CONSERVATION PLAN
359 KENT STREET, 436 & 444 MACLAREN STREET, OTTAWA

March 2023
Application File Number: D02-02-21-0095 [ZBLA] & D01-01- 21-0015 [OPA]

COMMONWEALTH

TAGGART REALTY MANAGEMENT

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1.0 MATERIAL CONSERVATION PLAN

1.1 Introduction and Context

The development site is in the Centretown neighbourhood extending along Kent Street from Gilmour Street on the south through to McLaren Street on the north. It is on the western limits of the Centretown Heritage Conservation District (CHCD). Legion House and two residential buildings occupy the site. They are designated under Part V of the Ontario Heritage Act (OHA). The proposed development is a thirty-storey residential tower that incorporates the masonry façade of the six-storey modernist office building as the podium and the integration of the two adjacent heritage properties at 436 and 444 MacLaren Street. This will involve the demolition of the Legion House and salvaging and reconstructing the podium using the limestone cladding.

The redevelopment application is seeking approval under the Landmark Building policy as defined in Section 3.9 of the Centretown Secondary Plan. It will house amenity, retail, and a dedicated civic use space at ground level and residential apartments above with approximately 320 new residential units including bachelors, one and two-bedroom apartments and 215 parking spaces in four below grade parking levels accessed from Gilmour Street. The main access to the proposed development is mid-block along Kent Street with a subsidiary entrance off Gilmour, and a dedicated entrance to the civic use space through the existing Kent Street entrance of the historic Legion House. A landscaped courtyard on the north of the he new development extends between the two properties fronting onto MacLaren Street. The conceptual plans (in progress February 2023) are attached as Appendix A.

