

CULTURAL HERITAGE IMPACT STATEMENT

73-77 Guigues Avenue, Ottawa, Ontario



SUBMITTED TO: 1470087 ONTARIO INC.

PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

MAY 2019

Image Cover Page: South West Elevation at the Corner of Guigues and Parent Avenues. Hamel Design & Planning, REV17 AOa 2019.

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1.0 INTRODUCTION

1.1 Purpose

This Cultural Heritage Impact Statement (CHIS) is a requirement of the City of Ottawa. The purpose of the CHIS is to identify the heritage resources and values that may be impacted by the demolition of an existing Category 4 heritage resource and the construction of seven residential town homes at 73-77 Guigues Avenue. The proposed development is located in the Lowertown West Heritage Conservation District (HCD), which was designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 192-94).

This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The Lowertown West Heritage Conservation District Study, 1993, A.J. Diamond, Donald Schmitt and Company;
- Heritage Survey and Evaluation Forms 1992: 61, 73-77, 79 – 81, 85 - 87 Guigues Avenue; 66 & 70 Parent Avenue; and 72-74, 78 St. Andrew St.;
- Statement of Heritage Significance, Lowertown West HCD, Ottawa, ON (Historic Places);
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Minutes of Pre-application Consultation Meeting, June 29, 2018; and,
- Site plans and elevations, Hamel Design & Planning, Revisions 17, 2019;

1.2 Present Owner and Contact Information

Address: 73 -77 Guigues Avenue, Ottawa, Ontario

Current Owner and Contact:

7820283 Canada Inc.

Michael George

1257 Grande Allée Gatineau Q.C. J9J 3B6

michaelgeorge@mginovations.ca

1.3 Site Location, Current Conditions and Introduction to Development Site

The property is located within the Lowertown West Heritage Conservation District in a block bound by Guigues Avenue to the south, Parent Avenue to the west, St. Andrews St. to the north, and Dalhousie St. to the east. A two-storey stucco clad triple row house with a flat roof, a garage and a small shed are located on the property, at (73-77) Guigues Avenue. The lot frontage is 42' with a depth of 101'. The owner is proposing to demolish the triple row house, shed, and the detached garage.



Figure 1: Context aerial view of the site 2017. Block plan of the area bound by Parent, St. Andrew, Guigues, and Dalhousie. Site arrowed. Source: GeoOttawa

1.4 Built Heritage Context and Street Characteristics (Neighbourhood Character)

Built Heritage Context

Throughout the neighbourhood, the late nineteenth-century residential block pattern still reads clearly. The blocks are uniform consisting of narrow residential lots with buildings forming an edge to each block. The block consists primarily of two and three storey single detached, and double houses constructed between 1870 – 1910. The primary building typology is consistent with other properties; and includes, flat roofed structures, wood and brick cladding, with a limited number of gable front buildings. A number of buildings have been covered with modern finishes, i.e. siding, angel stone. The existing building within the development site is typical of neighbourhood buildings in both form and updated finishes.

The development site is atypical in character from the neighbourhood in that mid-block buildings were expropriated in 1903 to create Parent Avenue (formerly Barrett Lane) - a 32' right-of-way extending south from Bruyère to Guigues Avenue (formerly Church St.) and linking up with Barrett Lane. In the 1950, Parent Avenue was widened to a 64' width with the expropriation of the lots and the demolition of buildings on the east side of the street leaving 73-77 Guigues Avenue at the south end of the block. 73 -77 Guigues underwent extensive alterations in 1956 with the installation of the stucco and angel stone finishes, and the reworking of the fenestration pattern.

The triple row house at 73-77 Guigues Avenue first appears on the 1878 – 1888 fire insurance plan.

Street Characteristics

The street characteristics of Guigues Avenue and St. Andrew Street reflect the uniform development of residential properties from the 1860s through to 1910, with a limited number of post 1910 infill

developments. Traditionally, buildings are set back uniformly from the street, with entrance walks, verandahs, small front yards featuring a mix of soft landscape (shrubs, planting beds, grass) and hard landscape (asphalt, pavers) some with decorative fence enclosures.

The characteristic of Parent Avenue is unique in that at the turn of the 19th century the street was developed as a through-block right of way and subsequently in the 1950s widened to a 64'. Two infill buildings were constructed on the west side of Parent Avenue Avenue— 66 and 70 Parent Avenue - in 1904, 1928 and 1943 respectively. The street characteristics on the east side of Parent Avenue reflect the widening of the street in the 1950s and the exposure of the west façade of the buildings and rear yards of the properties to the street. The buildings on the west side of Parent Avenue are not set back uniformly from the street. The buildings at 64 St. Andrew and 66 Parent Avenue are close to the lot line with a strip of stone pebbles in the side yards, and a single street tree. The building at 61 Guigues compliments the corner lot with a wrap around verandah, and additions fronting onto Parent, large landscaped side yard containing a mix of trees, shrubs, planting beds and grass, as well as a paved driveway.

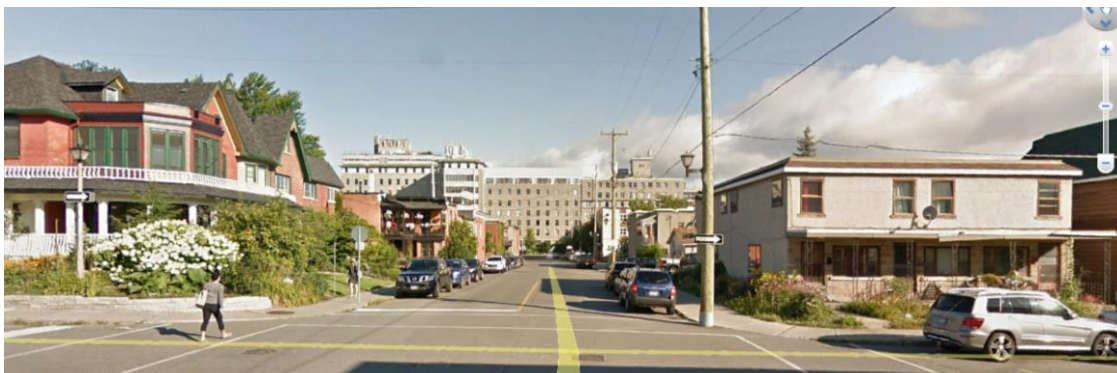


Figure 2: View looking north on Parent from Guigues Avenues. The development site at 73-77 Guigues (right) and 61 Guigues (left) Source: Google Earth.

