

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

CULTURAL HERITAGE IMPACT STATEMENT



MINTO COMMUNITIES
DECEMBER 18, 2020

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1 BACKGROUND

1.1. DOCUMENT PURPOSE

This Cultural Heritage Impact Statement (CHIS) was requested by the City of Ottawa to evaluate a redevelopment of the property located at 78-90 Beechwood Avenue/69-93 Barrette Street in Ottawa’s Beechwood Village area. The subject property is a mixture of smaller residential and commercial buildings and vacant lots, none with defined historic value within it. The proponent is Minto Communities, and the Design Architect is RAW Design. The proposed development is located immediately adjacent to 98 Beechwood Avenue (Heritage Register-listed), directly across from 91 Beechwood Avenue (Heritage Register-listed) and approximately 85-90m from the former St. Charles Church (135 Barrette Street, OHA Part IV designated). The proposed development is not within a Heritage Conservation District.

This Cultural Heritage Impact Statement is intended to evaluate the impact of the proposed development on the buildings that are listed on the City of Ottawa’s Heritage Registry and peripherally on the St Charles Church (135 Barrette Street) which is well outside the project boundary (85m-90m). Therefore, the City requested this impact assessment be undertaken in a manner consistent with the City of Ottawa Official Plan section 4.6.1. It includes: a description of the property, its surroundings, the affected “heritage” assets and the proposed development; an evaluation of the expected impacts (positive and negative) associated with the proposed development on the affected “heritage” asset; potential opportunities for mitigation to reduce the impact upon the “heritage” asset; and a conclusion. Full descriptions of the CHIS requirements are available at <https://ottawa.ca/en/planning-development-and-construction/developing-property/development-application-review-process/development-application-submission/guide-preparing-studies-and-plans>

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 characterized by 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 Rockcliffe Park and Vanier. This intersection has made Beechwood Avenue a historic service core and Traditional Mainstreet that 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.

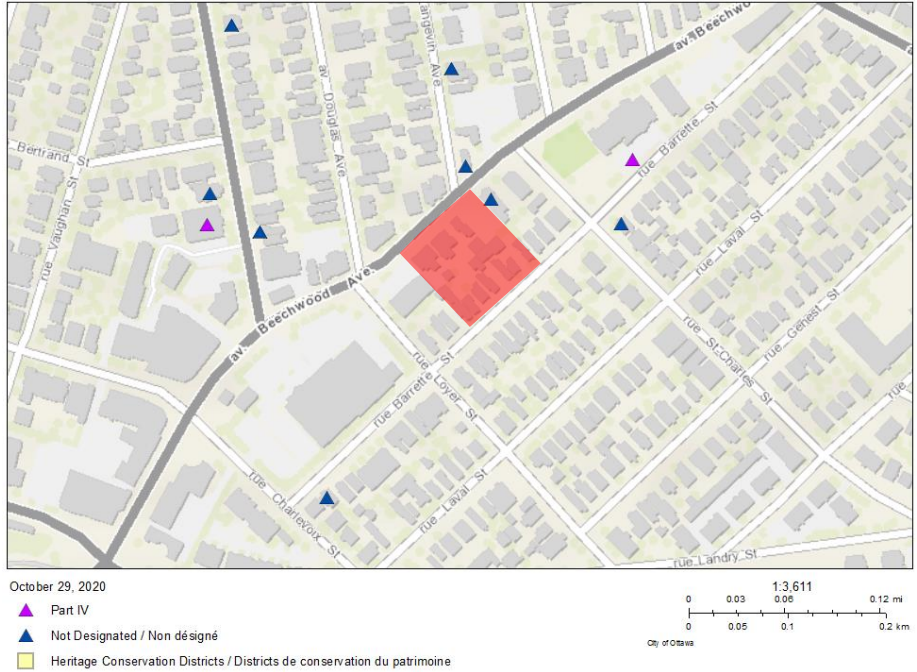
The area around Beechwood Avenue was formerly known as the MacKay Estates after Thomas MacKay who subdivided the land in 1832. Development started along the North and South sides of Beechwood Avenue in the late 1800's as both federal and foreign employees sought proximity to the governmental and business 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 and one property designated under Part IV of the Ontario heritage Act represent contextual heritage value within surrounding area.

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.

- 1 Map showing the subject property (denoted in red) in its surrounding context. *GeoOttawa*



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

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



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



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



8 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*



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



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



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



2.4. SITE HISTORY

GENERAL HISTORICAL OVERVIEW

The development site is in the Ottawa neighbourhood of Vanier, on Beechwood Avenue. Beechwood Avenue forms the northern border of Vanier and links 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 former business included the Claude Hotel/Tavern, IGA Grocery, and various convenience stores. Immediately adjacent to the subject property is 98 Beechwood, built in 1900, and housing restaurants over the two decades.

