

A CULTURAL HERITAGE IMPACT STATEMENT

58 Florence Street, Ottawa, Ontario



SUBMITTED TO: NOVATECH Engineers, Planners & Landscape Architects
PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

Draft July 2019

Cover Image: Rendered perspective view of the proposed development showing its relationship to the two adjacent properties. Note that some design changes have occurred subsequent to the development of this image. See drawings in Section 4. Source: Tanner Vine Interiors May 24, 2019.

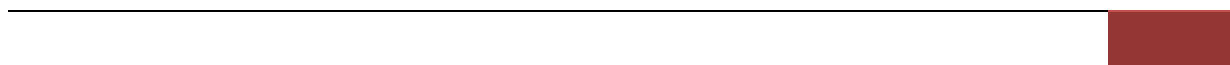


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1.0 INTRODUCTION

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa. The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the demolition of a building at 58 Florence Street and construction of a three storey apartment building with a total of eight units. The property is located within the Centretown Heritage Conservation District. The existing building is identified as a Category 2 heritage resource. It was structurally damaged due to a shoring failure subsequent to 2011 when a new building was constructed to the west and south of the site (429 Kent).

The CHIS is intended to evaluate the impact of the demolition in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.1. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The applicant is filing for site plan control, and minor rezoning of the property.

The following documents were consulted 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;
- Centretown Heritage Conservation District Study, 1997;
- Heritage survey and evaluation forms for 58 and 54 Florence Street;
- Planning Rationale and Design Brief, Novatech Engineers, Planners & Landscape Architects. July, 2019;
- Landscape Plan, Novatech, July. 2019;
- Survey Plan, Lot8 and Part of Lot 9 South Side of Florence St., Registered Plan NO.21612, J.D.Barnes Ltd., June 22, 2012;
- Proposed new development plans, images, renderings Tanner Vine Interiors, May, 2019;
- Proposed site, floor plans, elevations. Evolution Design & Drafting. July 5, 2019;
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

1.2 Present Owner and Contact Information

Address:

58 Florence Street, Ottawa, ON

Contact:

Danna See-Har, M.PL., Planner

NOVATECH Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6

Tel: 613.254.9643 x 296

1.3 Site Location, Current Conditions and Introduction to Development Site

The property is located within the Centretown neighbourhood on the south side of Florence Street to the east of Kent Street. The block is bound by Bank Street to the east, Florence Street to the north, Kent Street to the west and Gladstone Avenue to the south.

The property contains a two and one-half storey brick clad detached house with a gabled hip roof constructed circa 1898. During the construction of the adjacent building to the west (429 Kent Street), there was a shoring failure along the shared property line, causing the foundation of 58 Florence Street to settle and shift by several centimetres. Large cracks in the foundation, both vertical and horizontal, are evident along all faces of the foundation, indicating both differential settlement and a lateral shift of portions of the foundation toward the west property line (See Appendix A Structural Condition Letter).

The proposal is to demolish the existing building due to its structural condition and construct a three storey brick clad apartment building on the site.

1.4 Concise Description of Context

The development site is located in the Centretown Heritage Conservation District (CHCD) designated under Part V of the OHA in 1997 (By-law 269-97). The south and north sides of Florence Street to the east of the development site consists of single detached, two, two and one-half, and three storey brick clad residences constructed between 1888 and 1930. A three-storey condominium was constructed circa 1991-99 (Geottawa Aerials) adjacent to the west and south property lines that resulted in structural damage to the foundation walls.

The building at 58 Florence Street was evaluated as a Category 2 heritage property, which means that it contributes to the character of the streetscape, and its architectural value is not insignificant.

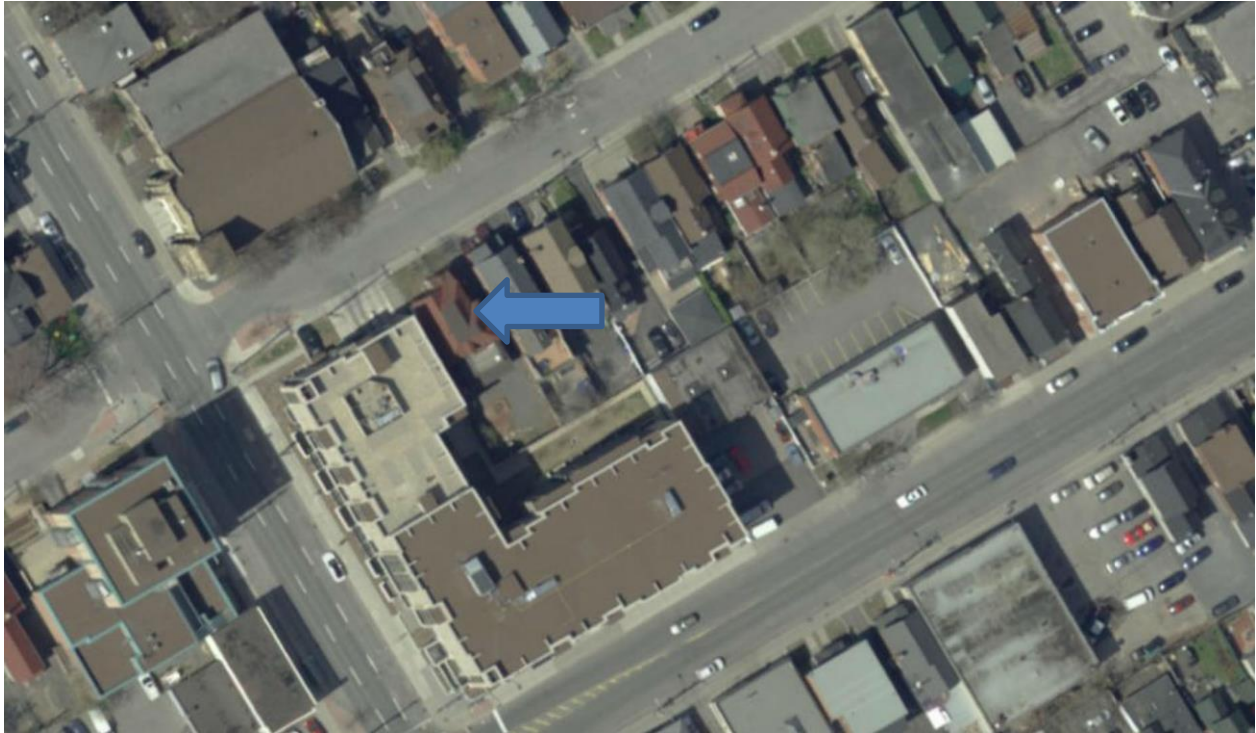


Figure 1: Aerial view of the property showing its context within Centretown. Site arrowed. Source: Google Earth