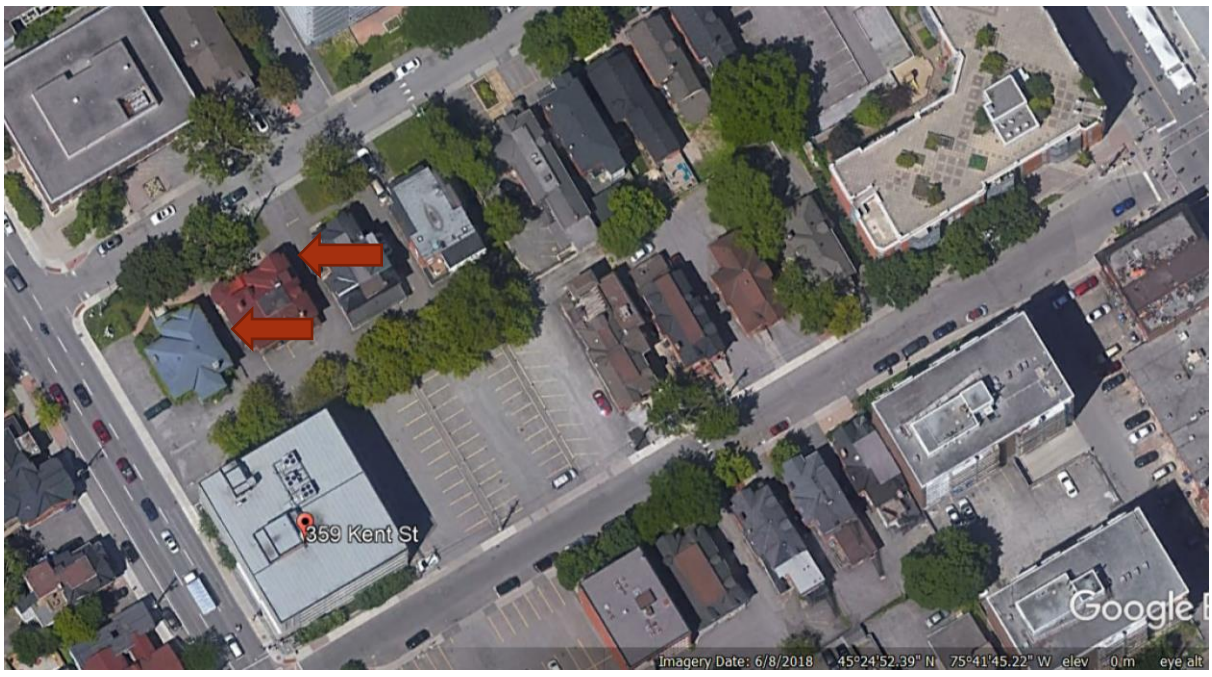


Figure 1: A six-storey office building (Legion House) is at the western edge fronting onto Kent Street, the balance of the lot is a paved parking lot to the east and the two residences to the north identified with arrows. Landscape features include a row of mature trees along the north property line providing some visual separation to the rear yards of adjacent properties on MacLaren Street. The properties at 436 and 444 MacLaren are detached two-storey brick buildings with landscaped front yards and paved access and parking areas in the rear and side yard of 444 MacLaren. The property is bounded by low rise detached heritage buildings fronting onto MacLaren and Gilmour Streets.

The development will include the demolition of the six-storey building and salvaging the exterior cladding from the Gilmour and the Kent Streets' façades. The scope of conservation work to be undertaken will include documenting and labeling the exterior cladding materials prior to removal, assessing damage, crating and storage, and following construction of the new tower reinstallation on a new masonry back-up wall. The six-storey form and massing of the Kent and Gilmour Street elevations will be recreated to form the podium of the proposed redevelopment.

As well, the two residential buildings will undergo exterior conservation work and the interiors modified as required depending on their future uses. This approach is in line with the Part V heritage designation of the residential buildings.

1.2 359 Kent Street

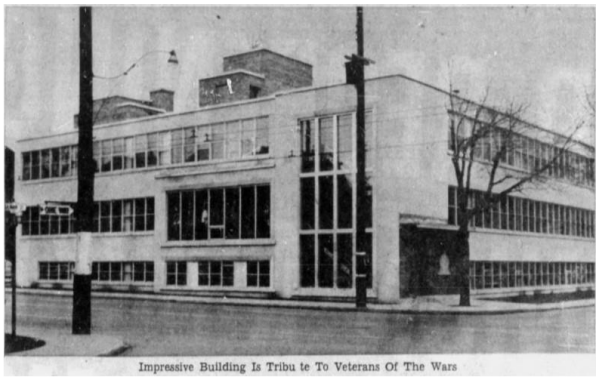
Historical Context

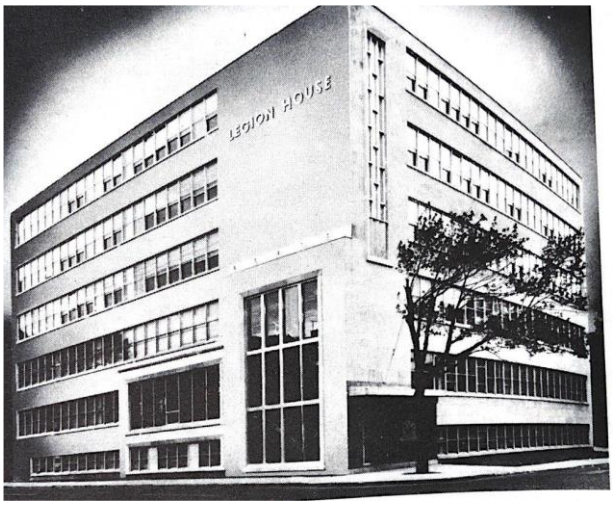
The Legion House is a six-storey purpose-built office building designed by the architect J. L. Kingston. It is a corner property arranged in a square plan with a flat roof inspired by and featuring elements of the International Style. This style is characterized by the structural simplicity of its form and streamlined design, its linear composition, and its use of high-quality materials including smooth faced limestone on street façades, and aluminium detailing.

The Legion House was built in two campaigns; both designed by Kingston. The design of the original three-storey building was completed in 1955. The elevator enclosure and roof structures that appear in early photographs (Figure 2 & 3) are brick construction and suggest that the second three storeys completed circa 1958 was not originally contemplated. However, the review of the load bearing capacity for a typical column footing suggests that the original footings were sized for the vertical addition. (See Appendix A).