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



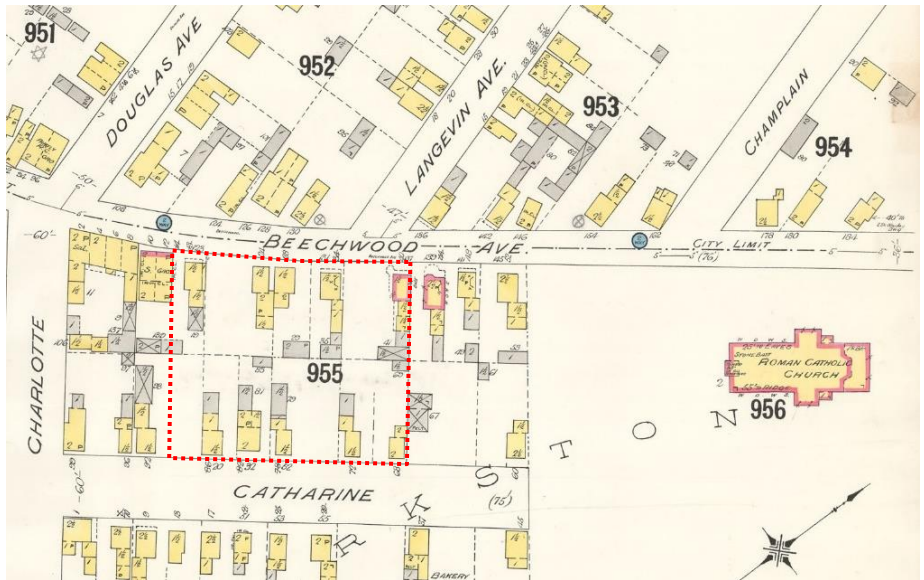
13 Exterior of 84 Beechwood Avenue, 1988. *City of Ottawa Archives, CA024430*



14 Exterior of 86 Beechwood Avenue, 1987. City of Ottawa Archives, CA024447



15 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 Mikan 3816030



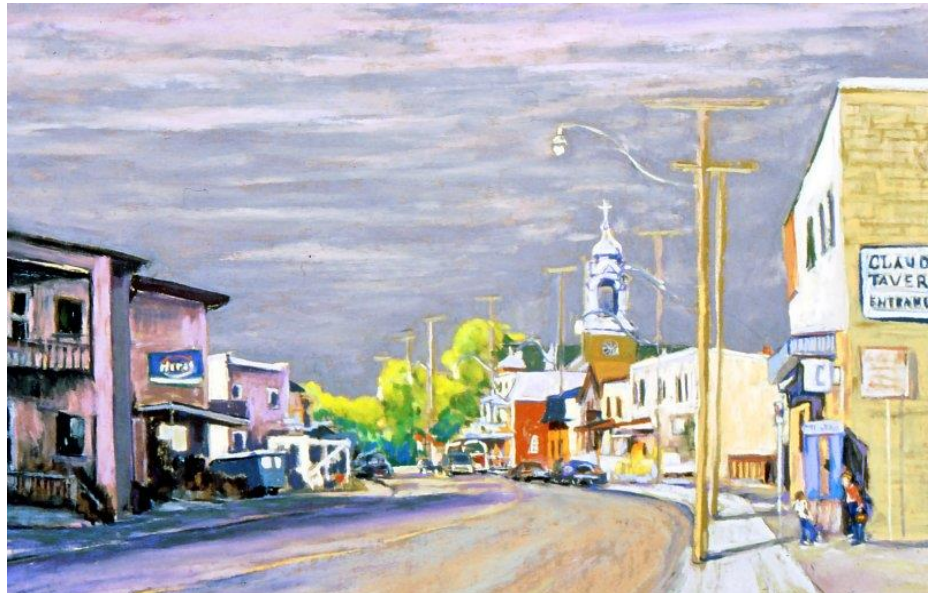
3 NEIGHBOURHOOD CONTEXT

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 development site is located in the former village of Clarkstown. As noted in the above map (Image 15), the names of several streets have changed including Charlotte Street, which is now Loyer, and Catharine, which is now Barrette. Barrette Street is named after Father Francois-Xavier Barrette, the influential parish priest from the neighbouring, former, St. Charles Church.

Clarkstown developed following the completion of St. Patrick Street 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 and was particularly active in the neighbourhood between the 1930s and the 1950s. As the parish it established many community and social clubs, as well as forming the spiritual heart of the community of the day.

16 Painting entitled “Riche écrivain de style” by artist Thérèse Frère. Beechwood Avenue in Vanier, view eastward, 1987. Source: Vie Française 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.

- 17 Marching Band on Beechwood at 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 amalgamated with the City of Ottawa. It has maintained its unique and distinct identity as a result of its French-speaking community, however demographics have changed in the latter part of the 20th Century and early 21st century, to include a greater percentage of recent immigrants of various nationalities, as well as Indigenous populations.

HISTORICAL AERIAL PHOTOGRAPHS

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



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



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



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



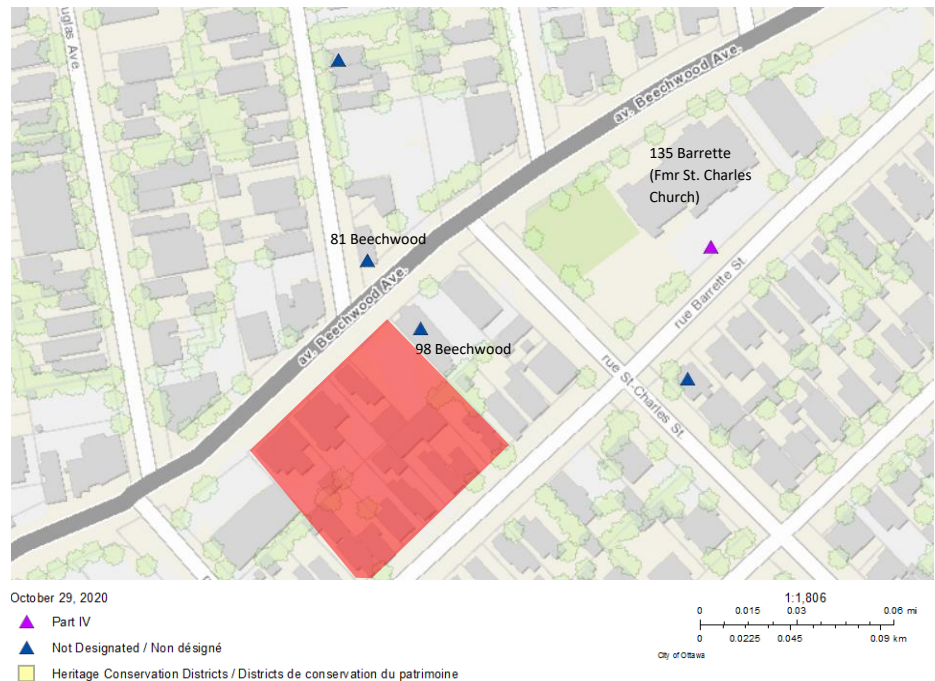
AS A NOTE, THE FORMER ST. CHARLES CHURCH IS WELL OUTSIDE THE 35M TYPICALLY REFERENCED AS THE LIMIT OF EVALUATING IMPACT UNDER THE CITY OF OTTAWA CULTURAL HERITAGE IMPACT STATEMENT REQUIREMENTS. REGARDLESS, POTENTIAL IMPACT ON THIS PROPERTY IS CONSIDERED AS PART OF THIS CULTURAL HERITAGE IMPACT STATEMENT DUE TO THE PRESENCE OF ITS TOWER WITHIN THE SURROUNDING STREETScape.

