

78-90 Beechwood Avenue / 69-93 Barrette Street,
Ottawa, ON

HERITAGE CONSIDERATIONS REVIEW

MINTO COMMUNITIES
JULY 2020

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1 BACKGROUND

THIS REPORT IS NOT INTENDED TO FULFILL THE REQUIREMENTS OF A CULTURAL HERITAGE IMPACT STUDY THAT IS PREPARED AS PART OF A SITE PLAN APPROVAL SUBMISSION. THE CONCLUSIONS CONTAINED HEREIN REFLECT THE EARLY STAGE OF CONCEPT DESIGN DEVELOPMENT.

1.1. Document Purpose

The proponent proposes a redevelopment of the property located at 78-90 Beechwood Avenue/69-93 Barrette Street in Ottawa's Beechwood Village area. The purpose of this Heritage Considerations Review is to observe the potential impact of the proposed development on the building(s) of historic interest within the immediate surrounding area, at the early stage of concept design development (zoning amendment application). To aid in evaluating the potential impact of the proposed development, a brief summary of perceived heritage value is included for each building of historical interest. The heritage observations are exclusively limited to potential measures, intended to enhance the responsiveness of the proposed development relative to the perceived heritage value of the subject property and does not consider the impact on the broader neighbourhood. At the time of this report's preparation, no parts of the subject property possess an OHA Part IV designation.

1.2. Precedents & 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 determined by examining a matrix of elements and considerations. This evaluation is exclusive to this study, and 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.

2

PROPERTY & HERITAGE RESOURCE DESCRIPTION

2.1. Site Description

The proposed project at 78-90 Beechwood Avenue/69-93 Barrette Street is located at the intersecting neighbourhoods of Lindenlea/New Edinburgh and Vanier North. The area is characteristic of low to mid-rise detached homes and three to five storey apartment buildings. Beechwood Avenue connects to the St. Patrick Street bridge at the Rideau river and ends at the Beechwood Cemetery. Its location is an important arterial road connecting the West banks of the Rideau River with larger East End neighbourhoods including Rockcliffe Park and Vanier. This intersection has made Beechwood Avenue a historic service core and Traditional Mainstreet which geographically divides the North/South neighbourhoods. The topography of the area is responsible for the curved nature of Beechwood Avenue, creating pleasant internal vistas in both the Lindenlea and Vanier residential neighbourhoods.

The area around Beechwood Avenue was formerly known as the MacKay Estates after Thomas MacKay subdivided the land of Carleton County in 1832. Development started along the North and South sides of Beechwood Avenue in the late 1800's as both federal and foreign employees sought proximity to the governmental and business core. The area South of Beechwood Avenue was formerly known as Clarkstown, a predominantly French-speaking community. Today, a handful of properties along Beechwood Avenue have been listed on the Ottawa Heritage Register. No heritage resources are within the property boundaries of the development site, however its proximity to properties listed on the Heritage Register represent significant heritage value within a historical context.

Intensification along Beechwood Avenue has begun as part of a Community Design Plan to make use of existing transportation infrastructure, current zoning by-laws and accessibility to pedestrian and bicycle paths along both sides of the Rideau River. The intensification initiatives intend to develop vacant lots with midrise residential buildings. The Community's plan within the direct context of the development site intends to create open public spaces near the former St. Charles Church. Infill development has been favoured for vacant lots, and aims to ensure Beechwood Avenue retains its "village-style" aesthetic.

Currently, Beechwood Village is home to locally owned restaurants, cafes, retail shops, grocery stores and health services. The area maintains a strong connection with the street, enhancing pedestrian walkability and community closeness.

2.2. Heritage Resources

There are currently no heritage resources within the property boundary. All of the buildings of interest are located within the adjacent surrounding area.

2.3. Photographs

- 1 Looking west towards the subject site from St. Charles Street. *MTBA*



- 2 Approaching the subject site from the east. *MTBA*



- 3 Looking towards the subject site in context on Beechwood Avenue. *MTBA*



- 4 Looking at the north side of Beechwood Avenue in the general area of the subject site (subject site is on the south side of the street). *MTBA*



- 5 Looking at the north side of Beechwood Avenue in the general area of the subject site (subject site is on the south side of the street). *MTBA*



- 6 Looking at the north side of Beechwood Avenue in the general area of the subject site (subject site is on the south side of the street). MTBA



- 7 Looking at the north side of Beechwood Avenue in the general area of the subject site (subject site is on the south side of the street). This photo includes 81 Beechwood (Heritage Register) on the left side of the photograph. MTBA



- 8 Eastern portion of the subject site on Beechwood Avenue. MTBA



- 9 Western portion of the subject site on Beechwood Avenue. *MTBA*



- 10 Approaching the subject site on Barrette Street from the west. *MTBA*



2.4. Site History

General Historical Overview

The development site is located in the Ottawa neighbourhood of Vanier, on Beechwood Avenue. Beechwood Avenue forms the northern border of Vanier and linking the neighbourhood to New Edinburgh, Lindenlea and Rockcliffe Park. The development was mainly residential, however as the neighbourhood expanded, and Beechwood developed into a main street, mixed commercial development grew in the area. Neighbouring business included the Claude Hotel/Tavern, IGA Grocery, and various convenient stores. Immediately adjacent to the subject property is 94 Beechwood, built in 1900, and housing restaurants over the last decade.