Stylistically, the original three storeys presents a dynamic composition with a restrained use of quality materials in a streamlined horizontal design. The addition of the upper floors repeats the horizontal banding of windows and the use of a similar limestone veneer and coursing pattern and is well done but seems boxy and looses some of the elegance of the original.

Figures 2 & 3: The Legion House as it appeared in 1955 and 1958. The limestone veneer and the fenestration are the two most prominent attributes to be conserved.





Scope and Approach

This material conservation plan outlines the approach and methodology for the documenting, removal, storage, and reinstallation of the character defining features and materials to form the Kent and Gilmour façades of a new podium as part of a proposed infill development being planned for 359 Kent Street.

Character Defining Features

The attributes which display the heritage value of the Legion House are as follows:

- The 4" thick silver-grey Niagara coursed ashlar limestone cladding on the Kent and Gilmour façades as well as the limestone cladding returns on the east and north façades.
- Horizontal bands of windows on the south façade punctuated with a vertical stepped lattice window at the corner, limestone and granite window surrounds, limestone window sill courses;
- The granite cladding and carved dedication stone at the Gilmour Street entrance including a dedication cornerstone (the Legion Crest of various stone inlay was originally located to the right of the doors, which has since been removed) and the entrance canopy above the Gilmour Street entrance;
- The granite plinth band extending along the Kent and Gilmour façades at the base of the walls;
- Horizontal windows breaking down the limestone façades into long, horizontal bands with vertical window mullions contributing to this repetitive pattern. The aluminium window units which reflects the International Style use of materials such as aluminium;
- The feature window above the Gilmour Street entrance at level 4 to the roof.
- The limestone framing of the feature window at levels 1 to 3 on Kent Street, the glazing will be replaced.
- The contextual value of the building constructed to the property line created a strong corner element and a supporting attribute with the neighbouring properties and the rhythm of the street.

Proposed Alterations

Attributes that will be altered:

- The horizontal limestone bands between the first and second floor windows extending from the Gilmour Street entrance to the eastern corner and the band extending from the projecting Kent Street window bay to the northern corner will not be reinstated in order to accommodate new floor levels and increased ceiling height. This will also provide excess material to ensure poor quality limestone can be replaced during reconstruction.
- The granite cladding on the recessed Gilmour Street entrance will be removed and replicated to accommodate the required exit widths defined in the Ontario Building Code, and to permit the entrance to be moved East.

Components Eliminated:

- The limestone band between the level 1 and level 2 windows is removed and the limestone cladding retained.
- On both elevations, the windows, mullions and style replaced in a design that does not take away from the horizontal quality of the window bands.
- The deteriorated masonry sills below windows can be replaced with a similar product.

- The brick cladding on the north and east façades, the window sills will be salvaged and reused where possible.
- The existing cornice is not original and most likely dates to the 2006 renovations with the aluminium flashing replaced with a painted metal.

1.3 Reference Material and Documentation

The Cultural Heritage Evaluation Report and the Cultural Heritage Impact Statement prepared by Commonwealth Historic Resource Management provide background information and context for the Legion House and its evolution. These documents include iconographic material as well as a chronology of events marking the evolution and changes. (The drawing set is included in Appendix A)

For the purposes of the conservation plan the most significant records are:

1. The 1955 architectural and structural drawing set for the three-storey building completed in 1956.
2. The drawing set for the three-storey addition – floors four through six - completed circa 1958 by the same architect. Elevation plans showing the three-storey addition Microfilm: Building Code Services, City of Ottawa: 1958.
3. The 2006 architectural drawing developed by Lowry Otto Erskine and Williams Architects Inc. documenting the changes to the Kent and Gilmour entrances.