3.2. HERITAGE RESOURCES

Three properties have been identified as having Cultural Heritage significance in the immediate area of the site. One of the three properties, the former St. Charles Church at 135 Barrette Street, is designated under Part IV of the Ontario Heritage Act. The other two properties are listed on the City of Ottawa Heritage Register. 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.

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.

22 Map showing the subject property (denoted in red) with surrounding buildings with heritage interest identified. *GeoOttawa*



81 BEECHWOOD AVENUE

81 Beechwood Avenue was built c. 1912, and is a detached house currently zoned for mixed-use development. It is identified of the city of Ottawa's Heritage Register, demonstrating its 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 includes 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.

23 81 Beechwood Ave today. *MTBA*



24 81 Beechwood Avenue with immediate context. *MTBA*

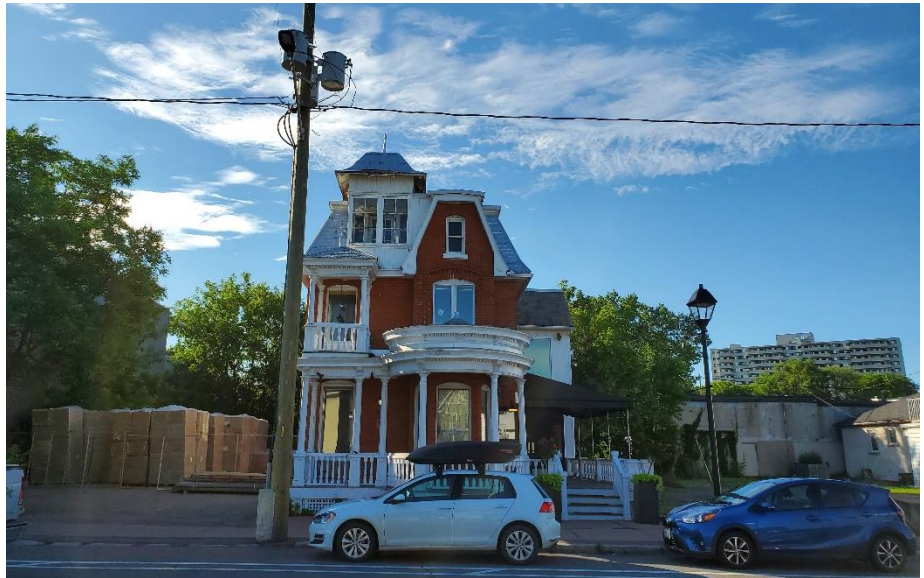


98 BEECHWOOD AVENUE

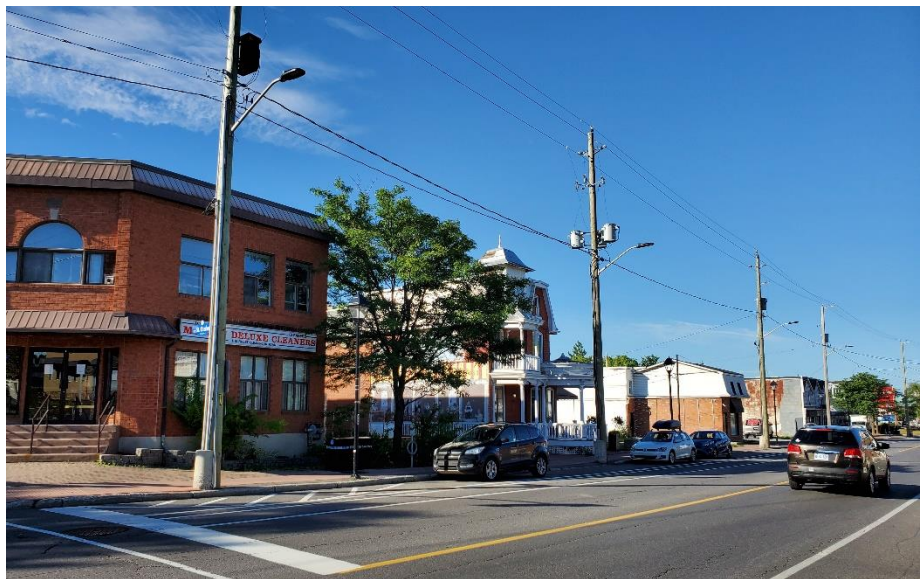
Across the street from 81 Beechwood, 98 Beechwood is a 3-storey Queen-Anne Revival home built in 1900. It is notable for its irregular massing and semi-circular porch. Other character-defining elements include hipped roof, decorative bargeboard, large dormer windows, brick voussoires and lunettes. Typical Queen-Anne Revival elements include circular massing, large gables and verandas, all found in 98 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.