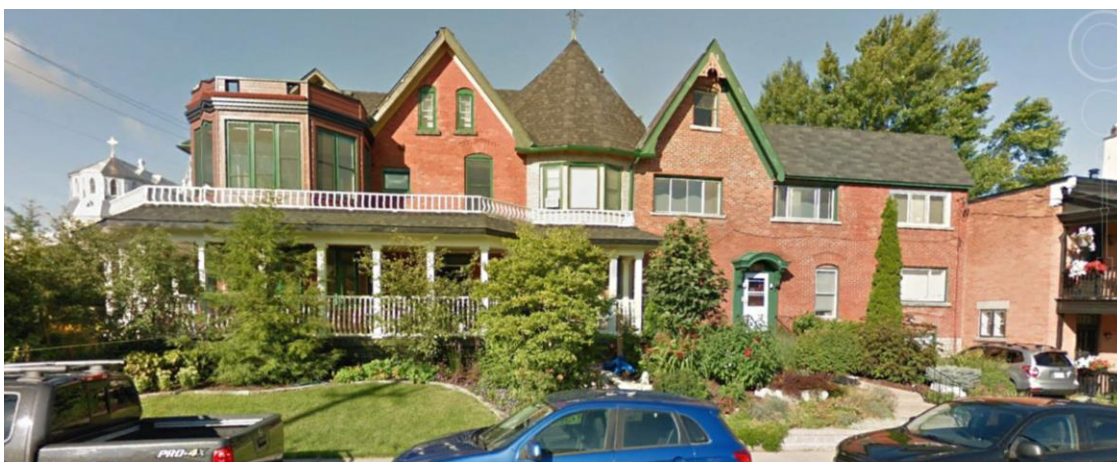


Figure 3: View of 61 Guigues (left) and 70 Parent Avenue (right) and a circa 1928-43 addition to 61 Guigues Avenue (right). Note the side yard set-back from Parent, verandahs, the extensive landscaping which is atypical of the area. Source: Google Earth, HSF 1985.



Figure 4: View of the development site with 73-77 Guigues (right), 72-74 St. Andrew St and the garage (left). Source: Google Earth.

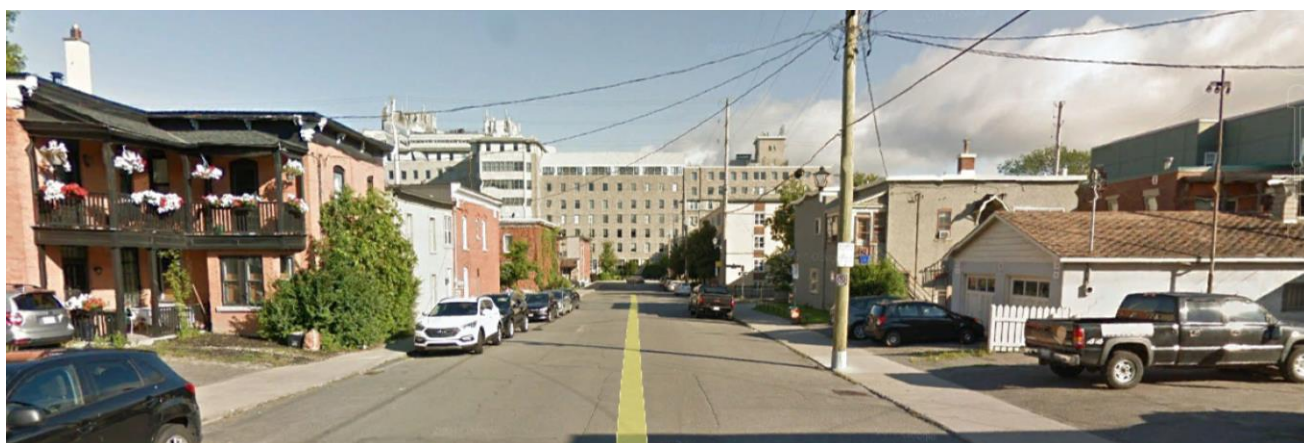


Figure 5: View looking north on Parent Avenue from the midpoint of the block. Note the two storey verandas. The garage to the right is located within the development site. Source: Google Earth.

1.5 Relevant Information from Council Approved Documents

Heritage Reference List (HRL)

The City of Ottawa maintains a Heritage Reference List (HRL) that identifies and categorizes properties as contributing and Non-contributing. Category 1 properties are highly significant heritage resources, are registered on the City of Ottawa Heritage Register and may have been designated under the Ontario Heritage Act (OHA) or have been recognized by other levels of government. Category 2 and 3 properties are considered to be contributing buildings as they contribute to the overall heritage character and value of the district. Category 4 buildings are non-contributing to the heritage character of the area.

| Building Address | Heritage | Status/Action | Building Type |
|---|------------|---------------|-------------------------|
| 73-77 Guigues Avenue Development Site | Category 4 | Demolition | Triplex Residential |
| 72-74 St. Andrew (Part combined lot with 73 Guigues) | Category 3 | | Double Residential |
| 79 Guigues Avenue | Category 3 | N/A | Single Residential |
| 81-83 Guigues Avenue | Category 4 | N/A | Double Residential |
| 85 – 87 Guigues Avenue | Category 3 | N/A | Double Residential |
| 61 Guigues Avenue | Category 3 | N/A | Single Residential |
| 70 Parent Avenue | Category 4 | N/A | Residential / Office |
| 66 Parent Avenue | Category 3 | N/A | Single Residential |
| 78 St. Andrew | Category 3 | N/A | Single Residential |

Figure 6: Table of properties that are within 35m and adjacent to the development site and their categorization within the HCD plan. Source Heritage Survey and Evaluation Forms 1992-93.

Lowertown HCD

The development site is within the boundaries of the Lowertown HCD that was designated under Part V of the OHA By-law 269-97.

Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan. Section 4.6.1 addresses the requirements for a CHIS when development has the potential to affect heritage resources contained within the development site that are designated under Parts IV and V of the OHA.

Zoning By-law Section 60 Heritage Overlay

The Heritage Overlay sets out a variety of requirements for new additions and new construction in heritage areas. For instance, if a building affected by the Heritage Overlay is to be demolished it must be replaced with a building of the same size, massing, and floor area.

Zoning By-law Mature Neighbourhoods Overlay

The purpose of the Mature Neighbourhood Overlay is to recognize the main character, use of lands along a street, and ensure that new development fits into the look along that street. Before a new lot is created, build a house, put an addition on your home or seek a new or widened driveway, a Streetscape Character Analysis (SCA) must be undertaken that determines the existing dominant character of specific land use attributes that affect the look along the street.