11 Exterior of 84 Beechwood Avenue, 1988. *City of Ottawa Archives, CA024429*



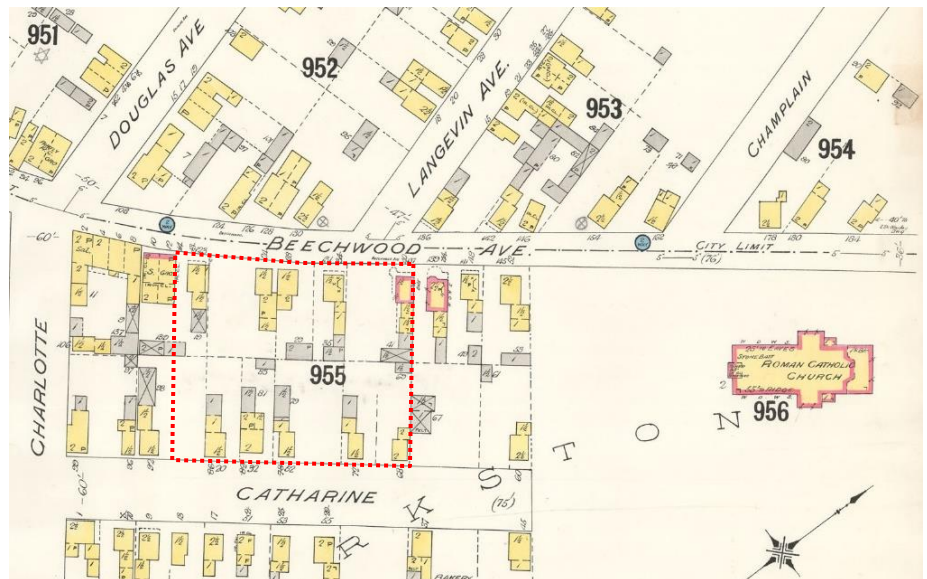
12 Exterior of 84 Beechwood Avenue, 1988. *City of Ottawa Archives, CA024430*



- 13 Exterior of 86 Beechwood Avenue, 1987. *City of Ottawa Archives, CA024447*



- 14 City of Ottawa Insurance Plan, 1902 (revised 1912). Approximate subject site outlined in red. Note street name changes: Charlotte is currently Loyer Street ; Catherine is currently Barrette. *LAC Mikán 3816030*



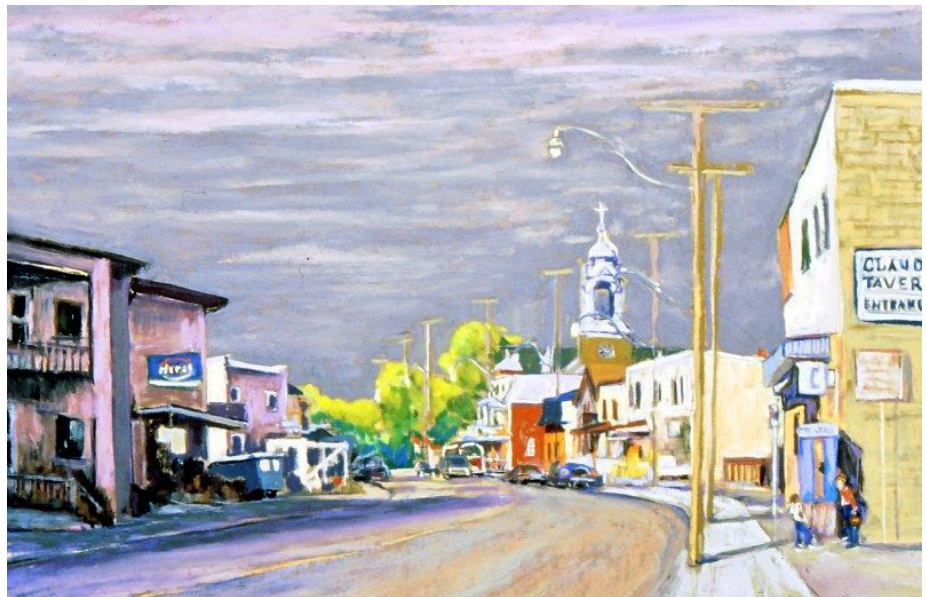
3 NEIGHBOURHOOD CONTEXT

3.1. About the Immediate Neighbourhood

Vanier's history dates back to the 18th Century. The area originally was made up of three separate villages, Clandeboye, Clarkstown and Janeville, which amalgamated to form the village of Eastview in 1913. Eastview would then become Vanier in 1969. The site is located in the former village of Clarkstown. As noted in the above map, the names of several streets have changed including Charlotte Street, which is now Loyer, and Catharine, which is now Barrette, named after the influential priest Father Francois-Xavier Barrette from the neighbouring former St. Charles Church.