Drawing #	Plan Section Details	Comments
A1 Main (Upper Ground) Floor Plan and Parking Yard Scale: 1-8=1-0 Aug. 3 1955	Main (Upper Ground) Floor Plan Detail Section Catch. Pit	Site plan overlaid with floor/footing plan.
A2 Plans of Lower Ground Floor, Second Floor & Penthouses	Lower Ground Floor Plan Second Floor Plan	
A3 Foundation Plan, Roof Plan & Details	Footing Plan, Roof Plan Details	
A4 Elevations and Wall Sections	Gilmour Street Elevation (South) Kent Street Elevation (West) North Lane Elevation East Yard Elevation Section Through Walls on Kent and Gilmour Elevations 3-4 = 1-0 Section Through Lane and Yard Walls Plan of Typical Corner of Exterior Stone Facing	The section through the Kent and Gilmour elevations provide an understanding of the materials and assemblies. The south elevation provides an understanding of the coursing pattern of the ashlar limestone blocks.
A5 Details of Main Entrance Feature 3-4=1-0	Lobby Plan Lobby Elevation (Gilmour St.) Lobby Section (East---West) Entrance	

	Interior Elevation Entrance & Section (North – South) Through Kent St.	
A6 Staircase Plans	Plan of Entrance Lobby Plans of Staircase Levels	
A7 Sections Stairs East West and North South		
A8 Stair No. 2 Section and Plans		
A9 Details of Main Floor Lobby		
1 of 4 North and South Elevations and Sections	North and South Elevations and Sections	Useful in confirming that the additional 3 floors added were designed as an extension of the 1955 plans.
A201 Building Elevation 1 sheet	West Elevation, Kent Street, Partial Elevation Existing Kent Street Entrance Partial Elevation New Kent Street entrance West Elevation Gilmore Street	The Kent and Gilmour elevations provide an understanding of the changes that were made to the entrances and the modifications of the window surrounds

In order to achieve the outlined goals, the following will need to be completed prior to the dismantling of the building:

- A conceptual approach outlining the dismantling, storage, and reassembly sequence.
- A detailed set of elevation drawings of the two masonry clad facades will need to be developed down to the level of each masonry unit being identifiable for use in a set of annotated masonry conservation drawings for the dismantling, storage, material conservation, and reconstruction of the facades;
- Further design development sufficient to understand the architectural, structural and code related requirements for the proposed re-use of the material is required at this stage to ascertain if any alterations to the materials may be required i.e., additional masonry ties.
- Given the varying quality and failure rate of the limestone window sills the material should be tested in a lab for porosity, water adsorption, density, compressive strength, and hair line fractures;
- Test removal of a number of limestone cladding panels to determine the method of securing the units to the existing back-up wall;
- Test removal of a number of sound limestone window string course units to determine the feasibility of removal and reuse.

2.0 DESCRIPTION AND CONDITION

2.1 Sedimentary Rocks

The coursed ashlar limestone cladding, limestone window surrounds, and the windowsill string courses are sawn or machined sedimentary rocks. The coursed ashlar cladding, and window surrounds are laid up with the deposition layers parallel to the wall face with the end grain perpendicular to the wall face. The units are set in a Portland base pointing mortar adhered to the end grain of the stone blocks. The material was sourced from a quarry in the Niagara area.

Limestone Cladding: The coursed ashlar cladding has the distinctive appearance of a Queenston limestone sourced from a quarry in the Niagara region. The material is a hard compact fine grained limestone with thin deposition layers of exposed sediments varying in colour from a light yellow to a buff tan colour.

Windowsill String Course: The limestone that forms the window sill string course is assumed to have been sourced from a quarry in the Bruce peninsula area. The stratified sediment deposition layers are evident on the weathered surfaces and in deteriorated units. The sediment layers in the material are thin and accelerated weathering tends to follow the lines of minimum cohesion along the sediment deposition layers. The sediment layers are set perpendicular to the wall face and the units are bonded to the ashlar limestone wall cladding and back-up walls with what is assumed to be a Portland based mortar. The successful salvaging of the material will depend upon the bond strength of the mortar to the window sills, and the bond strength of the mortar between the window sill course and the limestone cladding.

2.2 Igneous Rocks

The cladding on the walls of the Gilmour Street entrance, and the plinth course at the base of the Kent and Gilmour Street walls and one window sill are sawn or machined igneous rocks. The materials are described as granite on the original drawing set. The source of the materials has not been determined.