25 98 Beechwood Ave today. MTBA



26 Looking towards 98 Beechwood Avenue from the east. MTBA



27 Detailing within the roof of 98 Beechwood Avenue. *MTBA*



28 Detail of the porch on 98 Beechwood Avenue. *MTBA*



29 81 Beechwood Facing 98 Beechwood Heritage Properties with the domed bell tower of the Former St. Charles Church visible in the background. *MTBA*



135 BARRETTE STREET (FORMER ST. CHARLES CHURCH)

Situated several properties east of the subject site, on Beechwood Avenue, is the Former St. Charles Church at 135 Barrette Street. Designed by architect Charles Brodeur in a Quebec Neoclassical style, the building features a symmetrical design with a projecting entrance which is crowned by a domed belltower and a large cross. During its use as a church, the edifice acted as an important landmark in the Franco-Ontarian community within the Vanier Community.

Refer to Section 3.3 About the Larger Area for more information on the new development occupying a portion of the former church property.

- 30 Looking east towards the former St. Charles Church. A new development is visible on the right. *MTBA*



- 31 Looking southeast towards the former St. Charles Church highlighting a new development to the east and south of the former church. *MTBA*



32 Looking west along Beechwood Avenue towards the former St. Charles Church with a new development on the left. *MTBA*



33 Looking southwest along Beechwood Avenue towards the former St. Charles Church with a new development visible beyond. *MTBA*



3.3. ABOUT THE LARGER AREA

Running from St. Patrick 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 neighbourhood, north east of the City's downtown core. Beechwood operates as a typical main street, with restaurants, stores, and modern residential developments.

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



Recent developments in the area include the Minto Beechwood mixed use condominium 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 condominium 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.

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



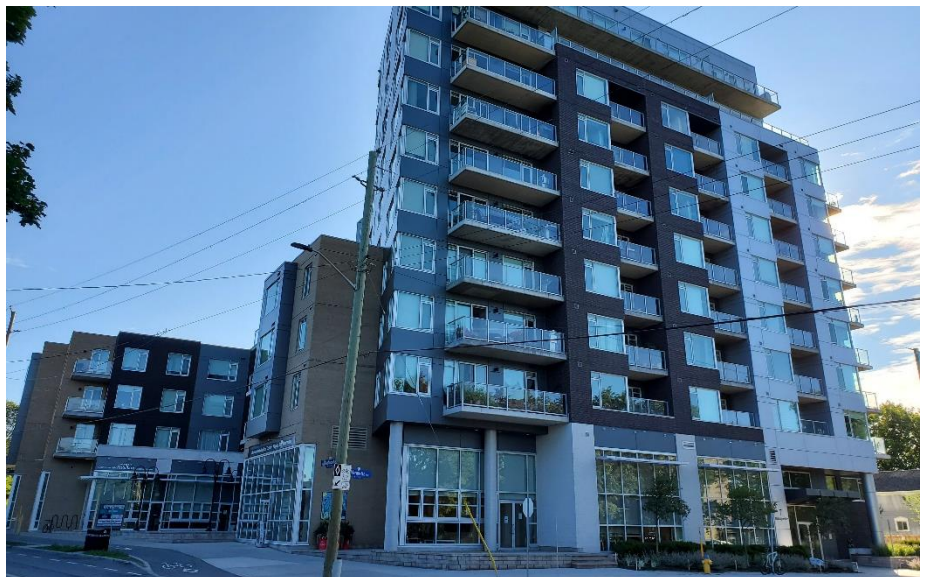
36 View of the St. Charles development looking east on Barrette Street. MTBA



37 Details of the Barrette Street elevation of the St. Charles development. MTBA



38 The recently completed Kavanaugh development (4-10 storeys) at Beechwood Avenue and Marquette, 3 blocks 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 heritage attributes of the subject properties that are listed in the City of Ottawa's Heritage Register. For the former St. Charles Church (135 Barrette Street), the identified heritage attributes that were included as part of the OHA Part IV designation in 2014, are included in this section.

The purpose of preparing this overview is to establish a baseline to analyze the potential impact of the proposed development.

4.2. 98 BEECHWOOD AVE

PERCEIVED ARCHITECTURAL HERITAGE ATTRIBUTES

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 HERITAGE ATTRIBUTES

1. None.

PERCEIVED HISTORICAL/ASSOCIATIVE HERITAGE ATTRIBUTES

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

4.3. 81 BEECHWOOD AVE

PERCEIVED ARCHITECTURAL HERITAGE ATTRIBUTES

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

PERCEIVED ENVIRONMENTAL HERITAGE ATTRIBUTES

1. None.

PERCEIVED HISTORICAL/ASSOCIATIVE HERITAGE ATTRIBUTES

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

4.4. **135 BARRETTE STREET (FORMER ST. CHARLES CHURCH)**

HERITAGE ATTRIBUTES

Those attributes of St. Charles Church that make it a good example of the Quebec Neoclassical style including:

1. Cruciform plan;
2. Symmetrical facade;
3. Wooden construction with brick cladding;
4. Stone foundation;
5. Projecting central tower with flanking corner towers;
6. Large wooden belfry topped with a blue neon cross;
7. Small wooden belfries flanking the central tower;
8. Tall, narrow round arched windows on the north and south facades;
9. Round windows above the doors on the west facade and in the gable: ends of the Transept; and
10. Wooden doors with rounded transom windows on west facade.

The interior of the church is excluded from the designation. The recent additions, at the rear of the church, are also excluded from the designation. They would have been reviewed by the City of Ottawa under a separate CHIS and received approval.