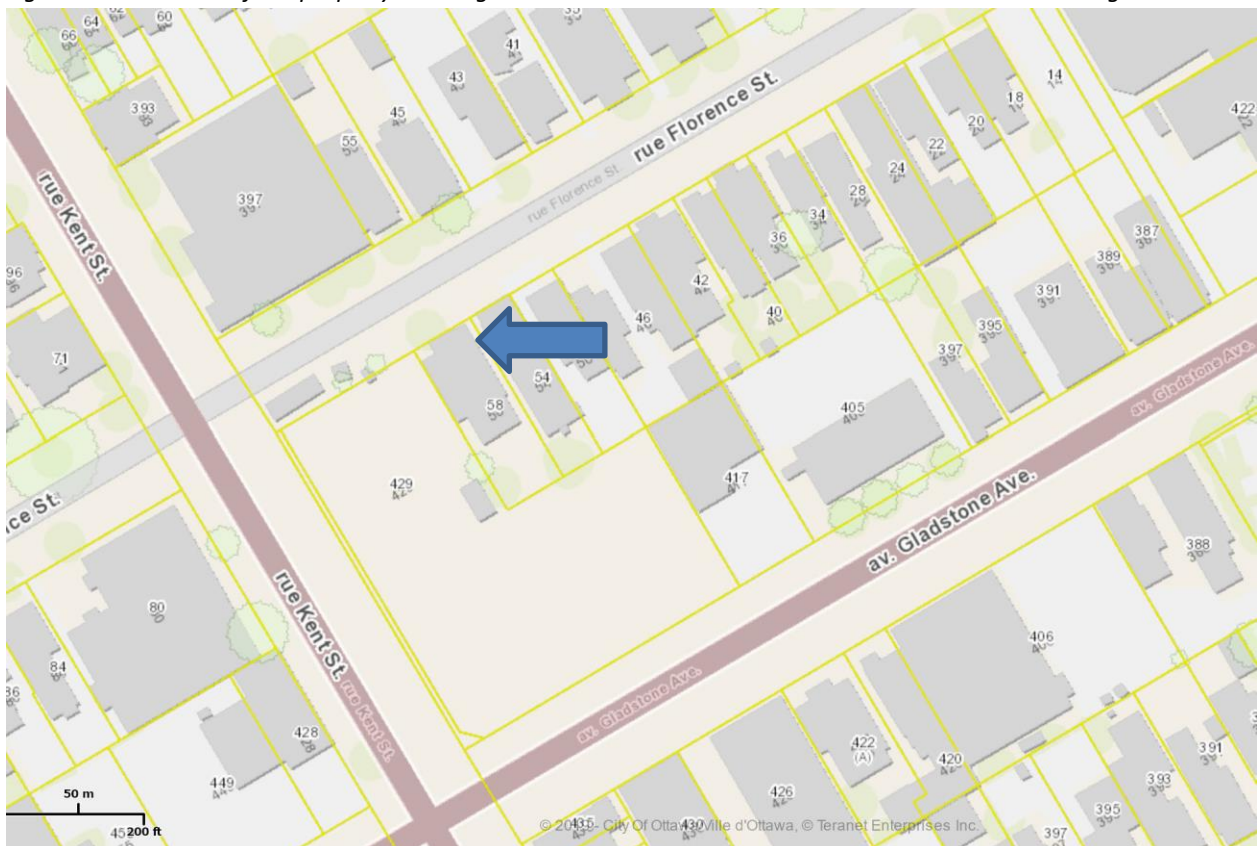


Figure 2: Block plan of the site illustrating surrounding context and lot divisions. Site Arrowed. Source: Geoottawa.

1.5 Cultural Heritage Context and Street Characteristics

The development site is located within the Centretown Heritage Conservation District (CHCD) that was recognized in 1997 under Part V of the Ontario Heritage Act (OHA) (By-law 269-97). The development site is located to the east of Kent Street in an area consisting of traditional single detached brick clad, gable and flat roofed residences constructed between 1888 and 1930. The residences are set back uniformly from the street with entrance porches facing the street. Front yard landscaping consists of lawns and soft landscaping (shrubs and trees) interspersed with asphalt and concrete walkways and driveways.

The adjacent built heritage context to the east of the site consist of two and one-half storey brick clad residences with gabled hip roofs typical of the Edwardian era. The site is across the street from Trillium Hall (Chinese Canadian Heritage Centre) a distinctive brick clad church with stone detailing in a Tudor Revival Style that has been categorized as a Group 1 heritage resource. Individual heritage properties in the HCD were evaluated and assigned a Group or Category ranging from 1 to 4; Group 1 through Group 3 properties are considered contributing heritage properties Group 4 properties are considered non-contributing to the CHCD. The property at 58 Florence was evaluated as a Category 2 heritage resource.



Figure 3: Centretown Heritage Conservation District ground plan detail. Development site arrowed. Source: Centretown Community Design Plan, City of Ottawa



Figure 4: View of the development site 58 Florence to the right concealed behind the trees, and 54 Florence to the left.



Figure 5: Context view of 58 Florence (left) and 429 Kent (right). Source: Google Earth.

