (CEF). There is; however, very minor visual impact to the northern edge of the CEF, as there is a gap in the tree canopy edge of the subject site. This gap could easily be filled with saplings that are appropriate for this environment. Nevertheless, this very minor impact is not out of character with the definition of this edge and the visibility of other residential structures.

7

PRECEDENTS AND LIMITATIONS

On a project-by-project basis, heritage conservation planning must consider related planning issues and broader Municipal objectives in order to be relevant and effective. When the design of a proposed development is evaluated, its merits are found by examining a matrix of elements and considerations. This evaluation is non-transferable on a “pick and choose” basis to another future development, which may want to utilize some attributes, but not others.

Planning issues beyond this specific mandate will be dealt with separately, as appropriate. Heritage planning is a component part of overall community planning.

8

CONCLUSION

THIS NATIONAL HISTORIC SITE OF CANADA IS THE ONLY POTENTIALLY IMPACTED HISTORIC RESOURCE WITHIN THE IMMEDIATE CONTEXT OF THE SUBJECT PROPERTY.

THE LEVEL OF IMPACT ON THE HISTORIC RESOURCE IS CONSIDERED ACCEPTABLE.

8.1. IMPACT ON HERITAGE VALUE

PHYSICAL

The proposed development does not impact the physical character of the National Historic Site of Canada Central Experimental Farm in any way.

VISUAL

The proposed development does not impact the defined historic visual character of the National Historic Site of Canada Central Experimental Farm in any way. The proposed development does have a very minor and highly localized impact on the view outward from the experimental fields towards the subject site. This gap in the vegetation could easily be filled with saplings that are appropriate for this environment. Nevertheless, this very minor impact is not out of character with the definition of this edge and the visibility of other residential structures. Gaps in vegetation is an always evolving condition.

8.2. CONCLUSION

The proposed development does not physically impact the historic asset and does not significantly impact the visual character of the historic asset. The very minor and highly localized level of impact on the historic asset (non-defined value) is considered fully acceptable in the professional opinion of the reviewer.

A.1. CENTRAL EXPERIMENTAL FARM COMMEMORATIVE INTEGRITY STATEMENT SUMMARY

A.1.1. DEFINING THE DESIGNATED PLACE

The Central Experimental Farm is situated in the urban setting of Ottawa. The boundaries of the designated place are defined as those lands which are bounded on the north by Carling Avenue; on the west by Fisher Avenue as far as Kingston Avenue, excluding the complex of Fisher Heights; by Merivale Road as far as Baseline Road; on the south by Baseline Road north to Prince of Wales Drive (Highway 16); and on the east by Prince of Wales Drive as far as the bend in the road, by the western edge of the Rideau Canal property as far as Queen Elizabeth Drive; and, by the Central Experimental Farm property boundary as far as Carling Avenue. These boundaries define the place designated as a National Historic Site.

A.1.2. CHARACTER OF THE DESIGNATED PLACE

The Central Experimental Farm is characterized as a planned, designed and evolved cultural landscape whose national significance lies in part in its physical manifestations of the 19th century philosophy of agriculture and the Picturesque landscape linked by the 1880's design. Incorporated into this are administrative, scientific and agricultural buildings, which respect the original design. Implicit in the Picturesque design are the relationships between the core zones, between buildings and the outdoor spaces, including the well-established system of paths and roadways, the long vistas across fields and water, and the intangible, life-giving qualities of light. All are still legible on the landscape, all enhance the aesthetic character of the Central Experimental Farm, and all reinforce the sense of historic place. The original plan divides the Farm into three clearly defined primary zones, each representing an area of concentration and specialization: the central core of functional farm, science and administration buildings; the experimental fields and plots with their bordering shelterbeds; and the arboretum, ornamental gardens and experimental hedges.

THE SUBJECT PROPERTY IS MOST CLOSELY RELATED WITH THE SECOND ZONE AND DOES NOT IMPACT THE FIRST AND THIRD ZONE. AS SUCH INFORMATION ON THOSE ZONES IS NOT INCLUDED

SECOND ZONE

The second zone of experimental fields and plots is located to the south and west of the central core. Planted with a variety of crops for testing, these are well laid out in a highly ordered pattern, with an orderly system of laneways for easy access, and protective fencing. Within the fields are clusters of small buildings that serve as field laboratories, supporting active research projects. The Booth barn complex, in part predating the establishment of the Farm, is located at the south end of the fields, near Baseline Road. The Farm's development of hardy trees for shelterbeds is illustrated by the remaining stands of trees at the west side of the Farm, along the north end of Fisher Avenue. The shelterbeds serve the practical agronomic function of protecting the fields. Extensive research was formerly carried out on the design and establishment of shelterbeds, as well as the tree species that were most suitable; such information was particularly important to prairie farmers.