Clarkstown developed following the completion of St. Patrick Bridge, which provided a link to Ottawa's Lower Town neighbourhood. The village developed quickly as a French Canadian community. The St. Charles Church was a cornerstone of the area since and was particularly active in the neighbourhood during between the 1930s and the 1950s, as the parish it established many community and social clubs.

- 15 Painting entitled "Riche écriin de style" by artist Thérèse Frère. Beechwood Avenue in Vanier, view eastward, 1987. Source: Vie Francaise Capitale. Note current site in painting's right foreground.



General Historical Overview

Vanier's origins date back to the end of the 18th century and was predominantly agricultural land in the then Township of Gloucester. The construction of the Rideau Canal and the success of the lumber trade attracted people to Bytown and new neighbourhoods were formed.

- 16 Marching Band on Beechwood and Loyer, in front of the former Claude Hotel, St. Jean Baptiste Parade, 1955. *City of Ottawa Archives, CA033359*



These working-class neighbourhoods and communities were home to the largest concentration of French-speaking residents in Ottawa. These communities amalgamated into the Village of Eastview in 1913, which would later become the City of Eastview in 1963. In 1969 the City of Eastview was renamed Vanier, after the first French-Canadian Governor General, Georges-Philéas Vanier. In 2001 the City of Vanier was amalgamated with the City of Ottawa, and has maintained its unique and distinct identity as a result of its French-speaking community, however demographics have changed in the latter half of the 20th Century to include a greater percentage of recent immigrants of various nationalities, as well as Indigenous populations.

Historical Aerial Photographs

- 17 Geo Ottawa Aerial Map 1928. Approximate location of the subject site outlined in red.



- 18 Geo Ottawa Aerial Map 1965.
Approximate location of the subject site outlined in red.



- 19 Geo Ottawa Aerial Map 1976.
Approximate location of the subject site outlined in red.



- 20 Geo Ottawa Aerial Map 2017.
Approximate location of the subject site outlined in red.



3.2. Heritage Resources

Three properties have been identified as having Cultural Heritage recognition in the immediate area of the site and are listed on the City of Ottawa Heritage Register. The Heritage Register allows non-designated properties to have cultural heritage recognition within a municipality. Listing heritage properties can provide temporary protection for demolition orders however provides no restrictions or guidelines regarding alterations to the property's heritage assets. The proximity of heritage registered sites to the development property illustrates the importance of the historic fabric of the neighbourhood.

The following adjacent properties are listed as having Heritage Recognition within the Vanier-Overbrook municipal heritage record. They were constructed around the early 1900's as part of the intersecting Lindenlea/New Edinburgh and Vanier-North neighbourhoods. The proximity of these properties to the site recall the heritage residential context, which consists mostly of detached multi-storey homes built in first half of the 20th century.



81 Beechwood Avenue

81 Beechwood Avenue was built c. 1912, and is a detached house currently zoned for mixed-use development. It is part of the city of Ottawa's Heritage Register, demonstrating significant historic relevancy of the mature Lindenlea/New Edinburgh neighbourhood. This detached home lies North of Beechwood Avenue, featuring a gambrel roof, wood clapboard siding and decorative bargeboard and finials. The building features include an original front porch facing Beechwood Avenue at a slight angle (Ottawa Heritage Register). In recent years, the property is zoned as a Traditional Mainstreet corridor, and has been adapted to suit mixed-use programs including its current use as a café.