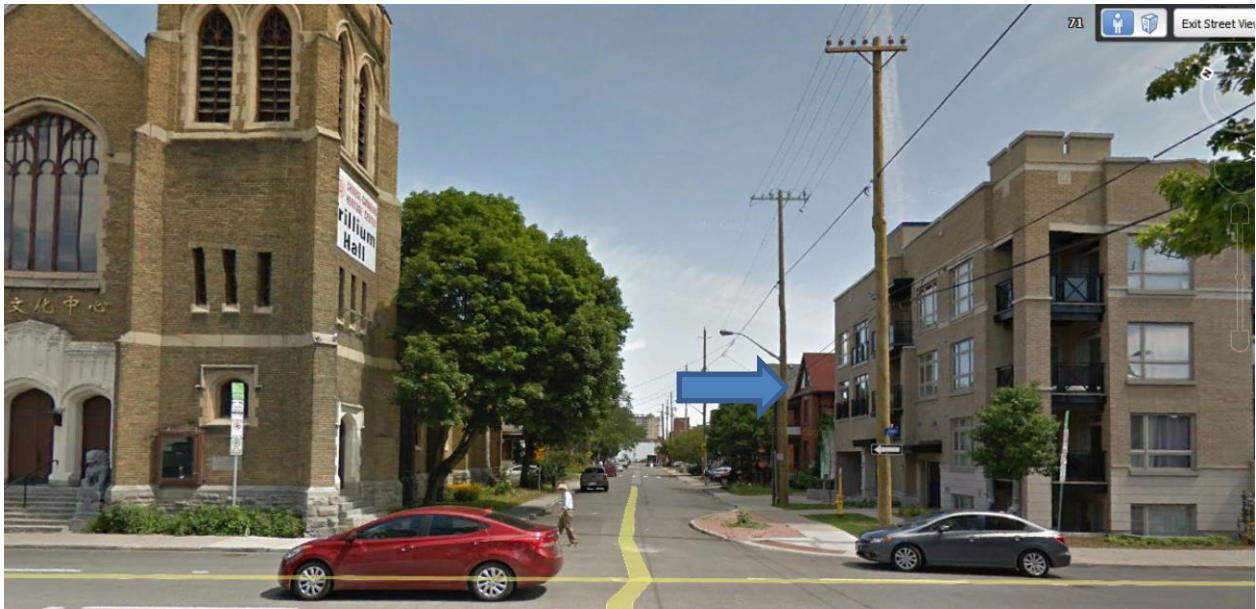


Figure 6: View east on Florence from Kent Street. The development site / building is arrowed. Source: Google Earth



Figure 7: View of 45 (right) and 55 (left) Florence Street to the north of the development site. Note the landscaping treatment, lawns interspersed with shrubs and trees, with asphalt and concrete sidewalks and driveways. Source: Google Earth

1.6 Relevant Information from Council Approved Documents

Cetretown Heritage Conservation District Study (1997).

The CHCD was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 1997. Any new infill development should consider the Guidelines for Infill contained in the Centretown HCD Study.

Zoning By-law - Heritage Overlay Section 60

1. **General Provisions** - *Where a building in an area to which an heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction. (By-law 2014-289) (By-law 2015-281) (By-law 2014-289)* The applicant will be seeking relief from the provisions of Section 60 Heritage Overlay.

Mature Neighbourhoods By-law.

1.7 Digital Images of Cultural Heritage Attributes



Figure 8: View of 41 (right) and 43 (left) Florence Street. Source: Google Earth

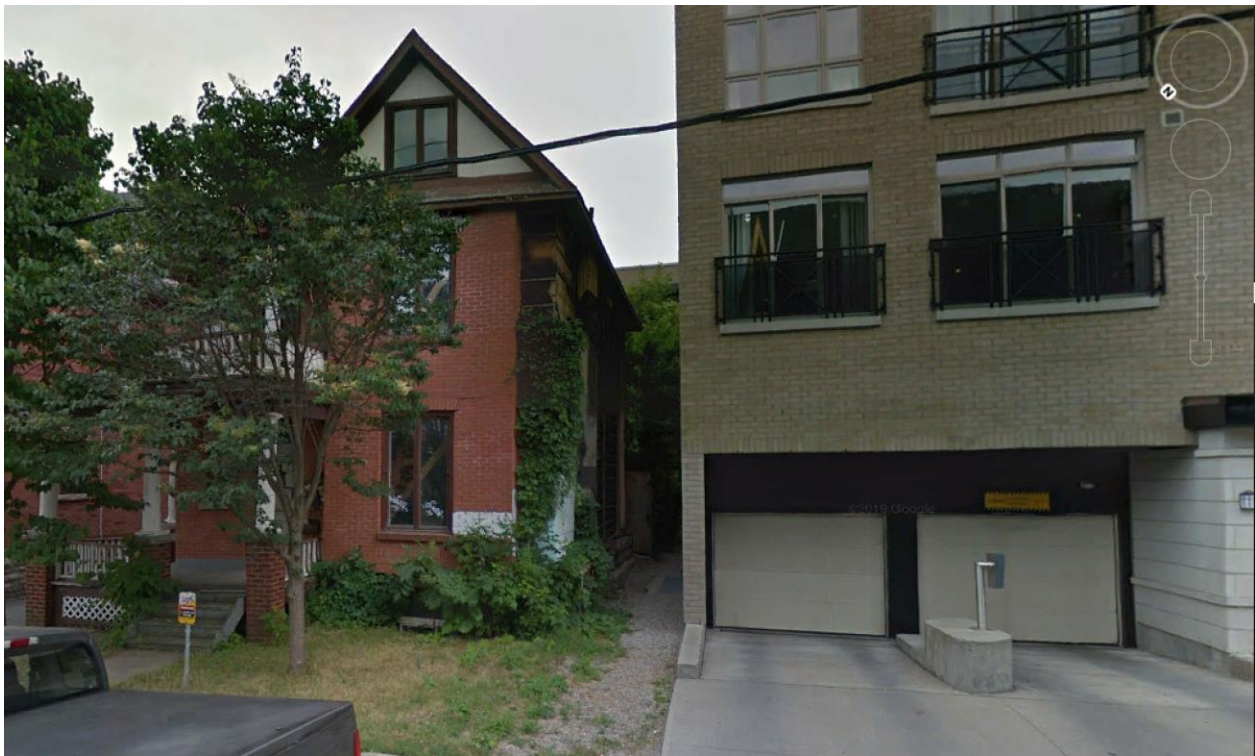


Figure 9: View of 58 Florence (left). Note the two storey entrance porch, recessed entrance, and landscape treatment. Source: Google Earth.