1.6 Digital Images of Cultural Heritage Attributes



Figure 7: View looking south on Parent Avenue from St. Andrew St. The west side of Parent Avenue is built out. The development site is to the left. The rear of the property at 72-74 St. Andrew and 73-77 Guigues Avenue are to the left. Source: Google Earth

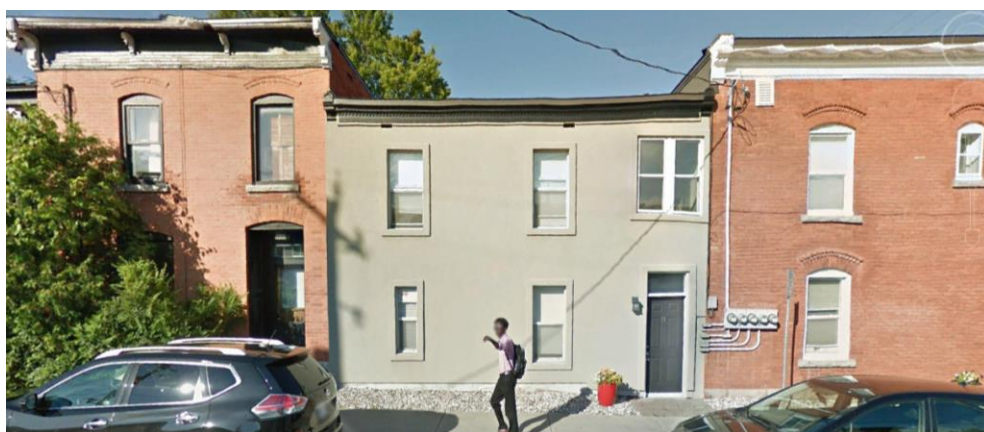


Figure 8: Context view of 66 Parent Avenue (left-1904) and the rear of 64 St. Andrew St. (centre & right) across the street from the development site. Both 66 Parent Avenue and the rear extension to 64 St. Andrew were constructed as infill buildings after Parent Avenue had been extended through the block in 1903. Source: Google Earth



Figure 9: Context view looking west on Guigues Avenue from Parent Avenue. The rear parking lot of 385 Sussex Drive (Notre Dame Cathedral) is to the left and 61 Guigues to the right. Source: Google Earth

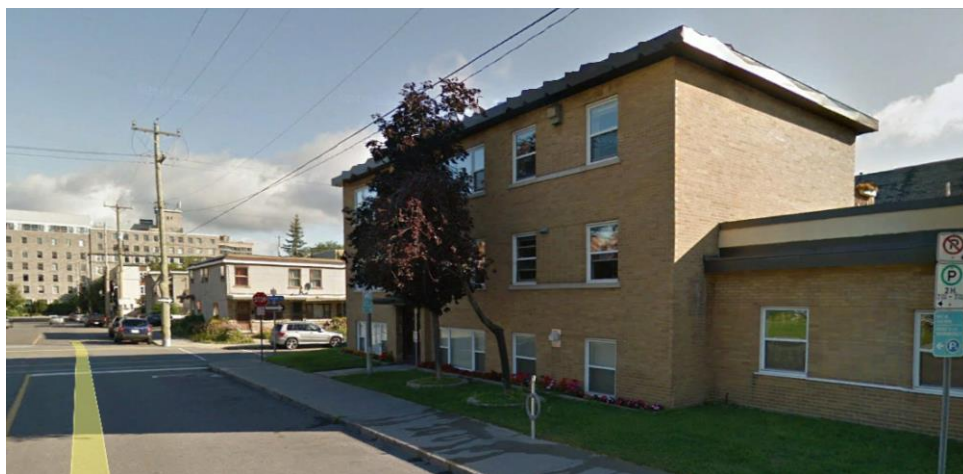


Figure 10: Context view looking north on Parent to Guigues Avenues. Development site is in the left background. The building to the right was constructed in the 1950s after Parent Avenue was widened. Source: Google Earth

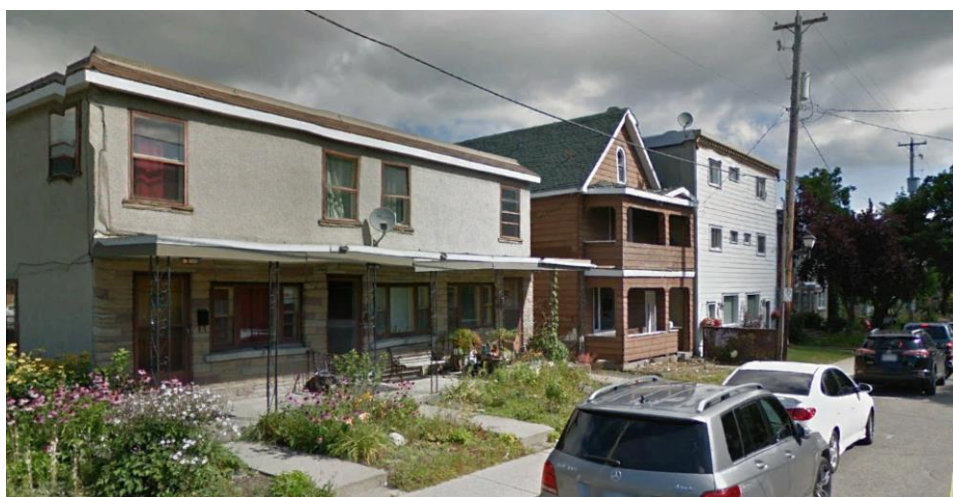


Figure 11: Context view looking towards the development site (left) and two adjacent properties (79 and 81-83 Guigues).

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood History

The history of Lowertown is outlined in detail in the 1992 Lowertown West Heritage Conservation District Study. The history of the development site was impacted by the extension in 1903 of Parent Avenue (formerly Barrett) north from Guigues (formerly Church) to Bruyère. Parent Avenue was subsequently widened in the 1950s with the expropriation and demolition of the buildings on the lots on the east side of Parent Avenue exposing the side yards of the two properties located within the development site to the street.

2.2 Development Site History

The building at 73-77 Guigues Avenue was constructed as a two storey three unit row house sometime between 1878 and 1888 (FIP). The rear portions of the building were demolished, and new rear additions constructed in 1956. The existing stucco, and angel stone finishes and the reworking of the fenestration pattern was completed at the same time (HSF 1985).