Granite Plinth Course

The materials are described as granite on the original drawing set. The polished granite forming the plinth course and one sill is a fine grained granite with good resistance to salts. The colour of the material closely matches the colour of the coursed limestone cladding. The granite panels at the base of the wall are for the most part concealed by grade, with 100mm to 150 mm exposed above grade level. The white granite plinth band at the base of the Kent Street entrance was introduced during the circa 2009 renovation.

Granite Cladding**:** The exterior walls forming the entrance alcove are clad in a polished granite. The material is a medium grained granite that is dark in colour with browns, greys, and blacks.

3.0 Material Description, Installation Methods, Condition and Conservation Approach

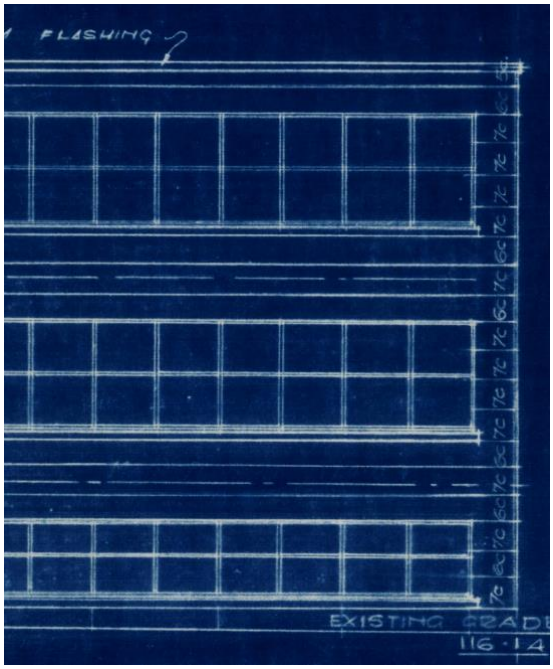
The following provides a physical description of the materials, installation methods and assemblies, general condition, and a conservation approach for the character-defining materials. The defined level of intervention for heritage attributes is bases on Parks Canada Standards and Guidelines for Historic Places and includes Preservation, Restoration, and Rehabilitation.

3.1 Niagara Limestone Cladding

Description: The limestone cladding is 100mm (4") thick, there are two typical coursing heights as illustrated on the Gilmour Street elevation (Figure 4), and the average length is approximately 750mm (30"). The cladding is laid up in a staggered coursed pattern between rows. The stones are mitred at a 45 degree angle on external corners and finished with a 25mm chamfer. The cladding is 40 courses in height and approximately 600 stones form the Gilmour façade for an approximate total of 1200 individual units on the four elevations. There are approximately 115 stones on the Gilmour and Kent Street façades that will not be reinstated and could be used to replace deteriorated units or units damaged during the dismantling process.

The mortar joints are set flush with the face of the cladding and mortar joints are approximately 15mm on bed joints and narrower on the vertical joints.

The limestone cladding is supported vertically by steel shelf angles that are in turn attached to the steel frame that is embedded in concrete for fire-rating purposed (see Figure 5). A block back-up wall is constructed between floor slabs and supports the exterior cladding. The stones are secured laterally to the back-up wall with wire ties. There is a 25mm air gap between the inside face of the stone and the back-up wall. The foundation walls are poured concrete construction and there may be instances where the cladding is adhered to the concrete.