The Farm is now bounded on three sides by urban development, characterized by major roadways carrying high volumes of traffic, and mature residential and institutional areas. This provides a strong sense of contrast and juxtaposition, emphasizing the rural qualities of the Farm: it is possible to drive along a multi-lane urban roadway and suddenly come across a view of wide fields bordered by leafy green lanes and the cluster of barns in the central core.

The parkways that now run through the Farm, the Driveway (owned by the National Capital Commission) and Prince of Wales Drive (owned by the Regional Municipality of Ottawa-Carleton) which are scenic roadways that link the Farm to the city and reinforce the distinctive character of the historic place.

A.1.3. HISTORIC VALUES OF THE DESIGNATED PLACE

The Central Experimental Farm, as a whole, is valued because: of its distinctiveness as a cultural landscape; the more than 400-hectare farm in the heart of the Nation's Capital reflects the 19th century philosophy of agriculture and carefully integrates an administrative core and a range of other buildings with an arboretum, ornamental gardens, display bed and experimental fields in a Picturesque composition; since its establishment in 1886, the Farm has made significant scientific contributions to agriculture in Canada by uniting scientific experimentation with practical verification; it is a rare example of a farm within a city; and it has become a symbol of the central role agriculture has played in shaping the country.

A.1.4. THE CULTURAL LANDSCAPE

LANDSCAPE FEATURES THAT SYMBOLIZE OR REPRESENT THE SITE'S NATIONAL HISTORIC SIGNIFICANCE

As previously noted, this cultural landscape is manifested by its division into three primary zones. Each zone is comprised of patterns and features which, together, give each its unique character. These character-defining elements can be categorized as either landscape elements or buildings.

ZONE 2 EXPERIMENTAL FIELDS

The Experimental Fields, Plots and Shelterbeds The cultural landscape within this zone is characterized by the following elements which, as they visually express both the Picturesque composition and the activity of scientific agricultural research and practical verification, are level 1 resources:

- the orderly organization of the fields based on a grid system reinforced by a regular system of roadways and access lanes, many of which are tree-lined, and distinctive internal fencing: red "pencil posts" with white tops;
- within the parameters of the grid system, the variable sizes, colours, textures and seasonal variations of the fields and of the plots into which they are subdivided, which reflect ongoing agricultural research needs;
- the presence of clusters of small research support buildings in the fields;
- the relationship between the open fields and the heavily screened Driveway with its parkway characteristics of curbs and street lights; and,
- the remaining shelterbeds on the western perimeter of Fisher Avenue at the north end of the Farm.

A.1.5. HISTORIC VALUES OF THE CULTURAL LANDSCAPE

ZONE 2 EXPERIMENTAL FIELDS

The experimental fields, plots and shelterbeds are valued for:

- the open fields that underscore the agricultural character of the place, and which are essential to an understanding of both the historic and the on-going function of scientific agricultural research, and to the understanding of 'a farm within the city';
- the distinctive landscape features, such as the orderly circulation system, the allées of trees, the fences, the divisions of fields into experimental plots, and the changing patterns of colours and textures that enhance an understanding of the on-going research function;
- the shelterbeds, which are valued for their role in research directed towards expanding agriculture in western Canada;

THE SUBJECT PROPERTY IS MOST CLOSELY RELATED WITH THE SECOND ZONE AND DOES NOT IMPACT THE FIRST AND THIRD ZONE. AS SUCH INFORMATION ON THOSE ZONES IS NOT INCLUDED

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- and their distinctive views, including but not limited to:
 - the view from the corner of Baseline and Fisher, looking northeast to the central core, with the Booth barn complex in the foreground;
 - the view southwest from Carling Avenue across the fields;
 - the framed view looking east from Fisher along Cow Lane; and,
 - the view from any point along the periphery into the open fields.

A.2. BIBLIOGRAPHY

The following is a list of documents referenced in the preparation of this Cultural Heritage Impact Statement that are not specifically identified in the body of the document.

Agriculture and Agri-foods Canada. *Central Experimental Farm National Historic Site Management Plan*. Last modified 11 November, 2012.

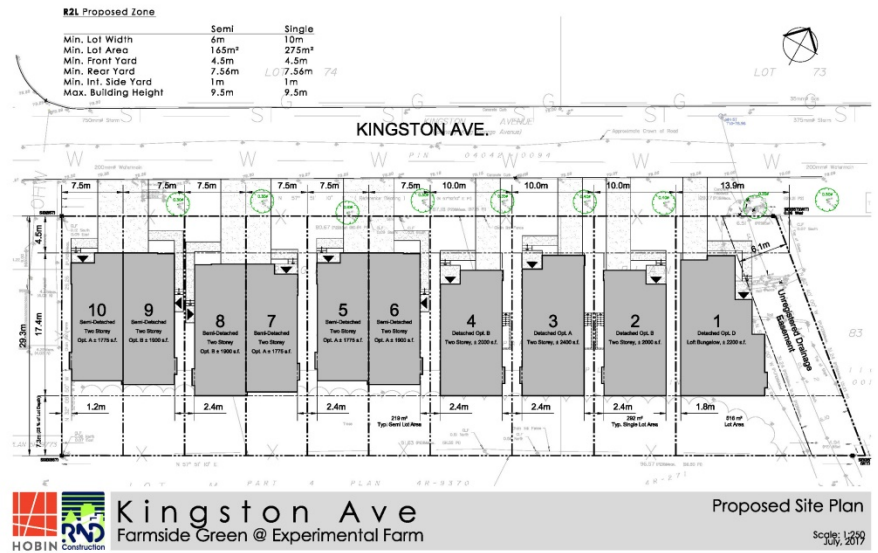
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Canada's Historic Places, A Federal, Provincial and Territorial Collaboration. *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd ed.* Ottawa: Her Majesty the Queen in Right of Canada, 2011.