21 81 Beechwood Ave today. MTBA



22 81 Beechwood Avenue with immediate context. MTBA

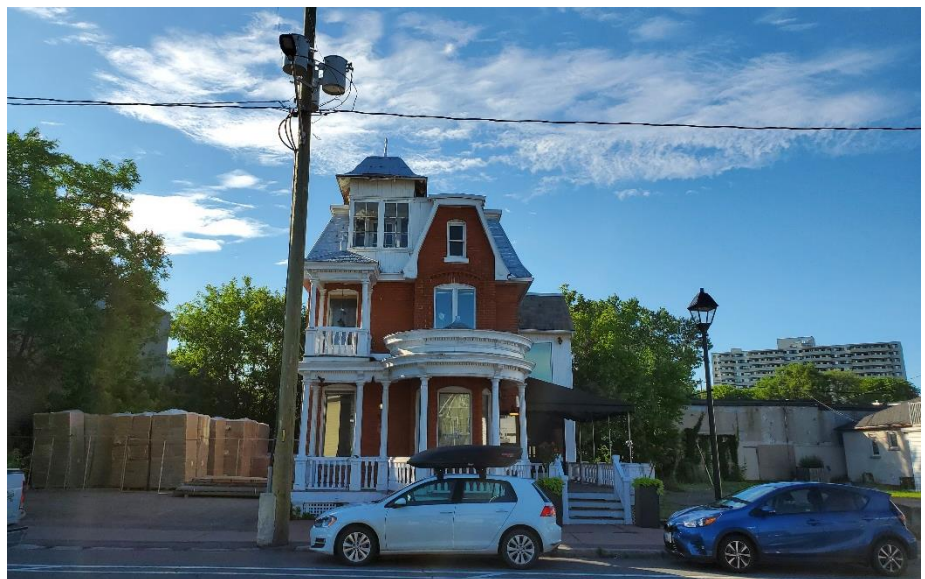


94 Beechwood Avenue

Across the street from 81 Beechwood, 94 Beechwood is a Queen-Anne Revival 3-storey home built in 1900. It is notable for its irregular massing and semi-circular porch. Other character-defining elements of the building include its hipped roof, decorative bargeboard, large dormer windows, brick voussoires and lunettes. Typical Queen-Anne Revival includes circular massing, large gables and verandas, characteristics of 94 Beechwood. The use of whimsical features including elaborate brick work and detailing pre-dates the use of other Canadian architectural styles such as Beaux-Arts and Art-Deco.

Although this property predates its neighbour at 84 Beechwood by a decade, both properties represent the vernacular architectural styles that comprise the residential heritage fabric of the area (Ottawa Heritage Register). The property has undergone changes to its overall massing with a non-original South addition to accommodate flexible mixed-use programs along the Traditional Mainstreet corridor. The property has been adapted to be a restaurant with a variety of patrons in the past decade, featuring dining spaces on the first two levels.

23 94 Beechwood Ave today. MTBA



24 Looking towards 94 Beechwood Avenue from the east. MTBA



25 Detailing within the roof of 94 Beechwood Avenue. MTBA



26 Detail of the porch on 94 Beechwood Avenue. MTBA



27 81 Beechwood Facing 94 Beechwood
Heritage Properties. *MTBA*



3.3. About the Larger Area

Running from St. Patrick's Street Bridge through to Beechwood Cemetery, Beechwood Avenue has seen considerable development. From the bridge, the Avenue runs through the heart of Ottawa's New Edinburgh, north east of the City's downtown core. Beechwood operates as a typical main street, with restaurants, stores and modern residential developments.

- 28 Looking towards the Minto Beechwood development from the east in context. MTBA

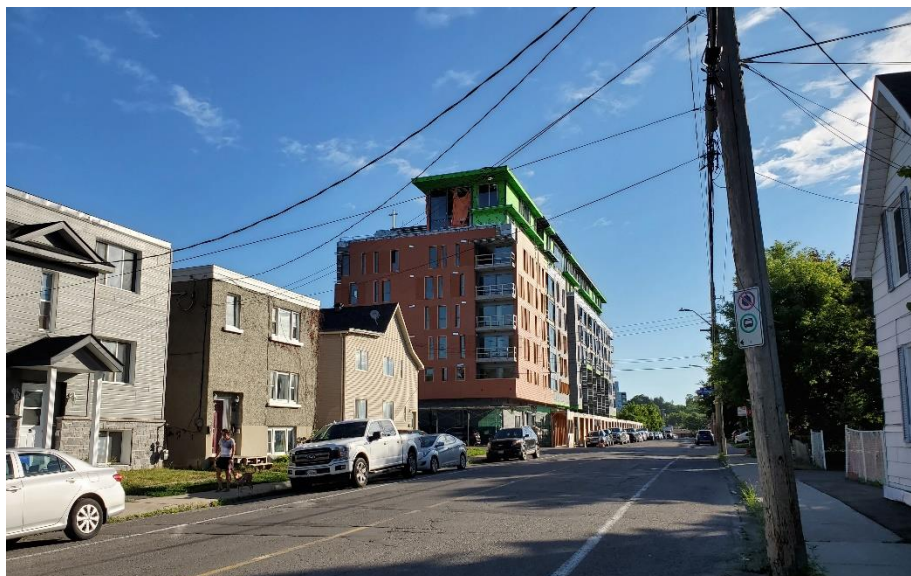


Recent developments in the area include the Minto Beechwood Condo on the corner of Beechwood Avenue and MacKay Street. Minto completed the 8 storey-129-unit condominium building in 2017. Closer to the proposed development is the St. Charles Market, a 8-storey condo and townhouse development, by ModBox Developments, that is currently under construction. The development will have a total of 57 units, and will include the former church, repurposed for commercial and public services, such as a market and restaurants.