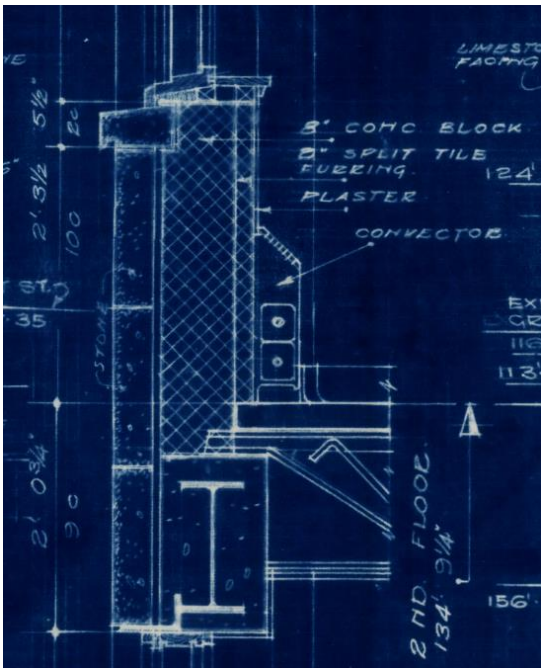


Figure 4 (left): Detail section through the walls clad in limestone illustrating the structural frame and materials and their relationships. Note the window sill that is supported on the masonry back-up wall as well as the relationship of the aluminium window sill to the limestone sub-sill. Source: 1955 Architectural Drawing Set A4.

Figure 5 (right): Detail of the Gilmour Street façade where the coursing height pattern is noted that vary consistently between two heights (6C and 7C). Source: 1955 Architectural Drawing Set A4.

Figure 6: View of a test removal panel from a building at 100 Argyle constructed circa 1955 using a similar limestone cladding material as 359 Kent. The limestone cladding units are secured to the concrete block back-up wall with a single metal anchor centred on the width of the panel. Source: Heritage Grade Test Removal Report, 100 Argyle.

Condition: The limestone cladding is in good condition generally with a few stones at grade level that have been adversely affected by de-icing salts. A number of stones have surface defects or concretions that have not weathered well; however, they are limited in number. A detailed condition assessment of each stone panel will be completed as part of the dismantling process. There are a number of stone panels where the mortar is missing from the joints particularly in the area of the introduced Kent Street entrance providing a general sense of how difficult the removal of the mortar from the units may be during the salvage process.

Figures 7: View of the Niagara limestone cladding above the Kent Street entrance. Note the variations in the material, coursing and the window sill course band the length of units corresponding with the cladding coursing. Mortar is missing from a number of joints. Source: Commonwealth 2023.

Risks: The removal of any adhered Portland based pointing from the stones may be problematic, and a method should be developed to minimize damage that may result. Exposing the stones outdoors for a period of six-months including a winter is one option. (It will be important to follow up with Masonry Contractor, who carried out the test removal of a limestone panel from the façade of the building at 100 Argyle. This will give a sense of how the adhered Portland from the stone was removed. In the summary description it states that the Portland mortar was well adhered to the end grain of the stone.)

Conservation Approach:
Preservation of the Niagara limestone cladding that is being reinstated.

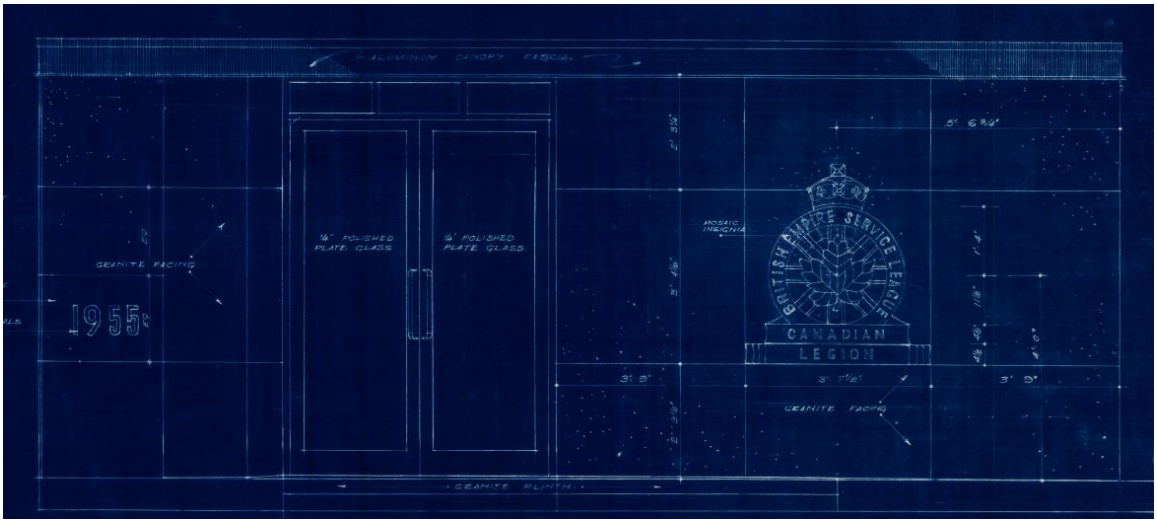
Rehabilitation – Areas where the limestone cladding will not be reinstated – Grade level through to the top of the second floor window head on the Kent façade extending from the projecting window bay to the north-west corner, and the Gilmour Street façade extending from the entrance to the south-east corner. This area will be replaced with curtain wall.