5 PROPOSED DEVELOPMENT

KEY PROPOSED DEVELOPMENT HIGHLIGHTS

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

5.1. DESCRIPTION

The proposed development being presented 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 three stepbacks along Beechwood Avenue, one at the fifth floor, one at the seventh floor and another at the ninth floor;
2. A 6-storey block with two stepbacks along Barrette Street, one at the fifth floor and another at the sixth floor;
3. A 9-storey block connecting the Beechwood and Barrette blocks along the fronting of 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 blocks.

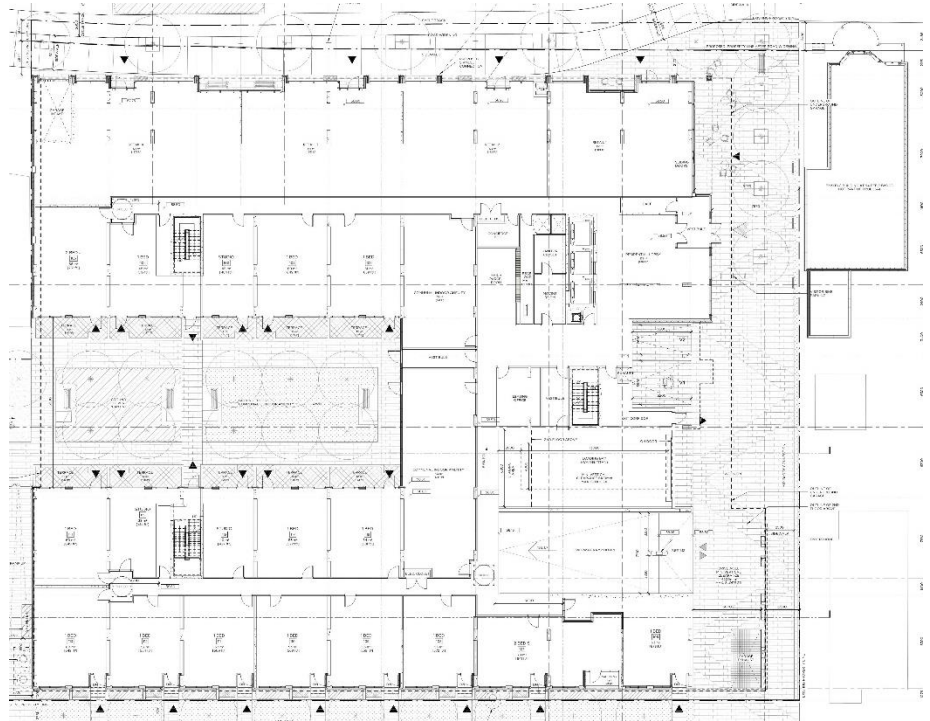
The pedestrian experience varies depending on the frontage, with Beechwood Avenue being reserved almost exclusively for commercial uses, as the residential lobby is situated off the mid-block connection (approximately 9.2m wide at Beechwood Avenue). Employing a mid-block connection along the eastern edge of the property is viewed positively, 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 approach 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 access the underground parking via 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, December 2020

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



- 40 Looking towards the proposed development from the northeast (portion fronting onto Beechwood Avenue). 98 Beechwood Avenue is the coloured building in the foreground. RAW



41 Looking towards the proposed development from the southeast (portion fronting onto Barrette Street). 98 Beechwood Avenue is the coloured building in the right side of the image. RAW



42 Looking towards the proposed development from the northwest (portion fronting onto Beechwood Avenue). 98 Beechwood Avenue is the coloured building immediately beyond the proposed development. RAW



43 Beechwood elevation of the proposed development. RAW



44 Looking south towards the proposed mid-block connection. 98 Beechwood is visible on the left of the image. RAW



45 Looking west towards the east elevation of the proposed development. RAW



46 Looking east towards the proposed development from Springfield Avenue. RAW



47 Barrette Street elevation. RAW



48 Looking east along the proposed Barrette Street elevation. RAW



49 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

In reviewing the potential heritage attributes and heritage attributes for properties within the surrounding context of the subject property the anticipated impacts are anticipated to be minor. Mitigation measures are included in the next section to provide guidance to the Design Team during future phases and include various means to enhance the relationship between the proposed development and heritage value found in the surrounding context.

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.

98 BEECHWOOD AVENUE

POTENTIAL ADVERSE IMPACTS

POTENTIAL ADVERSE PHYSICAL IMPACTS

1. Although it is adjacent to the proposed development site, 98 Beechwood is outside the site, so there are no anticipated adverse physical impacts. However, the area should be monitored during construction to minimize potential unintended impact to 98 Beechwood Avenue such as from vibrations or accidental contact.

POTENTIAL ADVERSE VISUAL IMPACTS

1. Although the inclusion of a mid-block pedestrian connector lane reduces potential adverse impact associated with the shift in height between 98 Beechwood Avenue and the proposed development, the shift will nonetheless be significant. Efforts have been made within the proposed design 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 98 Beechwood's scale and materiality. In the opinion of the authors, this is positive, with further enhancements worthy of exploration via continued refinement of this portion of the proposed development to deemphasize the upper portion of the proposed development in the area abutting 98 Beechwood.

POTENTIAL ADVERSE ASSOCIATIVE IMPACTS

1. There are no anticipated adverse associated impacts associated with the proposed development on 98 Beechwood Avenue.

POTENTIAL POSITIVE IMPACTS

POTENTIAL POSITIVE PHYSICAL IMPACTS

1. Due to the positioning of the proposed development outside the footprint of 98 Beechwood, there are no potential positive physical impacts associated with the proposed development.