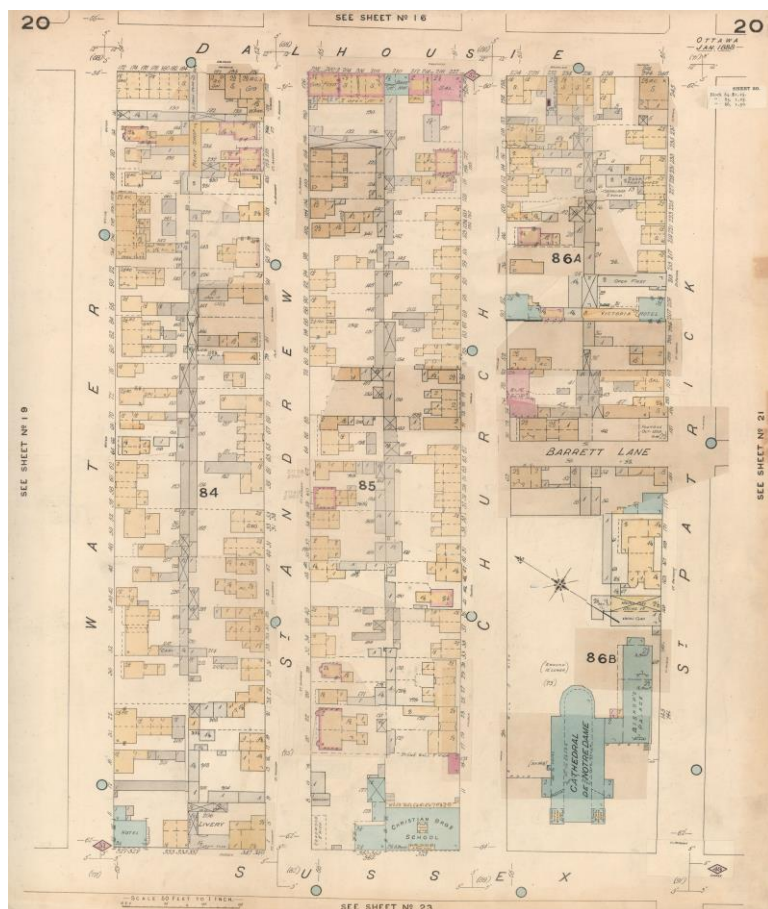


Figure 12: Fire Insurance Plan of the City of Ottawa, Ontario, Volume 1, 1888, revised 1901, Sheet 20. Barrett Lane (Parent) extended between St. Patrick north to Church (Guigues). The triple row house at 73-77 Guigues Avenue was set adjacent to another building to the west. Source: Library and Archives Canada.

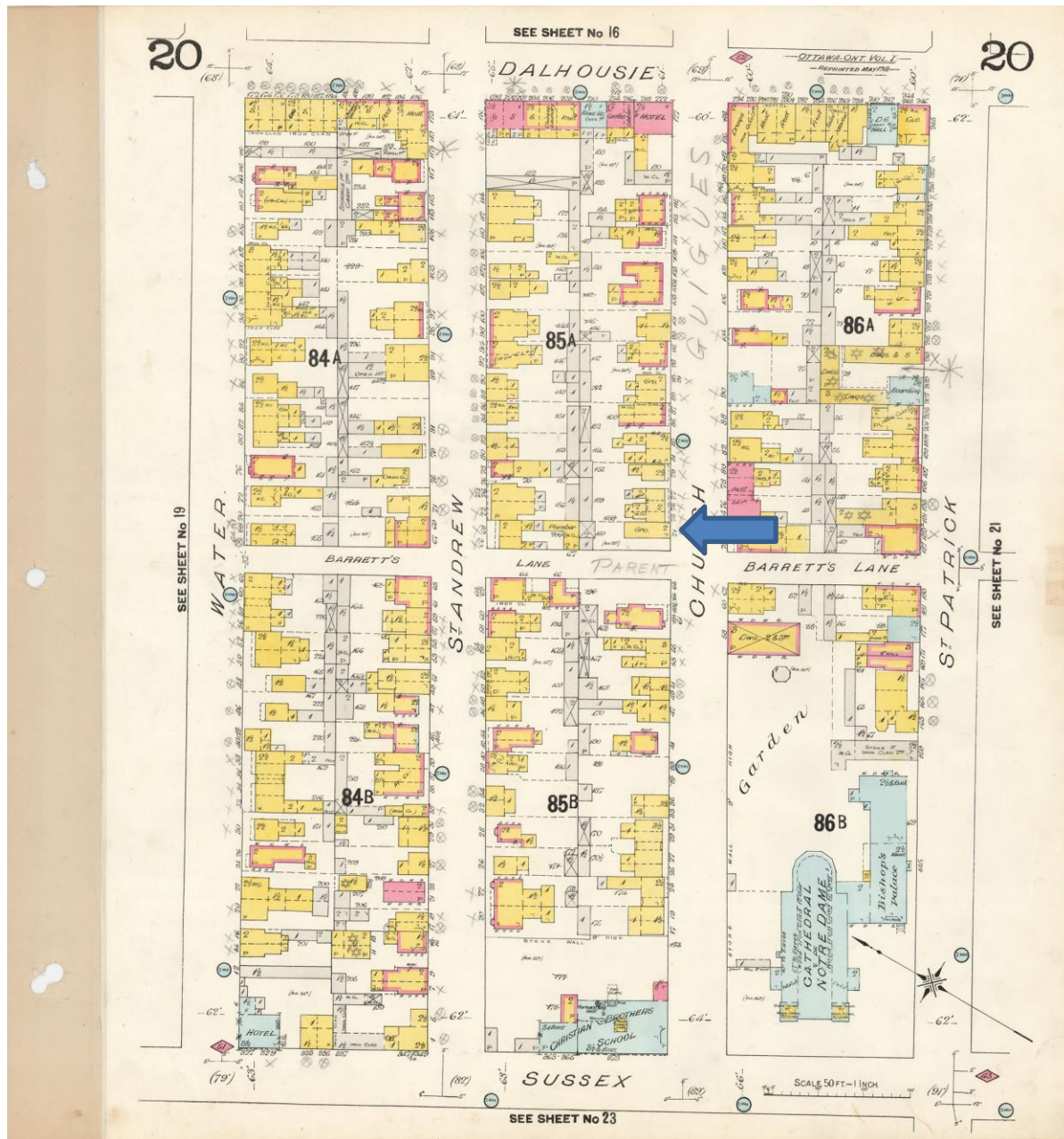


Figure 13: 1901 revised 1912 Fire Insurance Plan. Barrett Lane (Parent Avenue Avenue) was extended in 1903-12 through to Bruyere. The Parent Avenue right-of-way is noted to be 32' and the other streets in the 60' to 62' range. The building to the west of 73-77 Guigues is a grocery store. The widening of Parent Avenue in the 1950s involved the expropriation of the properties on the east side of the street. Development site arrowed. Source: GeoOttawa