A.3. ADDITIONAL PROPOSED DEVELOPMENT DOCUMENTATION







A.4. AUTHOR QUALIFICATIONS

MTBA ASSOCIATES

HERITAGE & PLACES OF SIGNIFICANCE

MTBA's expertise in heritage development issues spans the full spectrum from Heritage Conservation District (HCD) Studies, to Cultural Heritage Impact Statements (CHIS) to adaptive reuse, to advising on development within heritage environments or with heritage structures, to suit an existing context. MTBA has high level expertise in heritage value and heritage intervention evaluations for sites considered to be places of significance.

COMMUNITY & CONSENSUS

MTBA works within both the planning and architectural environments to most effectively deliver projects that have a more complex nature, such as challenges with zoning or public relations or technical conservation. Working creatively with property owners and developers, municipal and provincial heritage and planning professionals, with community and special-interest groups, and a broad array of stakeholders, MTBA uses wide experience facilitating workshops and design charrettes on both sides of development issues. MTBA has gained a reputation as leading community and urban conservation experts in Eastern Ontario and Western Quebec, including building and community sustainability.

SUMMARY OF RELEVANT CULTURAL HERITAGE IMPACT STATEMENTS

MTBA Associates Inc has completed numerous Cultural Heritage Impact Statements or similar documents, including the following selected from recent files:

- Chateau Laurier Proposed Addition, Ottawa, ON
- 205 Crichton Street Residential Addition, New Edinburgh Conservation District, Ottawa, ON
- 453 Bank Street Proposed Mixed Use Development (with Contentworks), Ottawa, ON
- 233 Armstrong Proposed Mixed Use Development, Ottawa, ON
- 186 Frontenac Street Residential Addition, Kingston

- 72 Crichton Street Residential Addition, New Edinburgh Conservation District, Ottawa, ON
- 174 Bolton Street Multi-unit Residential Development, Lowertown West Conservation District, Ottawa, ON
- Purdy's Mill Multi-unit Residential Development adjacent to National Historic Site, Kingston, ON
- 1003 Prince of Wales Residential Development adjacent to a National Historic Site and UNESCO World Heritage Site, Ottawa, ON

EXPERTISE

MARK THOMPSON BRANDT, Senior Conservation Architect & Urbanist, OAA, RAIC, LEED AP BD&C, CAHP, is a registered professional Architect, Urbanist and Conservation Consultant with over 30 years' experience in these fields. Brandt has been called as an expert witness for both the Ontario Conservation Review Board and the Ontario Municipal Board. Clients from a range of both private and public sectors, such as real estate developers, the Ontario Heritage Trust, Government of Canada, National Capital Commission, municipalities, school boards, community associations, and many others, appreciate the broad expertise that Brandt and the Team at MTBA bring to a project, including natural and cultural conservation and cultural heritage landscapes and districts.

Mark is the former Chair of the City of Ottawa Heritage Advisory Committee (LACAC). He sits on the Board of the Association for Preservation Technology International (Co-Chair, Technical Committee for Sustainable Preservation) and is a former Board Member of the Canadian Green Building Council Ottawa Region (Chair, Existing Buildings Committee). He is a former Board Member of the Canadian Association of Heritage Professionals (CAHP) and the Algonquin College Architecture Advisory Committee, was awarded the Ontario Conservation Achievement Award and is Past President of HODI Historic Ottawa Developments Inc., among many other professional and community positions and awards.

CHRIS WARDEN, Senior Conservation Architect, RAIC, LEED AP BD&C, CAHP, brings more than 10 years' experience in the fields of architecture and conservation. His expertise is at all levels of technical, design and research activities. He has reached the level of Senior Associate at MTBA and works as a key Project Manager with a specialty in heritage conservation on some of MTBA's most important projects.

STAFF

The Firm runs a staff of seven people dedicated to all of our wide-ranging projects from technical analysis to community design. We work at the nexus of natural & cultural conservation and specialize in the magic that occurs when new meets old. The Firm maintains current media and communication technology including advanced digital 3D modelling, internet media, and real time video animation, using many platforms and programs.