POTENTIAL POSITIVE VISUAL IMPACTS

1. The inclusion of 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 98 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 98 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, thereby 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 98 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 98 Beechwood as it responds to the existing oversized porch along the western edge of 98 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 98 Beechwood.

6.2. NEARBY PROPERTIES DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT

135 BARRETTE STREET (FORMER ST. CHARLES CHURCH)

All of the heritage attributes identified in the properties designation are associated with architectural elements that speak to its Quebec Neoclassical style including: cruciform plan, symmetrical façade, wooden construction with brick cladding, stone foundation, projecting central tower with flanking corner towers, large wooden belfry topped with a blue neon cross, small wooden belfries flanking the central tower, tall, narrow round arched windows on the north and south facades, round windows above the doors on the west facade and in the gable: ends of the Transept, and wooden doors with rounded transom windows on west facade.

All these elements are physical components of the building which is located well outside the subject development property (approximately 85-90 metres) being considered within this Cultural Heritage Impact Study and as such there is no physical impact on the defined historic value of 135 Barrette Street as a result of the proposed development. Furthermore, while the proposed development does represent an increase in building height and scale relative to the buildings currently on its site, the new height is similar to that of the “St Charles” development (8 storeys – currently under construction) located immediately to the east and south of the former Church.

As a community landmark, the former St. Charles Church is visible from multiple points in the surrounding area. Although this is not a defined heritage attribute in its Heritage Character Statement, this reality is worthy of comment. It is challenging to define the exact potential change to the overall visibility of the church’s spire from Beechwood Avenue due to the meandering character of the street that results in shifting directional perspectives of the spire. Nevertheless, images 46 above (key location from Beechwood Avenue and St. Patrick Street) and other images within an Appendix shows that the bell tower and church remain visible from multiple points along Beechwood, with the proposed development in place. Based on this, it is the opinion of the authors that potential impact on this community attribute has been reasonably mitigated.

7 POTENTIAL MITIGATION MEASURES FOR CONSIDERATION DURING DESIGN DEVELOPMENT

In reviewing the potential heritage value, character-defining elements and heritage attributes for properties within the surrounding context of the subject property, the anticipated impacts are, in the authors' view, minor and identified in the previous section. Mitigation measures are included in this section to provide guidance to the Design Team during future project design phases and include various means to enhance the relationship between the proposed development and heritage value found in the surrounding context.

7.1. POTENTIAL PHYSICAL IMPACT

1. During construction of the proposed development, the area should be monitored for vibrations to avoid unintended impact to 98 Beechwood Avenue.

7.2. POTENTIAL VISUAL IMPACT

1. Explore opportunities to add visual interest through the introduction of visual texture in the design/nuance of the lower portion of the proposed development. 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 further 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. Maintain 3 storeys of red brick beside 98 Beechwood (historic home).

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, the views to the adjacent historic home/former restaurant and the potential patio space within a portion of the outdoor space.

8 CONCLUSIONS

The proposed development is located along the northern edge of Vanier at the intersection with other neighbourhoods. It does not impact any Ontario Heritage Act Part V resources. This Cultural Heritage Impact Statement was prepared to evaluate the impact of the proposed development on one building designated under Part IV of the Ontario Heritage Act and two properties that are listed on the City of Ottawa Heritage Register. Absent a list of character-defining elements, the authors prepared a summary of perceived heritage attributes for the heritage buildings listed on the Register to evaluate the impact of the proposed development and to suggest potential further mitigation measures.

Based on the evaluation of the proposed development, there are a limited number of potential minor adverse visual and physical impacts, all of which can be mitigated through minor design development efforts identified in the previous section.

On balance, the potential positive impacts outweigh the potential adverse impacts of the proposed development, relative to the defined heritage value within the surrounding context. As such, so long as the intent of the mitigation measures identified within this study are integrated into the proposed development, the level of impact on the heritage resources cited is considered acceptable.

A1 PROPERTY INFORMATION SHEET

A1.1. 98 BEECHWOOD AVENUE

Street Name	Beechwood
Address / Adresse	98, 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 STATEMENT OF CULTURAL HERITAGE VALUE

A2.1. ST. CHARLES CHURCH, 135 BARRETTE STREET, STATEMENT OF CULTURAL HERITAGE VALUE

City of Ottawa By-law 2014-143

DESCRIPTION OF PROPERTY

St. Charles Church, 135 Barrette Street, constructed in 1908, is a large, brick clad wooden Roman Catholic Church. It is located between Beechwood Avenue and Barrette Street in Ottawa's Vanier neighbourhood.

HERITAGE VALUE

The cultural heritage value of St. Charles Church lies in it being a good example of the Québec Neoclassical style, its important role in the Francophone Catholic community and in its contextual value as a landmark in Vanier.

Designed by Québec architect Charles Brodeur, St. Charles Church is a good example of the Québec Neoclassical style. Neoclassicism was popular in Canada from 1800 until 1860 but churches continued to be built in this style in Québec and French-speaking Parishes outside of Québec into the 20th century. Typical of the style, St. Charles Church has a smooth, symmetrical façade and a simple, cruciform plan. It features a symmetrical fenestration pattern, and a projecting entrance tower topped by a wooden belfry and flanked by two tower-like corner pilasters topped with smaller belfries.

St. Charles Church has historical value for its association with the Francophone Catholic community in Ottawa. The congregation was formed in 1908 in response to demands by the local Catholic community who thought that other Francophone churches in Ottawa were too far away from Vanier. In 1912, Father François-Xavier Barrette was appointed Parish Priest and under his guidance, the church quickly became the centre of the Francophone Catholic community in Vanier.