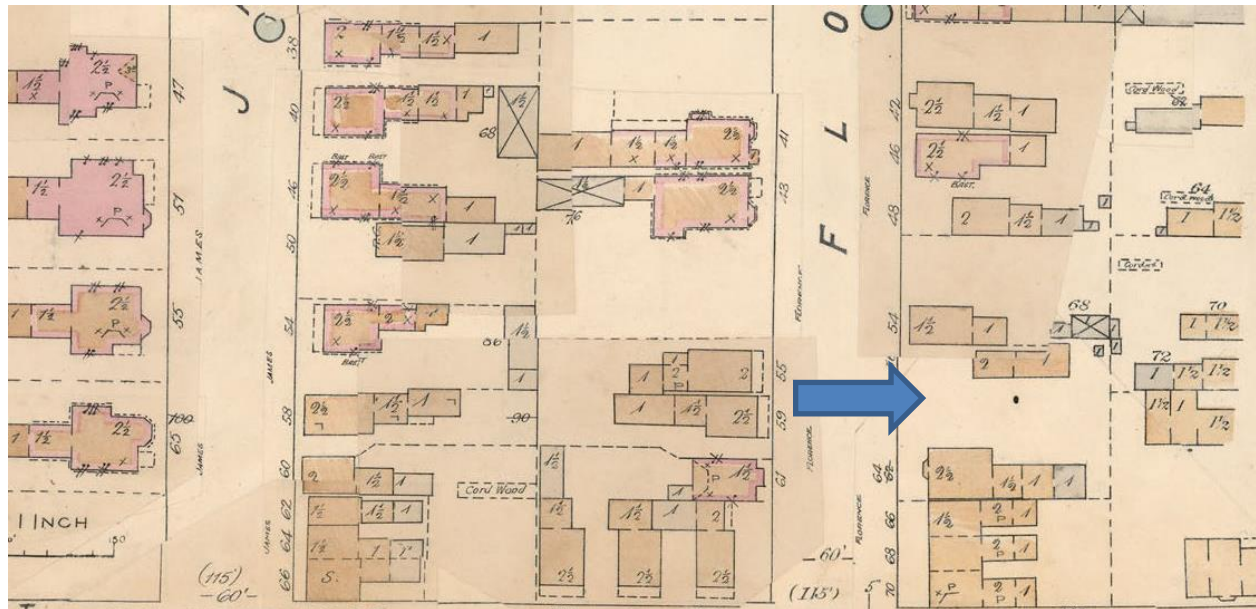


Figure 11: 1888 Rev. 1901 FIP Detail Sheet 56. Note the typical detached residential development. The property at 58 Florence was undeveloped at the time. Site arrowed. Source: Library and Archives Canada.

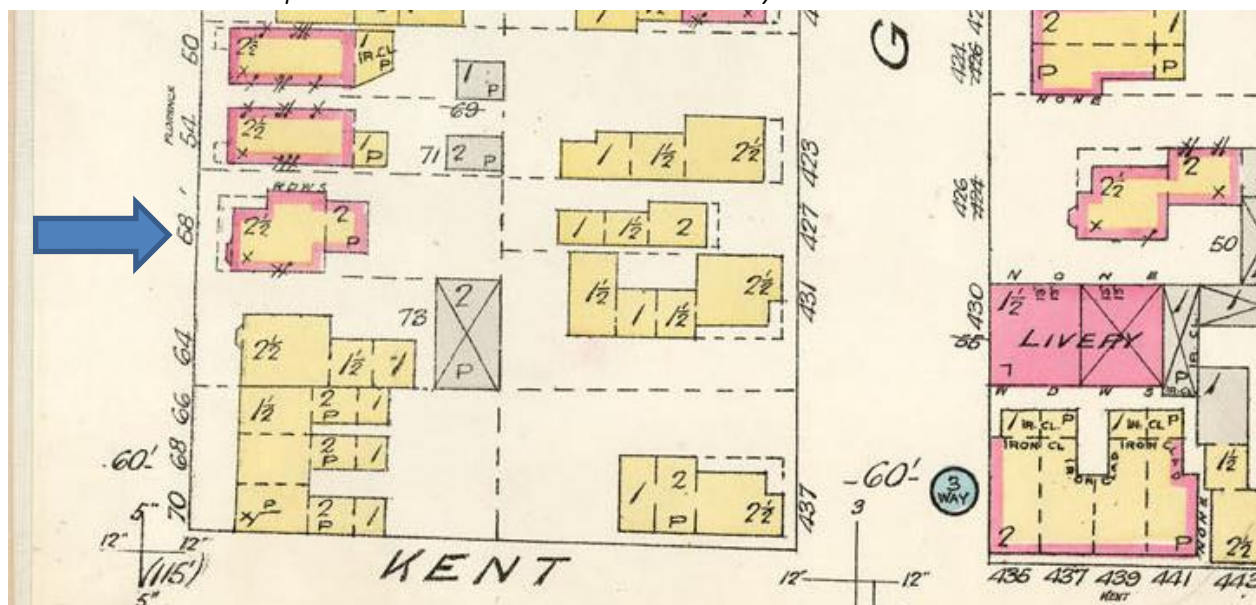


Figure 12: FIP 1901 Rev. 1912 Sheet 66 Site arrowed. Note the row of brick clad houses adjacent to the site. Note the group of wood frame buildings fronting onto Kent and Glasdstone which were demolished beginning in the 1950s. Source: Library and Archives Canada



Figure 13: 1965 aerial view of the development site (arrowed). Note the demolition of the former residences fronting onto Kent and the development of surface parking lots. Source: Geottawa



Figure 14: 1991 aerial view of the area. The building that was adjacent (west) of the development site 429 Kent was demolished sometime between 1991 and 1999 and the existing condominium completed. Development site arrowed. Source: Geottawa

3.0 HERITAGE CHARACTER STATEMENT CENTRETOWN HERITAGE CONSERVATION DISTRICT

3.1 Introduction

The following Statement of Heritage Character identifies the primary heritage values and attributes of the Centretown HCD.

3.2 Statement of Heritage Value

The following are excerpts from the statement of cultural heritage character for the Centretown HCD taken from the listing on Historic Places in Canada.

DESCRIPTION OF HISTORIC PLACE

The Centretown Heritage Conservation District is a primarily residential area, with some commercial corridors, within downtown Ottawa. Centretown consists of many blocks in the centre of Ottawa, south of Parliament Hill, to the north of the Queensway corridor and to the west of the Rideau Canal. Since its development, Centretown has served as a residential community serving the government activities of Uppertown and has been home to many of the civil servants and government ministers of Parliament Hill. The buildings comprised in the district were mainly constructed between the 1880s and the 1930s and the original low to medium residential scale is relatively intact throughout the area. The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997 (By-law 269-97).

HERITAGE VALUE

The Centretown Heritage Conservation District has close associations with the governmental character of Uppertown to the north and developed as a desirable neighbourhood for the transient population of government workers and ministers. Centretown still contains a large variety of relatively intact historic streetscapes, reflecting the diverse nature of development that occurred in the area in order to serve the varied population. Throughout its development, the area reflected national politics and priorities of the time.

The majority of buildings within the Centretown Heritage Conservation District date from the 1890-1914 period. This was a period of mature design and craftsmanship in the Ottawa area, related to the new prosperity of the expanding national capital and the availability of excellent building materials such as smooth face brick of Rideau red clay, a good selection of sandstones and limestones, a full range of milled architectural wood products, and decorative components in terra cotta, wrought iron and pressed metal.

The dominant character of Centretown remains heritage residential. While most buildings retain their residential use, many others have been converted for use as professional offices, or small retail or commercial establishments. The most common residential building type is the hip-roofed single family home, with a projecting gabled bay on an asymmetrical façade. Flat roofed, medium density apartment

buildings also play a strong role in defining the character of the District. Also, a few commercial corridors, most notably Bank street, run through the area while still reflecting the low scale and architectural character of the rest of the district.