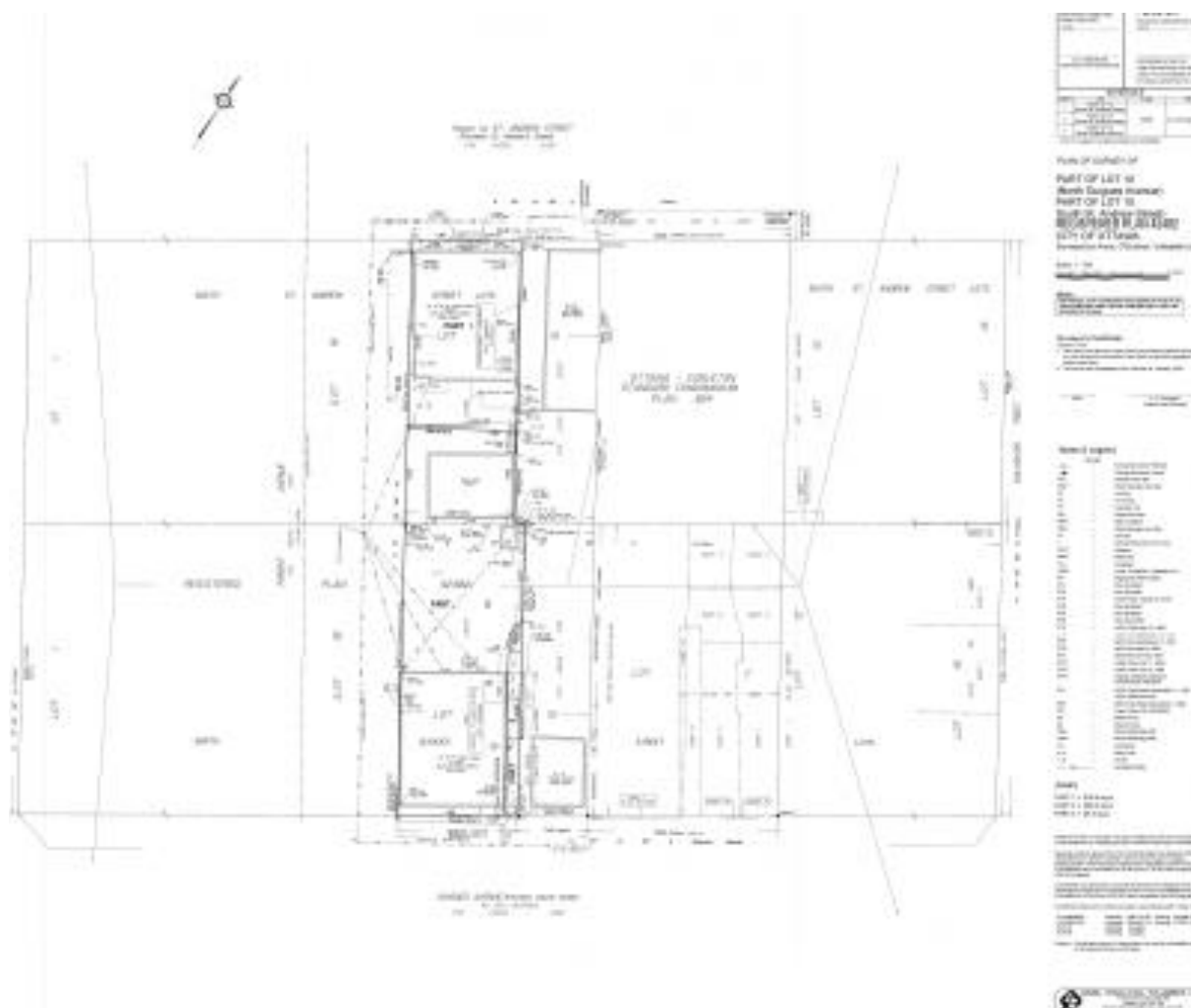


Figure 13: 2018 survey showing the severed property at 73 -77 Guigues consisting of Parts 2 and Part 3 (which is subject to a right-of-way)

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

3.1 Statement of Cultural Heritage Value

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Source: Historic Places

Description Of Historic Place

The Lowertown West Heritage Conservation District comprises many blocks of residential and institutional development within Ottawa's central core. The district is immediately north of the Byward Market, south of the Ottawa River and east of the Rideau Canal. Lowertown is one of the earliest

settlement areas in the City of Ottawa, with development starting in 1827 and continuing until the beginning of the twentieth century. The dwellings in Lowertown West demonstrate a wide range of architectural types. The richness of the heritage character of Lowertown West is strongly related to the variety of these buildings, their various materials, scale and form, and the layering of additions and alterations, which have occurred over time.

Lowertown West was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 1994 (By-law 192-94).

Heritage Value

Lowertown West is associated with the early settlement of Bytown (later Ottawa) and exhibits a unique architectural character. Lowertown's general form derives from the distribution of land in 1827 when Colonel John By laid-out Bytown as an Upper and Lower Town. Streets were principally east-west between the Rideau Canal and the Rideau River, with north-south connectors as needed. This original street grid is primarily intact today, although some of the names have changed to commemorate prominent figures in the development of the area. After the Vesting Act in 1843, land was finally granted with deeds of ownership, and institutions gained a greater prominence in Lowertown, most notably the Roman Catholic Church. The ensuing development of Lowertown was largely speculative, driven in part by the coming of the railway in 1854, and by the expansion of the city after the announcement of the choice of the national capital in 1857.

Lowertown experienced another boom period starting in the 1870s, despite a crushing depression that greatly affected its working class inhabitants. During this period, Sussex drive was built up and the Catholic institutions expanded. The boom period was abruptly stopped at the outbreak of World War I, and little further development took place until the urban renewal projects starting in the 1960s.

The heritage value of Lowertown West is also derived from its associations with the histories of the working-class Irish and French settlers of Ottawa. Most inhabitants of Lowertown were itinerant labourers, working on the canal in the earliest years, or connected with the squared timber trade. The early population of Lowertown was more than half Irish Catholic, with the remainder being French Canadian. However, toward the end of the 19th century, the French presence in Lowertown grew as the Irish Catholics moved to other parts of the city. While overall ethnic and religious profiles remained stable in Ottawa, occupational profiles shifted strongly as the Civil Service tripled its employees between 1900 and 1910 and Lowertown quickly evolved from a labourer's neighbourhood to one, which served government employees.

Lowertown West exhibits variety, scale, coherence, sense of place and landmarks within its architectural composition. The age, style, or architectural attractiveness of individual buildings is less important to the urban character than the aggregate quality that results. The range of building materials, proportions, setbacks, and profiles varies considerably along each street, but an overall similarity emerges from the diversity that dignifies the older buildings and embraces the newer ones.

Most of the buildings are vernacular in character and cannot be clearly identified stylistically. The richness of the heritage character of Lowertown West is related to the variety of these buildings, their various materials, scale and form, and the layering of additions and alterations, which have occurred over time. The effect is one of generally small-scale buildings, with patterns of lot occupation, building forms and styles that have evolved but do not differ dramatically in urban effect from their historical precedents. These qualities are distinctive to the area, are representative of the earliest phases of settlement, and are a unique part of the city's heritage.