In 1926, Barrette and a small group of civil servants formed the Order of Jacques Cartier, an all male secret society intended to protect and promote Francophone Catholic values. It grew rapidly in the first half of the 20th century and is credited with the development of many Francophone organizations including Club Richelieu

International, a service club that is still active today. The Order of Jacques Cartier was dissolved in 1965, as a result of the societal changes prompted by the Quiet Revolution.

The location of St. Charles Church along the curve of Beechwood Avenue and its tower topped with a blue, neon cross, make it a prominent local landmark. It has contextual value as it contributes to the distinctive French Canadian identity in the Vanier community.

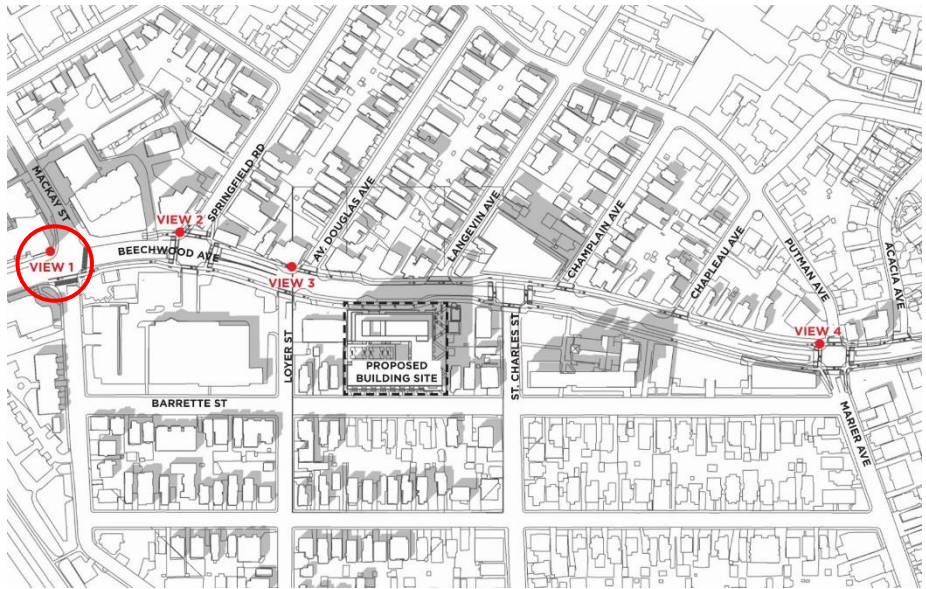
HERITAGE ATTRIBUTES

Those attributes of St. Charles Church that make it a good example of the Québec Neoclassical style including:

- Cruciform plan;
- Symmetrical façade;
- Wooden construction with brick cladding;
- Stone foundation;
- Projecting central tower with flanking corner towers;
- Large wooden belfry topped with a blue neon cross;
- Small wooden belfries flanking the central tower;
- Tall, narrow round arched windows on the north and south façades;
- Round windows above the doors on the west façade and in the gable ends of the transept; and
- Wooden doors with rounded transom windows on west facade.

The interior of the church is excluded from the designation. The recent additions at the rear of the church are also excluded from the designation.