Centretown's landscape is unified by historical circumstance. Both Stewarton and the By Estate opened for development in the mid 1870s and developed under consistent pressures. Together they constituted the entire area within the boundaries of Centretown. The idea of a separate residential neighbourhood close to downtown was relatively rare, although the concept became increasingly popular in Canadian cities as the nineteenth century drew to a close. Along with residential Uppertown, Centretown has provided walk-to-work accommodation for Parliament Hill and nearby government offices. As part of the residential quarter of official Ottawa, Centretown was a sensitive mirror of national politics.

Centretown is the surviving residential community and informal meeting ground associated with Parliament Hill. Its residents have had an immense impact upon the development of Canada as a nation. While Canada's official business was conducted around Parliament Hill, its Members of Parliament and civil service lived and met in the area immediately south. Centretown is ripe with evidence of behind-the-scenes politics, of the dedication, talent and character that have formed Canada.

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Centretown Heritage Conservation District include:

- the heritage residential character of the district, featuring low to medium scale development
- the original grid block layout and plan
- relatively intact residential streetscapes
- predominant use of Rideau red clay decorative brick veneer with trim details in stone, wood and pressed metal
- its varied building types and styles due to the diverse populations of the area
- its single family homes executed in a vernacular Queen Anne style, with substantial wood verandas and elaborate trim, varying in size
- its low rise apartment buildings with similar detailing to single family dwellings but featuring horizontal layering and flat roofs
- its commercial corridor on Bank Street, consisting of low-rise commercial and mixed use buildings set close to the street.
- its development during a significant period in the growth of Ottawa as the government centre of Canada.
- its connection with Uppertown and the governmental activities which occur there.
- its associations with many people and institutions of national prominence who have played an important role in shaping Canada.
- its historical role as a meeting place for governmental and community groups, clubs and organizations

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Introduction

The proposal is to demolish the two and one-half storey building on the site and construct a three storey apartment building with a total of eight units – four one bedroom and four two bedroom. The basement contains a centrally located service room for garbage and recycling that is accessed by a ramp from Florence Street. No onsite parking is being proposed. The roof contains a penthouse and an outdoor amenity area.

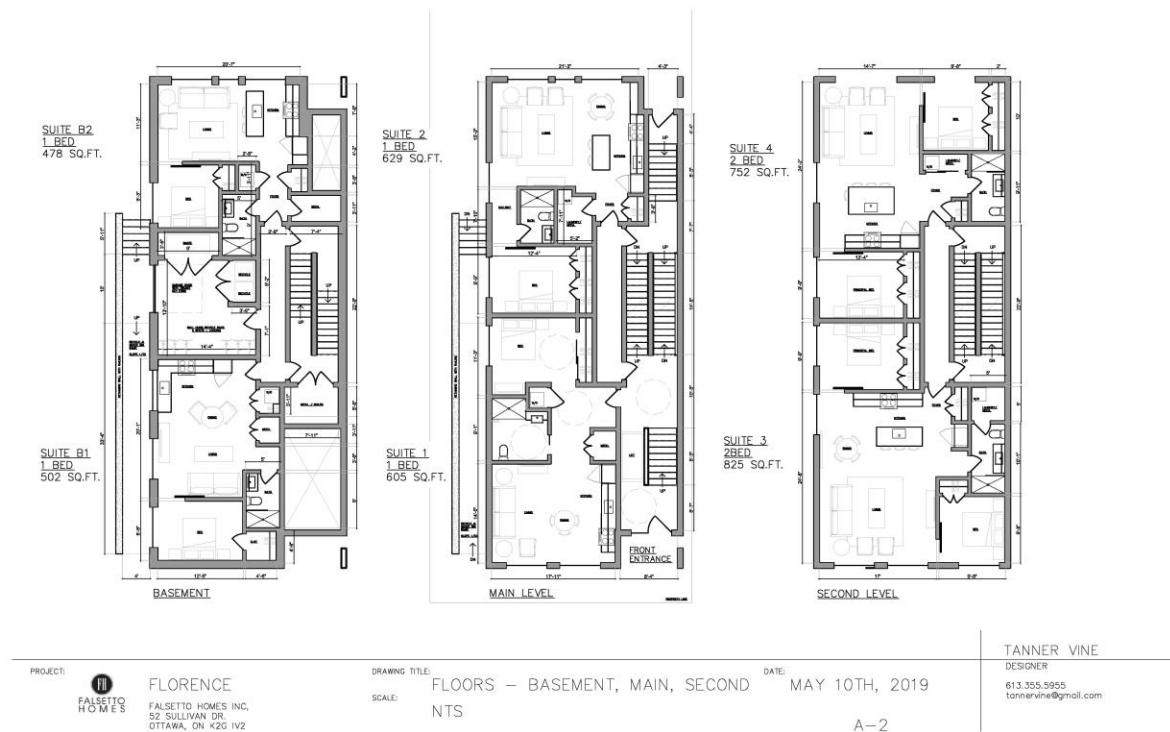


Figure 15: Proposed floor layouts for the apartment building. Source: Tanner Vine May 10, 2019