Sources: Lowertown West Heritage Conservation District Study, May 1993, City of Ottawa

Character-Defining Elements

Character defining elements that contribute to the heritage value of the Lowertown West Heritage Conservation District include its:

- large variation of vernacular architectural styles and expressions
- early “workers' cottages”, commonly one-and-a-half or two-and-a-half-storey double houses with central or side chimneys, built using traditional materials and techniques
- single or double houses of the mid 19th century with front gable, wood verandas and distinct wood decorative elements
- flat roofed structures of the late 19th century, which predated the modern apartment complex and often included wood verandas and carriageways
- use of various local materials, including wood, brick veneer and grey stone
- primarily low density residential streets marked with institutional buildings
- grand scale institutional buildings, mainly in the Gothic Revival and Second Empire styles
- dominant institutional landmarks, most notably those of the Roman Catholic Church
- general form and land distribution that recalls the original survey by Colonel John By for the English Crown in 1827
- east-west street layout with north-south connectors, as originally planned by Colonel By
- relatively intact streetscapes built to a human scale
- layout as the first settlement area in the city of Ottawa
- features that reflect the original French and Irish working class settlers of Bytown

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development Context

The development site is located at 73-77 Guigues Avenue and is subject to a right-of-way. The proposal is to demolish the building at 73-77 Guigues, and the two bay detached garage.

The property is within the Heritage Overlay and subject to the provisions of Section 60 of the By-law. The By-law requires that, when a building in the overlay is removed, it must be rebuilt at the same volume, scale, massing and floor area as what was previously existing. As well, the property is located in the Mature Neighbourhoods Overlay and therefore, subject to the provisions of Sections 139 and 140.

Design Intent

The proponents have considered a number of alternatives for developing the site, notably to develop it with a combination of townhouse and semi-detached units instead of a single townhouse dwelling. A townhouse dwelling is subject to a minimum lot width of 5.6 m and lot area of 165 sq m for each unit. Ultimately, it was decided that the seven unit townhouse option was optimal in terms of useable amenity area as well as site functionality. The building fronting on Guigues Avenue is proposed to be demolished, and it is planned to construct a three-storey townhouse dwelling containing seven units in total. One on-site parking space is proposed. Six of the units are proposed to face Parent Avenue, and the seventh unit is proposed to face Guigues Avenue.

The principal elevation is on Parent Avenue with seven units set back from the sidewalk with a landscaped front yard. Three storey projecting bays add interest and help break up the long façade. Each of the separate recessed entrances has a small canopy over the door and a distinct three storey vertical column capped by a projecting cornice that is set slightly lower than the main section of the roof line. The columns are masonry finish breaking up the facade along the street. The two leveled roofline creates a crenellated appearance. Horizontal banding in a cream coloured panel defines each of the three levels. Horizontal window and darker infill panels are set between the columns. The first unit faces onto Guigues with a well-defined corner entrance and a projecting fin at the roof line. The seventh unit is a double unit that defines the north end of the row house.

The rear elevation is a pinky beige stucco finish with a covered wooden deck at the 2nd level and a walkout stoop to a small private landscape area. A wooden vertical privacy screen separates the decks.



SOUTH WEST CORNER AT GUIGUES AND PARENT

SCALE: 1/16" = 1'-0"



SOUTH EAST ELEVATION VIEWED FROM PARENT

SCALE: 1/16" = 1'-0"



FACING SUBJECT PROPERTY AT NORTHWEST CORNER

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



PROPOSED GUIGUES STREET (SOUTH ELEVATION)

SCALE: 3/32" = 1'-0"



PROPOSED PARENT STREET (WEST ELEVATION)

SCALE: 3/32" = 1'-0"



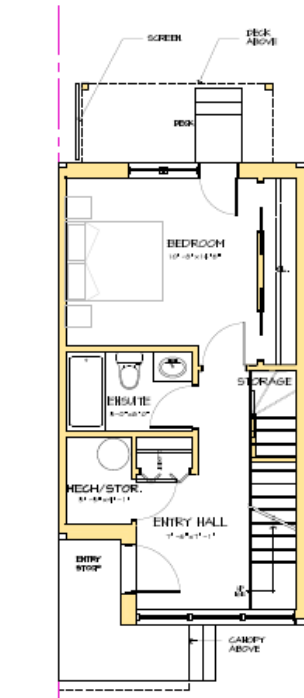
PROPOSED SIDE (NORTH ELEVATION)

SCALE: 3/32" = 1'-0"

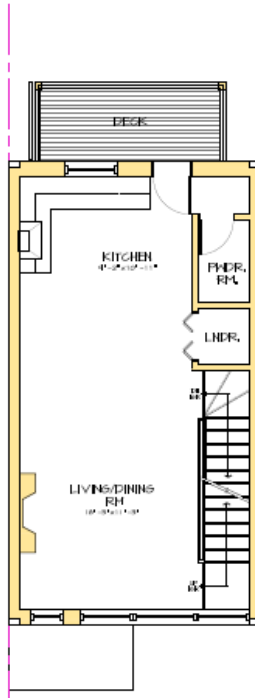


PROPOSED REAR (EAST ELEVATION)

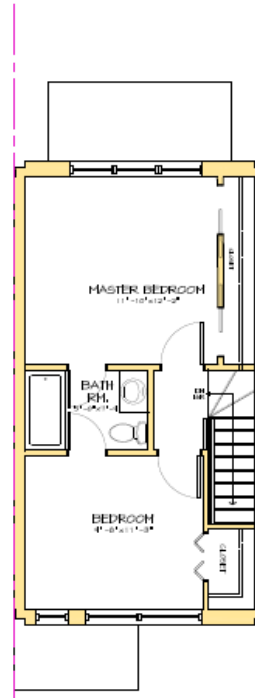
SCALE: 3/32" = 1'-0"



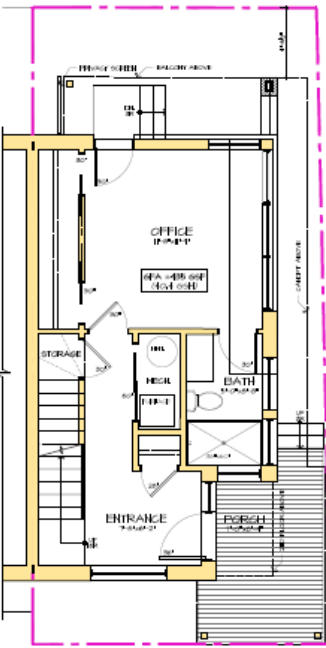
UNITS 2-6 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



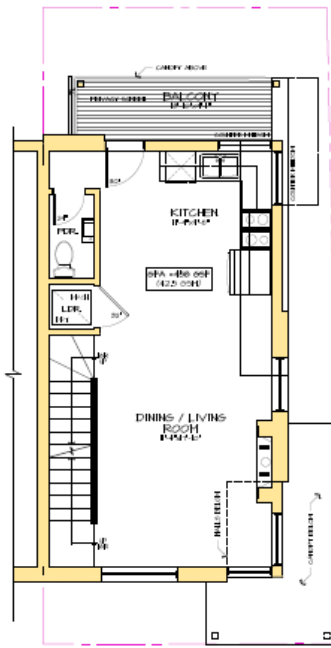
UNITS 2-6 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