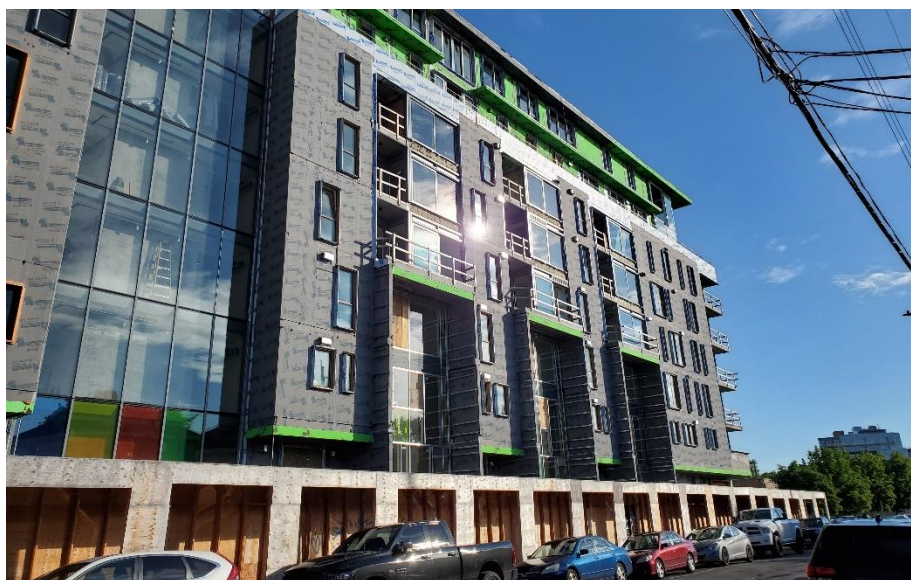
- 29 St. Charles Market (under construction), 135 Barrette Street. MTBA



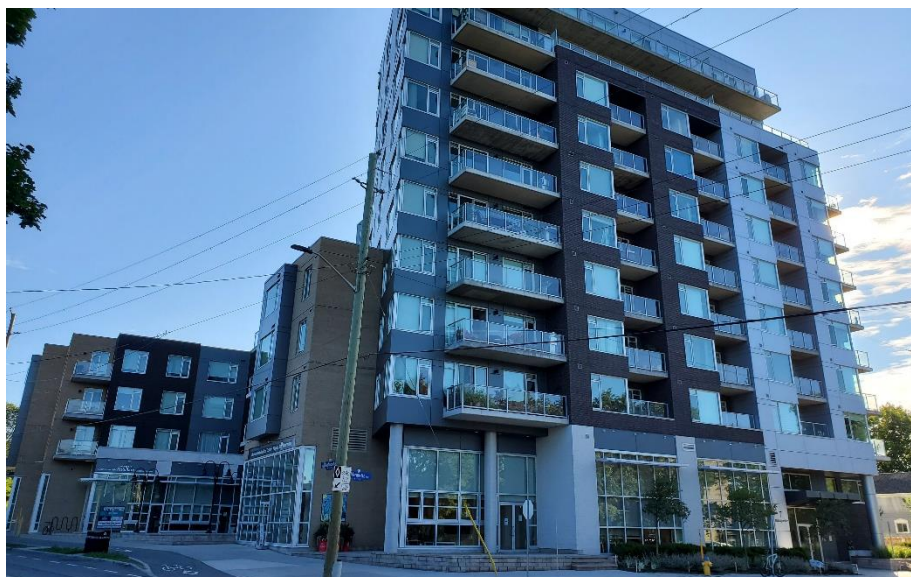
30 View of the St. Charles development looking east on Barrette Street. *MTBA*



31 Details of the Barrette Street elevation of the St. Charles development. *MTBA*



32 The recently completed Kavanaugh development (4-10 storeys) at Beechwood Avenue and Marquette east of the subject site. *MTBA*



4 PERCEIVED CHARACTER-DEFINING ELEMENTS OVERVIEW

4.1. Introduction

Absent a Heritage Character Statement (since these properties are not designated under Part IV or Part V of the Ontario Heritage Act), this report's authors provide a preliminary analysis of potential character-defining elements of the subject properties that are listed in the City of Ottawa's Heritage Register. The purpose of preparing this overview is to establish a baseline to analyze the potential impact of the proposed development. As a note the St. Charles Church located at 135 Barrette Street is a designated under Part IV of the Ontario Heritage Act but is outside the mandated radius for consideration/evaluation of potential impact.

4.2. 94 Beechwood Avenue

Perceived Architectural Character-Defining Elements

1. Irregular massing;
2. One-storey full front porch with semi-circular section;
3. Small second storey porch section with hipped roof;
4. Projecting bay with bargeboard;
5. Large dormer window;
6. Brick voussoirs;
7. Lunettes.

Perceived Environmental Character-Defining Elements

1. None.

Perceived Historical/Associative Character-Defining Elements

1. Structure speaks to the continuing transition of Beechwood from residential to main street commercial.
2. Structure reflects adaptability of the original construction when combined to secondary additions in the rear to accommodate a range of uses beyond the originally intended residential use.