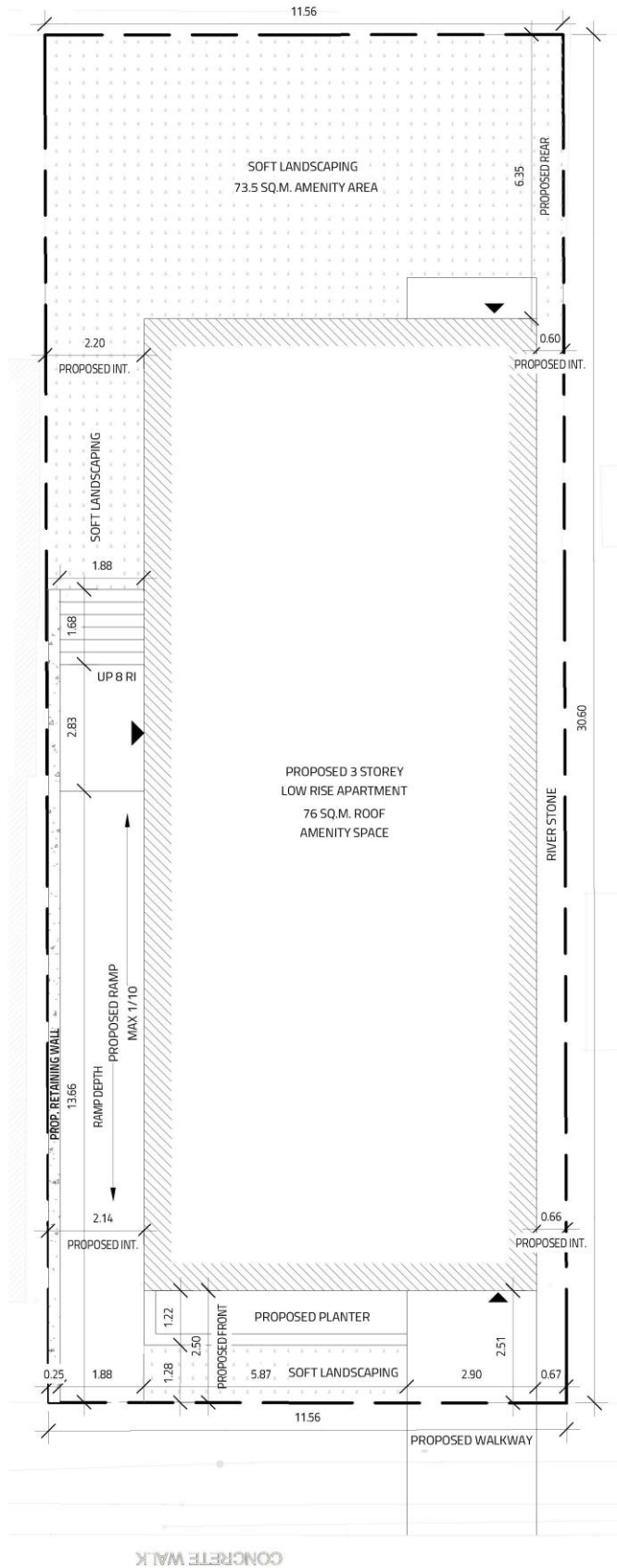


Figure 16: Site plan of the proposed development illustrating setbacks and hard and soft landscaping. Source: Evolution Design May 14 2019.



Figure 17: Rendered north elevation showing the relationship of the building to adjacent properties. Source: Tanner Vine May 21, 2019.



Figure 18: Oblique view of the development site from the west. Source: Tanner Vine May 21, 2019.



Figure 19: Oblique view of the development site from the east. Source: Tanner Vine May 21, 2019.

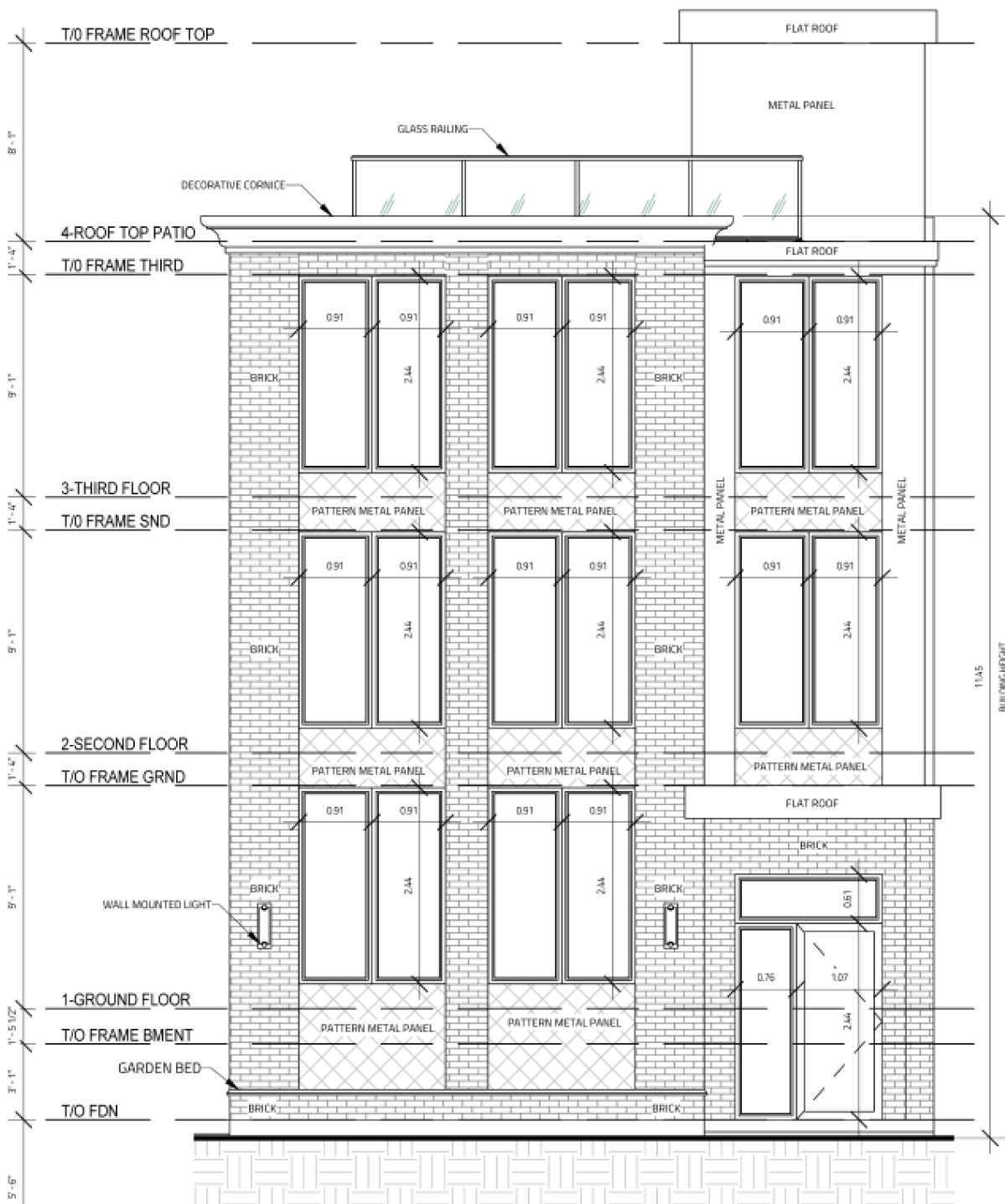


Figure 20: North (street) elevation of the proposed development. Evolution Design, July 5, 2019.



Figure 21: South elevation of the proposed development. Evolution Design July 5, 2019.



Figure 22: Side (east) elevation of the proposed development. Source: Evolution Design July 5, 2019.



Figure 23: Rendered oblique view from the north-east showing the proposed roof top amenity area. Source: Tanner Vine Interiors. May 2019.