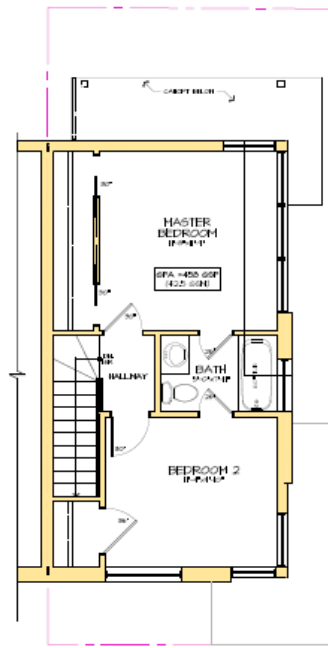
UNITS 2-6 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



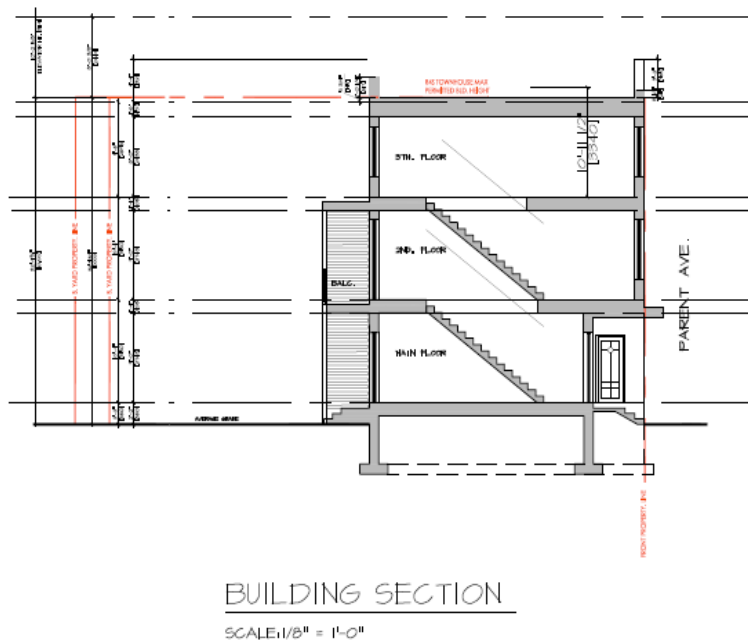
UNIT #7 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



UNIT #7 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



UNIT #7 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



5.0 IMPACT OF PROPOSED DEVELOPMENT

5.1 Impact

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Lowertown West Heritage Conservation District. The heritage attributes of the HCD are itemized in Section 3.0. This proposal is assessed using the policies and guidelines contained in the Lowertown West HCD Study Section 7.4 Streetscape Guidelines and are in *italic*.

5.2 Lowertown West Heritage Conservation District Study

The management guidelines contained in the HCD study provide Streetscape Guidelines that address the built form or pattern, front yard gardens or landscape treatment, and guidelines for new infill development within or adjacent to the HCD. The HCD study provides the heritage context for the district. The proposed severance of lots within the HCD is not addressed in the guidelines for the district; however, they are discussed in this review.

Streetscape Guidelines Residential Streets HCD Study

The pattern of building development - the consistency of the building setback line, the narrow pattern of lot divisions, the consistent heights of the buildings within the residential area are fundamental characteristics, which give distinction and form to the streetscapes of the Lowertown neighbourhood.

Recommendations:

These recommendations apply to both new buildings as well as additions and alterations to existing buildings:

1. *Maintain the building front yard setback line established by the existing neighbouring buildings on the street.*

Discussion: The proposed development respects the front yard setback of adjacent properties to the east of the development site on Guigues Avenue. It also respects the existing side yard setback of the buildings on the east side of Parent Avenue (73-77 Guigues & 72-74 St. Andrew).

2. *Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street.*

Discussion: The proposed development maintains the overall three-storey height of the gable fronted property to the east at 79 Guigues and the three-storey building at 81 Guigues further to the east. The proposed development also respects the three-storey building height of the circa 1950s apartment building to the south at 95 Parent.

3. *When development takes place across several property lines, encourage the articulation of the original lot divisions in the façade of the new buildings so that the buildings read as a combination of smaller elements.*

Discussion: The façade of the proposed seven unit townhouse development is broken up by recessing the facades approximately 2' forming a row of one, two, and three facades so that the building reads as a series of smaller elements. The original lot division between the two properties (now merged on title) occurs between lots 2 and 3 once the property has been severed into seven lots. Traditionally this would have been reinforced with the addition of front porch and upper balconies overlooking the street. Unfortunately, requirements for hydro line setbacks and articulation of the façade next to the property line make this impossible. The design incorporates a canopy over the entrance porches to help establish individual entrances and further articulate the Parent Avenue façades.

Front Yard Gardens

For the purposes of influencing streetscape character within the residential area, the most important aspect of the front yard is that there be a garden. The type of planting, its arrangement or style is not as important as long as the front yard reads predominantly as a garden.

Recommendations:

1. *Front yard gardens should be designed in character with the street. Generally, paved surfaces should cover no more than half of the front yard, with the remainder of the yard being comprised of trees, shrubs, ground covers and grass in any combination. Avoid paving areas immediately around existing trees, leaving an open area of 1.25 metres in diameter or greater, depending on the size of the tree trunk.*
2. *Encourage the use of hedges as a pattern along the residential side of the sidewalk to provide some subtle separation between private and public areas. These hedges should generally be a maximum of 1.0 metre tall along the sidewalk.*
3. *Encourage the use of fences along the front property line or parallel to the sidewalk as a pattern along the residential street. Fences should generally be no more than 1.0 metre tall and should be of the picket variety. Metal or painted wood is appropriate as are some brick or stone elements within the fence, providing that it is primarily open. A solid board fence is not recommended for the front yard.*

4. *Encourage the use of vines or climbing plants, growing on the facade of the buildings, particularly where space is limited. These creepers could be on trellises or be self-clinging vines, other than ivy, that are compatible with masonry surfaces are Euonymus and Climbing Hydrangea.*

Discussion: The building is setback approximately 3.0m (10') from the sidewalk along Guigues and approximately 2.0m (6.5') from the sidewalk on Parent Avenue. The setback provides an opportunity to landscape the area with trees, shrubs, grass and planting beds. The units will be freehold with the expectation that the individual owners will create the varied and individual parlor gardens that are prevalent in the district. The district landscape guidelines will provide direction to owners in undertaking plantings and other landscape features described in the guidelines.

Guidelines for Demolition

1. *As a general principle, demolition of structures within the District will not be recommended for approval by City Council.*

Discussion: The development proposal includes the demolition of a non-contributing Category 4 building at 73-77 Guigues, constructed circa 1878, and substantively altered in 1956 in response to the widening of Parent Avenue (HSF Building Permit). The building is a two storey wood frame structure (FIP 1901 – 1911 Brick clad buildings are outlined in red). The 1956 alterations included the demolition of the rear portions of the building, and the construction of a new addition in the rear yard. The fenestration pattern was altered at the same time, and the existing stucco and angel stone finishes were applied to update the look of the building.