4.3. 94 Beechwood Avenue

Perceived Architectural Character-Defining Elements

1. One storey full front porch;
2. Wood window surrounds;
3. Decorative bargeboard with finial.

Perceived Environmental Character-Defining Elements

1. None.

Perceived Historical/Associative Character-Defining Elements

1. Structure speaks to the continuing transition of Beechwood from residential to main street commercial.
2. Structure reflects adaptability of the original construction when combined to secondary additions in the rear to accommodate a range of uses beyond the originally intended residential use.

5 PROPOSED DEVELOPMENT

KEY PROPOSED DEVELOPMENT HIGHLIGHTS – SUBJECT TO CHANGE AS DEVELOPMENT EVOLVES

HEIGHT: 9 STOREYS
GROUND FLOOR USES: COMMERCIAL
ALONG BEECHWOOD FRONTAGE;
RESIDENTIAL ALONG BARRETTE
INCLUDES A MID-BLOCK CONNECTION

5.1. Description

The proposed development being considered for the current submission includes the full redevelopment of the subject property and results in the demolition of all existing structures on the site.

The proposed development includes the following primary components:

1. A 9-storey block with two stepbacks along Beechwood Avenue, one at the fifth floor and the other at the sixth floor;
2. A 7-storey block with two stepbacks along Barrette Street, one at the fifth floor and another at the seventh floor;
3. A 9-storey block connecting the Beechwood and Barrette blocks along the fronting onto the mid-block connection;
4. A mid-block connection along the eastern edge of the property. This connection provides access to the underground parking via Barrette Street, access to the residential lobby via Beechwood Avenue and an opportunity for outdoor seating associated with the street-fronting commercial uses along Beechwood Avenue.
5. An internal courtyard used to separate the primary architectural masses.

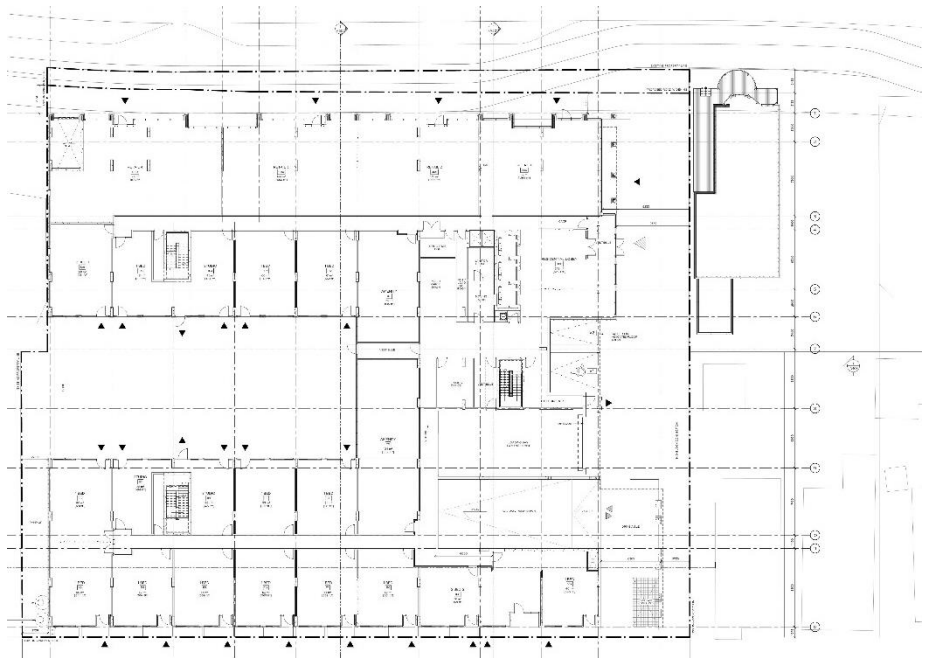
The pedestrian experience varies depending on the frontage with Beechwood Avenue being reserved almost exclusively for commercial uses as the residential lobby is situated off the mid-block connection. Employing a mid-block connection along the eastern edge of the property is viewed as a positive inclusion, as it provides a measure of visual relief against the adjacent heritage register property, offers potential for functions that are complementary to the adjacent heritage property and provides a compact and integrated to the various functional circulation needs of the proposed development. Along Barrette Street, the pedestrian experience is characterized by a residential edge with ground-oriented units.

Vehicular circulation for the development is accomplished via Barrette Street. Automobiles can access the underground parking located towards the south end of the mid-block connection. The loading dock is located immediately north of the underground parking access near the middle of the block.