5.0 IMPACT OF PROPOSED DEVELOPMENT

5.1 Introduction

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Centretown HCD. The heritage attributes of the HCD are itemized in Section 3.0. Applicable guidelines follow.

5.2 Centretown HCD Guidelines

The following guidelines are excerpted from the CHCD and appear in *italic*. The following is a discussion of how the proposed development compares with the guidelines:

Guidelines for Infill

The guidelines in this section are intended to guide the design of new buildings in the heritage conservation district. These guidelines should be read in conjunction with applicable municipal planning policy and by-laws, including the Zoning By-law (Heritage Overlay Section 60, and Mature Neighbour Overlay) and the Official Plan.

1. *All infill should be of contemporary design, distinguishable as being of its own time. However, it must be sympathetic to the heritage character of the area, and designed to enhance these existing properties rather than calling attention to itself.*

Discussion: As noted in the pre-consultation meeting with heritage staff concerning the proposed development ‘*Given the adjacency to the contemporary four-storey building to the west, there is an opportunity to design a building that transitions appropriately between the contemporary structure at the corner of Kent and Florence, and the two-and-a-half storey red brick house to the east.*’ The heritage character of the area consists of a uniform setback of buildings from the street property line, with entrance porches one to two stories in height, with hard and soft landscape consisting of lawn and shrubs. The proposed setback of the building is in-line with the new condominium development to the west; however, is inconsistent with the traditional setback of the existing residence on the site and the heritage buildings to the east. The proposed red brick cladding of the structure is sympathetic to the predominant red brick finishes that typify the adjacent heritage buildings. The proposed black metal finishes for the spandrel panels and other areas on the exterior walls works well with the red brick; however, is not a colour that is common in the older heritage buildings in the district but is in-keeping with the darker palette of colours used.

2. *The form of the new infill should reflect the character of existing buildings on adjoining and facing properties. The buildings should normally be three or four storeys in height, with massing and setbacks matching earlier rather than later patterns still evident in the immediate area.*

Discussion: The form of the proposed building – three storeys in height, with flat roof is consistent with the new development to the west, and the heritage building at 43 Florence (Figure 8) to the north and east of the development site. The front entrance is recessed back from the principal façade a

characteristic of the heritage buildings to the east. The two storey porch form that provides an opportunity for residents to engage with neighbours, and animate the street is absent from the design. The proposed fourth floor communal amenity area is provided as an alternative.

- 3. Single family homes, rowhouses, and townhouses developments should reflect the rhythm of early lot development, with gables, balconies, or other features providing an appropriate scale. Small multiple-unit residential developments should reflect the U-shaped and H-shaped patterns of earlier examples, with emphasis on the entrances.*

Discussion: The proposed infill development is located on an original lot. Recessed balconies or amenity areas for each unit are absent from the design

- 4. Brick veneer should be the primary finish material in most areas, to maintain continuity with existing buildings. Trim materials would commonly be wood or metal; the details at cornices, eaves, and entrances should be substantial and well detailed. Colours should be rich and sympathetic to existing patterns. Lighting should be discreet and can be used to highlight architectural features.*

Discussion: A red brick veneer is the primary finish with black metal panels as a secondary finish. The principal façade is dominated by the stacked window extending through three floors with secondary black metal finishes in the spandrel panels between floors giving the façade a vertical orientation.

Comments from the Preliminary Consultation with the Heritage Department

Given the lot dimensions, and streetscape context, it is advised that the setbacks, and height provisions be respected, in order to allow the proposed building to fit the context of the streetscape, which is dominated by two-and-a-half storey detached houses red brick houses.

Discussion: Setbacks and height provisions for the area are discussed in the planning rationale prepared by Novatech. The proposed setback of 2.51m from the street for the new infill is consistent with the setback of the existing heritage building at 58 Florence and the adjacent property at 54 Florence Street.

Given the adjacency to the contemporary four storey building to the west, there is an opportunity to design a building that transitions appropriately between the contemporary structure at the corner of Kent and Florence, and the two-and-a-half storey red brick house to the east.

Discussion: The proposed design is more in keeping with the massing and scale of the more recent condominium development to the west than the heritage building to the east. The principal façade is dominated by the paired stacked windows extending through three floors with black metal spandrel panels and window frames in the projecting bay. The black metal clad exterior walls at the second and third floor levels above the recessed brick clad entrance alcove is unresolved at the roof level and tends to emphasize the verticality of the design. The metal cornice above the projecting bay is well detailed; however, the cornice should extend across the width of the building as a dominant horizontal line.

Zoning Bylaw Section 60 Heritage Overlay

1. **General Provisions** - Where a building in an area to which an heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction. (By-law 2014-289) (By-law 2015-281) (By-law 2014-289).

Discussion: The applicant is seeking relief from the provisions of the heritage overlay. The setback of the new infill building from the street is consistent with the existing buildings setback. In regards to building to the same character, scale, and massing these are considered in the Centretown H.C.D. guidelines for infill.

5.3 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the HCD include:

The development reinforces the primarily residential character of the HCD with low to medium scale development;

The proposed low rise apartment building is clad in a red brick, with a metal cornice band defining a flat roof which is consistent with other heritage buildings on the street;

The proposed design is generally in keeping with the guidelines for infill in the HCD. The alternatives proposed in this CHIS would improve the infill building's fit within the HCD.

Adverse impacts of the proposed development include:

The demolition of a Category 2 heritage resource 58 Florence; and,

The roof top amenity space is not a traditional feature of the district where porches or balconies serving individual units on each floor level are more typical.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

Alternatives that could be explored include:

The principal façade is dominated by the stacked windows extending through three floors with black metal spandrel finishes that accent the verticality of the design. Consider reducing the size of the windows and inserting stone window sills to reduce the vertical character of the design;

Consider brick cladding on the exterior walls of the two floors above the brick clad entrance alcove and insert stone window sills;

Consider extending the cornice across the width of the building, to provide a dominant horizontal element, and to screen the railings that are proposed at the roof level for the outdoor rooftop amenity area;

Consider adding a window to the side or the east elevation. The windows would provide a view east along Florence Street and east light exposure;

Consider the introduction of small recessed balconies at each floor level that would provide access to the outdoors in all weather conditions;

Consider an alternate colour other than black for the secondary metal finishes: and,

Consider an alternate finish material other than brick for the foundation walls extending along the east elevation.

6.2 Mitigation Measures

The following are some suggested mitigation measures:

The proposed fourth floor penthouse for the roof top amenity area exceeds the height of the roof peak of the adjacent heritage property to the east. A characteristic feature within the HCD, would be to install small balconies on each unit.