Restoration: Non of the Kent Street façade will be restored to its original configuration as illustrated on the 1955 architectural drawing set.

3.2 Granite Cladding:

Description: Polished granite wall cladding, and floor surfacing is limited to the Gilmour Street entrance. The original granite cladding to the east of the entrance door was removed and new polished granite panels inserted in 2009 when the coat of arms was removed. The original granite cladding is intact on the west side of the entrance door.

Figure 8: View of granite inset entrance with canopy



Figures 9: Elevation of the Gilmour Street entrance illustrating the arrangement of the granite cladding. The Royal Canadian Legion crest was removed in 2009 and the original granite panels removed and new material inserted possibly due to the poor condition of the material. Note the two radius cut granite panels to the left of the door and the panel arrangement to the right of the door. Source: 1955 Drawing Set A5

Condition: De-icing slats have had a major impact on the lower three stones set at floor level. The surfaces are disaggregated and crumble to the touch. The memorial stone with an incised date and inscription is in better condition although it is not clear when the inscription was incised.

Conservation Approach:

Preservation of the six intact polished granite cladding panels to the left of the entrance door including the memorial stone, and the installation of three new polished granite panels to match the material in form, finish and colour.

Rehabilitation – The original granite cladding panels to the east of the entrance door were removed in 2009 when the coat of arms was removed. The entrance door width will be increased to meet the OBC. Remove the existing granite panels and insert a glazed curtain wall to the east of the new entrance door maintaining the existing entrance plan configuration and canopy.

Figures 10 & 11: (6 -left) View of the introduced polished granite panels to the right of the Gilmour Street entrance. (7-right) View of the original polished granite panels. Source: Commonwealth 2023

Restoration: Reinstate new polished granite cladding to match the original material and panel configuration modified in width to accommodate an increased exit width to the right of the door where the original material was removed in 2009.

3.3 Limestone Windowsill Courses

Description: Limestone windowsill courses are made up of multiple individual units extending the length of the horizontal window bands on all elevations. The window sill units are approximately 750mm in length matching the length and coursing of the ashlar limestone cladding units. The units are approximately 175mm in depth, and 140mm in height with a drip edge. The sill stones extend 25mm beyond the face of the limestone cladding and extend through and bear 100mm on the limestone cladding and approximately 38mm on the concrete block back-up wall. The window sills are formed of a silver grey limestone that weathers to the colour of the limestone cladding panels. The deposition layers within the material are visible along cleavage plains. There are approximately 280 window sill units on the Gilmour and Kent Street façades and approximately the same number on the north and east elevations.

Conservation Approach: Rehabilitation – The limestone sills will continue to weather and deteriorate over time. The limestone is not the highest quality material. Install new pre-cast concrete sills that are tinted to match the dimension, form, and colour of the existing material.