2. *Structures deemed not to have heritage significance may be considered for demolition, if an appropriate replacement structure is proposed.*

Discussion: The development proposal includes the demolition of the existing triple row house at 73-77 Guigues. The 1993 Heritage Survey and Evaluation Form for 73-77 Guigues notes it to be a non-contributing Category 4 building of little significance to the heritage values of the district. The building was altered substantively in 1956 after the adjacent properties to the development site between Guigues and St. Andrew were expropriated and demolished for the widening of Parent Avenue. The replacement structure is appropriate in scale and massing.

Guidelines for Infill Buildings

1. *Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings.*

Discussion: The proposed infill development consisting of seven townhouses is in scale with the historical development within the block. The setbacks of the development are consistent with the setback of the existing building on the site from both Guigues and Parent Avenues.

In regard to the materiality of the neighbourhood, red brick is a predominant material on the residences on the west side of Parent Avenue (61 Guigues, 66 & 70 Parent, and 64 St. Andrew St.), as well as a tan brick on the more recent (circa 1950s) apartment building to the south of the site at 95 Parent. The use of limestone as a material within the neighbourhood is limited to the Notre Dame Cathedral on Sussex Drive, and 90 Guigues Avenue to the east of the development site. A modern stucco finish has been applied to the buildings at 88, and 86 Guigues Avenue.

With regard to the architectural design, existing, heritage buildings provide some direction. The typical side by side is set on a solid base generally stone, which serves as a plinth visually tying the units together. Another typical aspect is a strong cornice line at the roof level. Entrances are typically set close together or dispersed to the sides of each unit. Porches are a common feature of the buildings on the west side of Parent.

2. *Small-scale development, working within existing lot divisions, should be encouraged. The development should demonstrate that the proposed consolidation or severance causes no negative impact on the heritage attributes of HCD.*

Discussion: The rear portion of the lot at 64 St. Andrew was severed after 1903, and a building constructed on the severed lot (66 Parent) in 1903 – 04 (HSF). A similar pattern occurred with the severance of the rear portions of the lot at 61 Guigues now 70 Parent Avenue. The historical severances and site re-development of lots on the west side of Parent Avenue serve to establish the block and defined the beginnings of a more traditional streetscape pattern typical of the HCD with buildings fronting onto the street.

The pattern of lot development along the east side of Parent Avenue reflects the 1950s widening of the street with the expropriation of the lots to the west of the development site. A similar pattern occurred in the block north of the development site on the east side of Parent Avenue between Bruyère and St. Andrew Streets, and a building constructed on the site in 1959 (59-61 Parent Avenue).

With regard to the proposed 16' lot width for the proposed townhouses within the development site, a similar pattern of 15' lot widths is evident on the properties located at 49, 51, 57, 59, and 61 St. Andrew Street all of which were constructed in the period 1870-1900 as side-by-side residences.

5.3 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Lowertown West HCD and Parent Avenue include:

- The design contributes and enhances the continuing architectural evolution of the District with unit size and scale complimenting the neighbouring character and reinforcing the streetscape.
- The infill townhouse development converts side/rear yards to the primary frontage that will enclose the block with residential properties fronting onto Parent Avenue and gives the street a sense of enclosure, mirroring the west side of Parent;
- The proposed infill development of seven townhouses establishes a continuous massing and edge along this block of Parent Avenue.
- The design is a contemporary expression maintaining a form and mass commonly found in the neighbourhood.
- The design details are in context with the neighbourhood's character defining features, including materiality of the façade, individual entrances and front porches, and articulation of the individual units.
- The facades of the seven units are modulated with setbacks of 2' (0.6m) and the units grouped in bays along Parent, which serves to break-up the massing of the proposed development.
- The crenelated cornice is an interesting interpretation for the roofline.

Adverse impacts of the proposed development include:

- The demolition of a Category 4 property that dates to the 1870s;

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

The following items have been considered and incorporated into the design in order to strengthen and to support the heritage character of the HCD:

Throughout the design process, the building has gone through a number of iterations, including reduction the material palette with accents at the windows, doors and cornice line;

The façade materials are set on the foundation and do not extend below the ground floor level. The units are set on a base/foundation that is continuous and provides a prominent visual feature that is common to residences in the area;

The design vocabulary varies between groupings of units indicating property lines as illustrated on the site plan and elevations;

Where possible the porches and canopies at front entrances overlook the street and are a distinct feature along Parent Avenue. A full expression was not possible due to the setback required for hydro.

The fenestration pattern is broken up to provide some visual variety between banked townhouse units. The ground floor windows along Parent Avenue were increased and set lower as they do on the Guigues facade.

6.2 Mitigation measures

The following are some suggested mitigation measures:

A landscape plan is part of the proposal and will establish a base and support the HCD character. As freehold units it is expected that the treatment of individual lots will take on the personalized parlor gardens common throughout the neighbourhood.

The front portion of the building at 73-77 Guigues dates to the 1870s and should be documented photographically during the demolition process to determine construction methods and materials and if of interest placed in the municipal archives.

6.3 Conclusions

The proposed development is contextual and an excellent fit for the neighbourhood. Given the relatively small lot size, the three storey townhouse with seven units is optimum in terms of useable amenity and site functionality. This is a unique situation facing onto Parent Avenue Street, providing street definition to the east side of the street, and unifying the entire Avenue from Bruyère through to St. Patrick. It serves as a model project within the Lowertown HCD.

The design expression is contemporary relying on traditional form and mass. Given the scale of the development the palette of finishes and materials is typical of the area and allows the units to fit comfortably into the neighbourhood.

7.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

Bibliography

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements (City of Ottawa)
- Site plans and elevations, Hamel Design & Planning, September, 2018;
- Pre-Application Consultation Meeting Minutes, 73 Guigues Avenue 72-74 St. Andrew June 29, 2018; and,
- Lowertown West Heritage Conservation District Study, 1993.

8.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984.

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

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

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

Lansdowne Park 1015 Bank Street, , Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.
1120 Mill Street, Manotick, Ottawa, Ontario.
Ontario Place, Waterfront Park and Trail Toronto, Ontario.
Fort William Historical Park, Thunder Bay, Ontario.
Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.
101-109 Princess Street and 206-208 wellington Street Kingston, Ontario.
Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.
Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.
LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.
41 Beaver Ridge Road, Nepean
234 O'Connor Street, Ottawa Ontario
McLeod Avenue, Ottawa Ontario.
445 Green Avenue, Rockcliffe Park, Ottawa Ontario
176 Nepean & 307-293 Lisgar Streets Ottawa Ontario
551 Fairview Lane, Rockcliffe Park Ottawa Ontario
100 Argyle Avenue Ottawa Ontario
951 Gladstone Avenue & 145 Loretta Avenue, Ottawa Ontario
Tunney's Pasture Redevelopment. Ottawa Ontario