5.2. Graphic Material Reviewed

The following summary of graphic material is based on the early schematic design documentation prepared by RAW Architects dated, July 3-27, 2020

- 33** Ground floor plan. Beechwood Avenue is at the top of the drawing. RAW



- 34** Looking towards the proposed development from the northeast (portion fronting onto Beechwood Avenue). 94 Beechwood Avenue is the coloured building in the foreground. RAW



- 35 Looking towards the proposed development from the southeast (portion fronting onto Barrette Street). 94 Beechwood Avenue is the coloured building in the right side of the image. RAW



- 36 Looking towards the proposed development from the northwest (portion fronting onto Beechwood Avenue). 94 Beechwood Avenue is the coloured building immediately beyond the proposed development. RAW



- 37 Beechwood elevation of the proposed development. RAW



- 38 Looking south towards the proposed mid-block connection. 94 Beechwood is visible on the left of the image. RAW



- 39 Looking west towards the proposed development along Beechwood Avenue. RAW



- 40 Looking east towards the proposed development from St. Patrick Street. RAW



41 Barrette Street elevation. *RAW*



42 Looking east along the proposed Barrette Street elevation. *RAW*



43 Looking north at the south end of the mid-block connection. This is the area where automobile access to the underground parking and loading dock is provided. *RAW*



6

POTENTIAL HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

Due to the state of design development at the Zoning By-law Amendment stage, there is limited detailing to illustrate the potential mitigation measures. This section and the Mitigation Measures section that follow are intended as a guide for the designers during upcoming phases, as opposed to providing definitive and final statements on the impacts on cultural heritage associated with the proposed development.

6.1. Adjacent Properties Listed on the Heritage Register

81 Beechwood Avenue

Potential Adverse Impacts

POTENTIAL ADVERSE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 81 Beechwood Avenue, there is no anticipated physical impact.

POTENTIAL ADVERSE VISUAL IMPACTS

1. The scale of the proposed development represents a noticeable increase from the 2-storey scale of 81 Beechwood Avenue. However, it should be mentioned that the increase is first and foremost reflective of the approved development wrapping around 81 Beechwood (89 Beechwood) as well as the scale shift elsewhere on the corridor.
2. During the winter season the height and positioning of the proposed development will cast a large shadow over 81 Beechwood. However, the winter season, with its lower sun angle will always be the most challenging for shadow casting, especially for properties resting north of a subject property. During the summer and fall periods shadow casting towards 81 Beechwood is largely restricted to the street and portions of the adjacent sidewalk (sidewalk only for limited portions of the day).

POTENTIAL ADVERSE ASSOCIATIVE IMPACTS

1. Given the absence of physical impact and programming and uses that are generally supportive of the 81 Beechwood Avenue, there is minimal anticipated associated impact to 81 Beechwood Avenue.

Potential Positive Impacts

POTENTIAL POSITIVE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development relative to 81 Beechwood Avenue, there is no anticipated physical impact.

POTENTIAL POSITIVE VISUAL IMPACTS

1. The height and programming of the ground floor are in keeping with establishing and contributing positively to a commercial main street character

POTENTIAL POSITIVE ASSOCIATIVE IMPACTS

1. The presence of ground floor commercial and an increase in residential density within the subject property, are viewed positively relative to the associative value of 81 Beechwood Avenue. This is because there will be more people seeking shops and services in the area and a reinforcement of commercial uses within the area.

Unique Considerations

1. To the best of the knowledge of the authors, there are no unique considerations for 81 Beechwood Avenue that may influence the level of potential impact associated with the proposed development on this property.

94 Beechwood Avenue

Potential Adverse Impacts

POTENTIAL ADVERSE PHYSICAL IMPACTS

1. As 94 Beechwood is outside the proposed development's site, there are no anticipated adverse impacts. However, the area should be monitored during construction to minimize potential unintended impact to 94 Beechwood Avenue.

POTENTIAL ADVERSE VISUAL IMPACTS

1. Although the inclusion of mid-block connections reduces potential adverse impact associated with the shift in height between 94 Beechwood Avenue and the proposed development, the shift will nonetheless be significant. Efforts have been made to lessen the associated impact by introducing a brick portion within the façade on the north and east side of the proposed development to directly respond to 94 Beechwood Avenue. In the opinion of the authors, this is a positive step, however further refinement of this section of brick is required to deemphasize the upper portion of the proposed development in the area abutting 94 Beechwood.

POTENTIAL ADVERSE ASSOCIATIVE IMPACTS

1. There are no anticipated adverse associated impacts associated with the proposed development on 94 Beechwood Avenue.

Potential Positive Impacts

POTENTIAL POSITIVE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development outside the footprint of 94 Beechwood, there are no potential positive physical impacts associated with the proposed development.

POTENTIAL POSITIVE VISUAL IMPACTS

1. The inclusion of dark red brick within the Beechwood Avenue elevation and the northern portion of the mid-block connection is considered to have a potentially positive impact on 94 Beechwood Avenue, as a

sympathetic material that works to break down the mass of the proposed development.

2. Including a mid-block connection along the eastern edge of the proposed development site is considered to have a potentially positive impact on 94 Beechwood. More broadly, the mid-block connection increases the amount of commercial space available on Beechwood Avenue and consolidates service-related access points within the block, to minimizing their impact on the two street frontages.