A3 VIEWS TOWARDS FORMER ST. CHARLES CHURCH FROM THE WEST ALONG BEECHWOOD AVENUE

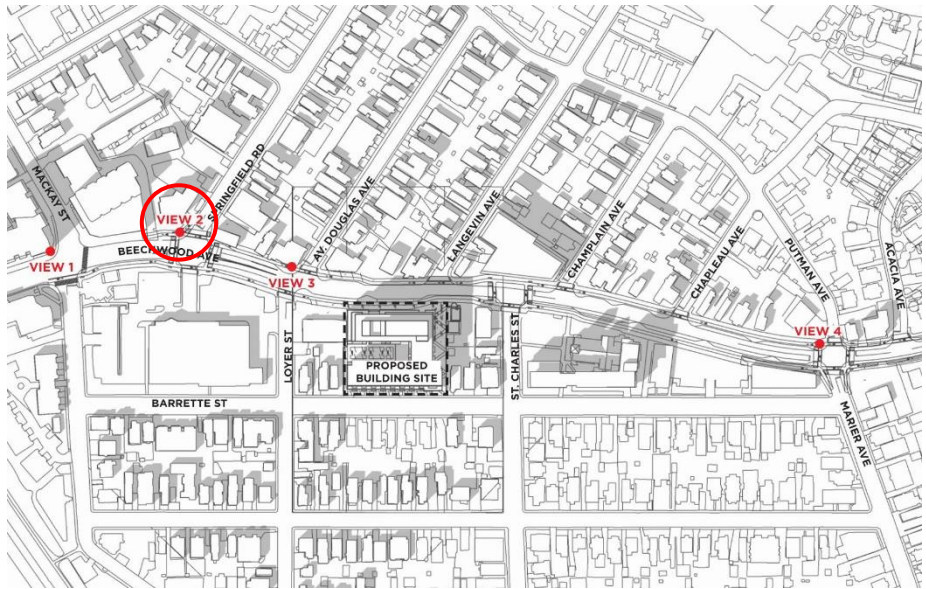


50 Looking east from view 1 with the proposed development in place. RAW



51 Looking east from view 1 with the as-of-right development potential shown. RAW

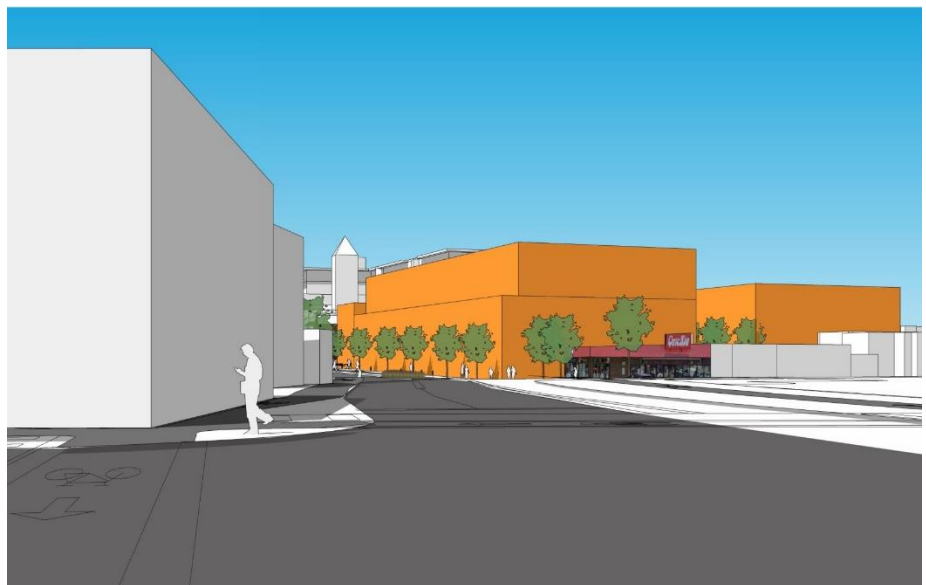


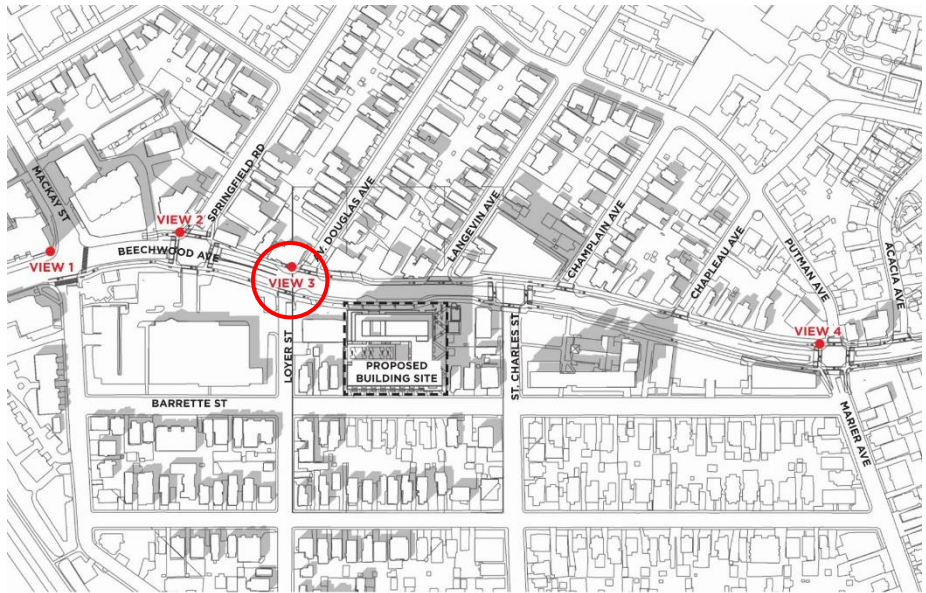


52 Looking east from view 2 with the proposed development in place. RAW



53 Looking east from view 2 with the as-of-right development potential shown. RAW



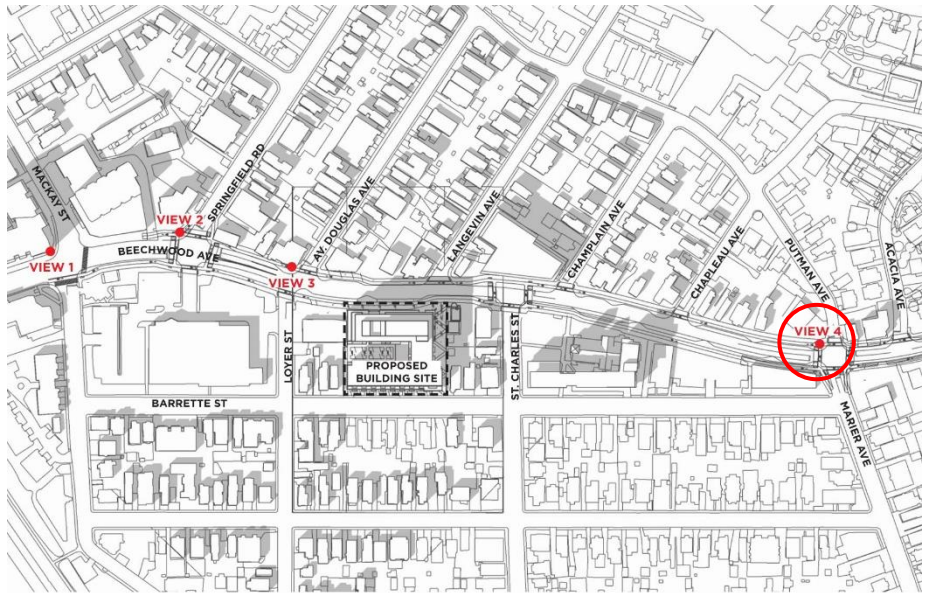


54 Looking east from view 3 with the proposed development in place. RAW



55 Looking east from view 3 with the as-of-right development potential shown. RAW





56 Looking west from view 4 with the proposed development in place. RAW



57 Looking west from view 4 with the as-of-right development potential shown. RAW



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A4 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:

- Eastview Plaza, Ottawa, ON
- 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 THOMPSON BRANDT, Senior Conservation Architect & Urbanist, OAA, RAIC, LEED AP, CAHP, FAPT-RP, 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 14 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. As well, the firm maintains a professional research section and a strongly collaborative approach to heritage planning assignments.