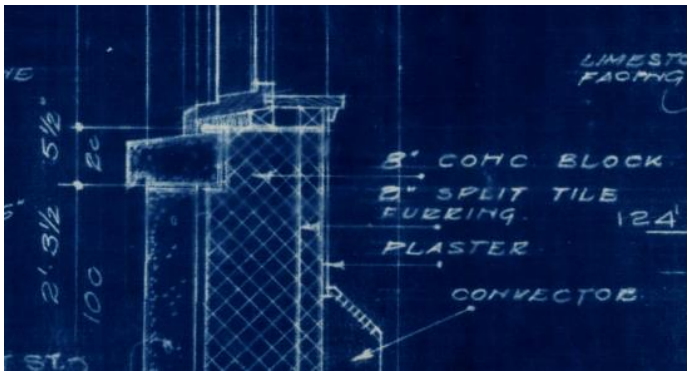


Figure 12; Detail section through the Kent and Gilmour facades illustrating the arrangement of the limestone sill course and limestone cladding. The sills are bonded to the limestone cladding and the concrete back-up wall making it difficult to salvage the window sill course material. The drip edge only adds to the difficulty of successfully salvaging the material for reuse. Source: 1955 Drawing Set A4

Condition: The limestone windowsills are relatively porous along cleavage planes, susceptible to de-icing salts, and freeze-thaw cycling to varying degrees dependent upon material defects within individual stones. Stones vary in quality as is evident on all elevations where sound stones are interspersed with poorer quality material that has failed. Typical failure patterns include delamination along cleavage planes after the surface has weathered and at the exposed surfaces where the material pops during freeze thaw cycling. Approximately 30% of the sill stones will need to be replaced, and further loss is expected during the dismantling, storage and reinstallation processes; however, between the four façades there should be enough good quality sill stones to complete the Gilmour and Kent street window sill courses.

Risks: Further design development sufficient to understand the architectural and structural as well as code related requirements for the proposed re-use of the material is required at this stage. A mock-up of the attachment of the material to a curtain wall should be developed to ascertain any alterations that may be required to meet current masonry good practice and the Ontario Building Code.

Material Testing: The successful salvaging of the material will depend upon the bond strength of the mortar to the limestone sills being less than the bond strength between layers of deposition at cleavage planes. Given the varying quality and failure rate of the limestone window sills the material should be tested in a lab for porosity, density, etc.

Conservation Approach:

Preservation of the intact limestone sills and reinstallation in the Kent and Gilmour Street façades.

Rehabilitation – The limestone sills will continue to weather and deteriorate over time. The limestone is not the highest quality material. Install new pre-cast concrete sills that are tinted to match the dimension, form and colour of the existing material. Replacing them all is the client's preference.

Figure 13: View of a deteriorated limestone windowsill and the granite plinth course below. The cleavage planes within the limestone sills are evident where the sawn surface has weathered. The cleavages planes follow the layers of deposition of the sedimentary rock. Source: Commonwealth 2022.

Figure 14: View of a deteriorated limestone windowsill. The cleavage planes within the limestone sills are evident where the sawn surface. The cleavages planes follow the layers of deposition of the sedimentary rock. Source: Commonwealth 2022.

3.4 Niagara Limestone Window Surrounds

Description: The limestone window surrounds are formed of the same Niagara area limestone as the exterior cladding. The surrounds profile is a simple geometric wedge form 280mm wide, 100mm and 150mm in depth and varying in length. There is one surround (sill) at the base of the Kent Street window that is formed of the same granite that forms the plinth course.

Condition: The limestone window surrounds on the multi-storey windows on Kent and Gilmour are generally in good condition. There is some deterioration of the surface due to de-icing salts where the units are in proximity to grade, some material defects, and rust staining of the material. The condition of the individual units will be assessed and noted during the dismantling phase.

Conservation Approach:
Preservation of the limestone window surrounds and reinstallation in the Kent and Gilmour Street façades.

Figure 15: Detail view at the base of the wall at the south-west corner. The surface of the two Niagara limestone panels at the base of the wall are scaling due to de-icing salts. The granite plinth course is evident at the bottom of the photo. The Niagara limestone window surround is the vertical element to the left and a granite window sill/ surround below. Source: Commonwealth 2022.

Figure 16: Detail view of the base of the Kent Street window. The horizontal units at the base of the window are formed of the same material as the granite plinth course. The vertical stone to the left is a limestone unit. Note the close match in colour and surface texture. