

CHIS ADDENDUM 1 - HERITAGE RELATED COMMENTS
COMMONWEALTH
AUGUST 2019

The following addendum responds to the heritage-related comments received from the City of Ottawa. City comments are in BLACK and the response is in BLUE.

Designation process

The owner has been notified that the City will be reactivating the designation process for the former Standard Bread Company Factory under Part IV of the Ontario Heritage Act. The process is expected to run concurrently with the Planning Act applications. A stage two Cultural Heritage Impact Statement and Conservation Plan will be required as the proposal is further refined. This document must address the conservation of the building elements and protection of the building during the construction phase.

Commonwealth has submitted a CHIS. This addendum responds to City of Ottawa's comments. A stage two CHIS and a Conservation Plan will be prepared as part of the next phases of the project.

Contextual Value

One of the key heritage values of the Standard Bread Company Factory is its contextual value as a landmark. The building is a landmark given its prominent location at the top of a small hill, adjacent to the rail corridor. It is integral in providing the historical context to this former industrial area. This is the main area that has the potential to be impacted by the proposed development.

The siting has been revised to provide more prominence to the Standard Bread Building. The podium of Tower 1 has been set back to align with the setback of the Standard Bread Building, and podium height reduced to five storeys. The link between the podium and Standard Bread Building has been reduced to three storeys and the north elevation of the link has been setback further to provide a more three-dimensional view of the building when seen from the west. There is the potential to reduce the link to two storeys, which would further enhance the prominence of the Standard Bread Building when viewed from Gladstone Avenue.

The key heritage concerns with the proposal at this stage are:

Height, Expression and Transition of the Podium on Gladstone

- The podium is too high as it relates to the Standard Bread Company building I would suggest a reconsideration of the scale and expression of the podium to provide a gentler transition down to the heritage building.
- The Podium is reduced in height to 5 storeys and setback further to match the Standard Bread Company building façade. The link between the podium and the Standard Bread provides a more distinct separation.

- The articulation of the façade requires more consideration/refinement to ensure that it is compatible with and provides a sympathetic transition to the east.
- A brick façade is being used on the podium of Building 3 so that historical material palette is consistent across the development.

Location of the tower on Gladstone

- In order to protect the landmark status of the heritage building and to provide additional “breathing room,” consideration should be given to pushing the tower further to the west?

Tower 1 has remained in the same place; however, broader design changes have mitigated the overall impact of the massing, in the process making the Standard Bread more of a focal point. The addition of POPS space adjacent to the heritage structure instead of vehicular drive aisle provides better framing and possibility for a more prominent building entryway along Gladstone.

Treatment of the west façade

. The plans show a glazed link between the podium and the heritage building, but there is little detail provided regarding the treatment of the historic west façade of the building and how the two will be connected. Is the remainder of the west façade of the heritage building to be retained?

The treatment of the west façade has not been fully developed, however, the plan will leave the western wall intact to structurally support the SBB and the podium wall will be set flush against it.

Treatment of the heritage building

- In general, staff are supportive of the adaptive reuse of this building; however, we recommend the inclusion of a heritage professional on the project team as the project moves forward to help address some of the conservation issues. Particular issues that are apparent at this stage include:

- Consideration should be given to a restoration of the front façade based on the available historic evidence.

A full conservation of the Standard Bread Building will be outlined in detail at a later stage of planning process.

- The reconfiguration of the windows on the east façade overlooking the railway tracks

It is recognized that from a cultural heritage perspective, the fenestration pattern on the east elevation (windows and doors) is reflective of the use of the building as a bread factory and its functional relationship to the railway which provided the raw materials (flour) and the final distribution of its products. The technical issues include the existing exterior wall construction where a brick veneer is tied back into terracotta backup walls which create the structural frame of the building. Cutting into the exterior wall to form any new windows will have a significant impact on the exterior brickwork as the module or size of the terracotta backup is considerably larger than that of the brick veneer.

The LRT Bridge that was to punch into the east side of the SBB has been removed.

- The treatment of the grades in front of the building, including the removal of the front entrance to the heritage building and replacing it with windows.

In regard to the north or Gladstone Avenue facade, the existing entrance will be maintained as a functional element at a minimum, and the windows reinstated to their original configuration.

- Removal of the paint could be considered but detailed analysis regarding the condition of the brick will be required prior to any intervention.

Material conservation issues will be addressed in the Conservation Plan.

Protection of the building during construction

- It is noted that the intention is to provide garage access through the basement of the Standard Bread Building. This will require detailed structural analysis and stabilization plans will be part of the heritage approvals process. Securities related to the protection of the building during construction may be a requirement of the heritage approvals process.

The LRT bridge that was to punch into the east side of the SBB has been removed and the garage access has been eliminated from the basement of the Standard Bread Building.