6.3 Conclusions

The proposed three-storey brick clad apartment building is sympathetic and respectful of the character of the heritage conservation district. The built form – three storeys with a flat roof – scale and materiality complement the adjacent heritage buildings in the HCD.

7.0 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.
1015 Bank Street, Lansdowne Park, 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 Street, 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.

Appendix A: Structural Condition Letter - Kollard Associates Engineers



Kollaard Associates

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Kollaard File # 180186-S1 Page 1

June 26, 2019

Falsetto Homes Inc.
52 Sullivan Avenue
Ottawa, Ontario K2G 1V2

Attn. Sam Falsetto

Re: Structural condition of multi-unit dwelling at 58 Florence Street, City of Ottawa, Ontario

Kollaard Associates was retained by Falsetto Homes to conduct a site visit on June 13, 2019 and to determine the feasibility of repairing the existing dwelling at 58 Florence Street in Ottawa, Ontario. It was our understanding that during the construction of the adjacent building to the west (429 Kent Street), there was a shoring failure along the shared property line, causing the foundation of 58 Florence to settle and shift to the west. It is also our understanding that the property is a designated Grade 2 building under Part V of the Ontario Heritage Act.

The existing building consists of a two-storey structure at the front of the lot with a limestone foundation supporting balloon wood framing and clay brick veneer. There is an addition at the rear with a concrete foundation and siding exterior.

Foundation

The building has an obvious cant to the right (west) indicating that the building has settled differentially by several centimetres. Large cracks in the foundation, both vertical and horizontal, are evident along all faces of the foundation, indicating both differential settlement and a lateral shift of portions of the foundation toward the west property line. It is our opinion that the foundation would need to be replaced to reinstate the structural integrity of the dwelling.

As stated in the *Geotechnical Investigation* report dated June 5, 2019 (written in consideration of a proposed new structure on the site),

...the soils below the west half of the proposed residential building have been disturbed by the failure of the shoring on the adjacent property known as 429 Kent. It is considered that these soils are not sufficient to support the proposed building. Based on the currently available information, it is expected that the disturbed soils will extend to at least 7.5 metres below the existing ground surface. Due to the expected depth at which undisturbed native soils will be encountered it is recommended that a foundation system consisting of helical piles be used. It is recommended that the proposed residential building be founded on a helical piles foundation bearing in the undisturbed silty clay or glacial till in combination with cast in place concrete pile caps and/or footings and foundation walls.

It is our opinion that in order to replace the existing foundation, it would necessary to lift the structure and install a new concrete foundation bearing on a grid of piles, as the soil is disturbed at the founding elevation.



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers
of Ontario to offer professional engineering services.



Wood Framing and Interior

Following construction of the new foundation, the floors and walls would need to be re-levelled. This would include the repair or replacement of building components including but not limited to: plaster/drywall wall finishes, flooring material, mouldings, doors and windows, etc., where the initial settlement and re-leveling process has cracked and damaged the original building components.

Brick Veneer

The brick veneer along the west wall has fallen off (or was removed for safety reasons) as a result of the settlement of the dwelling. The remainder of the veneer was damaged as the house canted to the west, with vertical cracks opened as much as 2.5cm.

It is our opinion that it would be necessary to remove all of the brick veneer prior to lifting the building, and reinstating the veneer following levelling of the wood structure.

Conclusion

In order to reinstate the structural integrity of the dwelling at 58 Florence Street, the necessary repairs or reconstruction involve virtually every component of the building, as described above. It is the opinion of Kollaard Associates that repairing the existing structure is not reasonably feasible and that very little of the original building could be retained.

The results of this structural conditions letter should in no way be construed as a warranty that the subject building is free from any and all structural concerns other than those noted in this letter. This letter was prepared for the exclusive use of Falsetto Homes Inc. and the City of Ottawa and is based on observations made by Kollaard Associates Inc. This letter may not be relied upon by any other person or entity without the express written consent of Kollaard Associates Inc.

The conclusions provided herein represent the best judgement of Kollaard Associates Inc. based on current engineering practices. Due to the nature of the investigation and the limited data available, we cannot warrant against undiscovered structural deficiencies. If new information is discovered during future work or other studies, Kollaard Associates Inc. should be requested to re-evaluate the conclusions presented in this report and provide amendments as required.

We trust that this report is sufficient for your present requirements. If you have any questions concerning this report, please do not hesitate to contact our office.

Yours truly,
KOLLAARD ASSOCIATES INC.



William Kollaard, P. Eng.

Civil • Geotechnical • Structural • Environmental • Industrial Health & Safety

Appendix B: Heritage Survey and Evaluation Form 58 Florence Street

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
HERITAGE DISTRICT FILE NO.
OHR 4035/0200

Municipal Address: 58 Florence St.
Building Name:
Legal Description:

Lot: Lot 8 and E12.5' Lot 9 Florence S Block: 381 (F.I.P.)
Plan: 21612
Additions:
Original Owner:

Date of Construction: 1879-1901
Original Use: Single Residential
Present Use: Multiple Residential (O.C.D. 1993)
Argentina
Present Zoning: R 5-X (2.0) *24*
Planning Area: Centretown

Present Owner: Carmen Scaffidi and Sheila

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1870 - 1915)	(1915 to 1940)	(1940 to 1965)	(1965 to present)
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
Phase One Survey Score		/9	Prepared By:	
Potential Heritage Building		Yes/No		
Potential Heritage District		Yes/No		

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)

Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No

IF PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Centretown

BY-LAW/DATE:

COMMENTS:



58 FLORENCE

PHOTO DATE: May 1995
VIEW: N
SOURCE: K. Deevey
NEGATIVE NUMBER: FB-15

HISTORY

PREPARED BY: M. Carter

DATE: Fall 1995

Date of Construction:

Factual/Estimated

Sources:

Trends:

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Historical Sources (Coded):

ARCHITECTURE

PREPARED BY: J. Smith

DATE: Fall 1995

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2 1/2 storey hip-roofed residence. Brick veneer, simple wood trim and porch

Architectural Style: Vernacular Edwardian

Designer/Builder/Architect:

Architectural Integrity (Alterations): Very good, porch replaced

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: good example of turn of the century residential design

ENVIRONMENT

PREPARED BY: J. Smith

DATE: Fall 1995

Planning Area: Centretown

Heritage Conservation District Name: Centretown



PHOTO DATE: Winter 1995
VIEW:
SOURCE: K. Deevey
NEGATIVE NUMBER:

Compatibility With Heritage Environs: Compatible with heritage residential/commercial environment

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: helps establish heritage residential/commercial character