POTENTIAL POSITIVE ASSOCIATIVE IMPACTS

1. The programming of the proposed development has the potential to positively impact 94 Beechwood and its use by adding residents to the area and by including commercial uses on the ground floor. With additional commercial uses this portion of Beechwood may potentially become more of a commercial node as more people are drawn to the area.
2. Including a mid-block connection along the eastern edge of the proposed development site is considered to have a potentially positive impact on the function of 94 Beechwood as it responds to the existing oversized porch along the western edge of 94 Beechwood. This midblock connection, residential lobby entrance and potential commercial patio within the proposed development will ideally create an increased audience for potential uses within 94 Beechwood.

7

POTENTIAL MITIGATION MEASURES FOR CONSIDERATION DURING DESIGN DEVELOPMENT

Due to the state of design development at the Zoning By-law Amendment stage, there is limited detailing that illustrate the potential mitigation measures. This section and the Potential Impacts section that precedes it, are intended to act as a guide for the designers during upcoming phases as opposed to providing definitive and final statements on the impacts on cultural heritage associated with the proposed development.

7.1. Potential Physical Impact

1. During construction of the proposed development, the area should be monitored to avoid unintended impact to 94 Beechwood Avenue.

7.2. Potential Visual Impact

1. Explore opportunities to add visual interest through the introduction of visual texture in the design and nuance of the lower portion of the building. The intent of this measure is to respond to the lower scaled buildings within the transitioning context. It is also intended to enhance the responsiveness of the proposed development relative to the pedestrian scale.
2. Explore opportunities to adjust the positioning, size, scale of the brick portions of the Beechwood elevation, to better balance the elevation and minimize the perception of the upper portion, especially within the eastern third of the elevation approaching 94 Beechwood Avenue.

7.3. Potential Associative Impact

1. Promote a use within the eastern-most commercial unit along Beechwood that takes advantage of the mid-block connection and the potential patio space within a portion of the outdoor space.

8 CONCLUSIONS

This preliminary concept analysis suggests that there are ways to largely mitigate the impact on the perceived character-defining elements of the properties in the immediate vicinity and listed on the City of Ottawa Heritage Register, as the design of the proposed development evolves. These mitigation measures are identified above in **Section 7**. Overall, they focus on evolving the design to respond to the smaller scale of the properties on the Heritage Register even more sensitively.

As the design evolves and is refined, an update to this document in the form of a Cultural Heritage Impact Statement (CHIS) will be prepared. This will consider how/how not the proposed mitigation measures are considered, and what the updated impact on the perceived character-defining elements are at the Site Plan Approval stage.

A1 PROPERTY INFORMATION SHEET

A1.1. 94 Beechwood Avenue

Street Name	Beechwood
Address / Adresse	94, av Beechwood Ave
Common Name / Building Name	
Built As	Detached House
Currently Used As	Mixed Use
Construction Time Frame	c.1900
Architect / Builder	
Primary Architectural Style	Queen Anne Revival
Secondary Architectural Style	
Roofline	Mansard
Storeys	2.5
Primary Cladding	Brick
Architectural Description	Irregular massing, one-storey full front porch with semi-circular section, small second storey porch section with hipped roof, projecting bay with bargeboard, large dormer window, brick voussoirs, lunettes.
Previous Reference List	Yes
Comments	
Heritage Neighbourhood	Vanier – Overbrook

A1.2. 81 Beechwood Avenue

Street Name	Beechwood
Address / Adresse	81, av Beechwood Ave
Common Name / Building Name	
Built As	Detached House
Currently Used As	Mixed Use
Construction Time Frame	c.1912
Architect / Builder	
Primary Architectural Style	Vernacular
Secondary Architectural Style	
Roofline	Gambrel
Storeys	2
Primary Cladding	Wood – Clapboard
Architectural Description	One storey full front porch, wood window surrounds, decorative bargeboard with finial.
Previous Reference List	Yes
Comments	
Heritage Neighbourhood	Lindenlea – New Edinburgh – Rockcliffe Park

A2 AUTHOR QUALIFICATIONS

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, and 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 effectively deliver projects of a complex nature, such as challenges with zoning, public relations or technical conservation. Working creatively with property owners and developers, municipal and provincial heritage and planning professionals, community and special-interest groups, as well as 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 have completed numerous Cultural Heritage Impact Statements or similar documents, including the following selected from recent files:

- 99 Fifth Avenue, Ottawa, ON
- Kingston North Block Development, Kingston, ON
- Chateau Laurier Proposed Addition (first version), 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
- 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 BRANDT, Senior Conservation Architect & Urbanist, OAA, RAIC, LEED AP BD&C, CAHP, APT, is a registered professional Architect, Urbanist and Conservation Consultant with over 30 years of 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 brings more than 13 years' experience in the fields of architecture and conservation. He has expertise in all levels of technical, design and research activities. Chris is a 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 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.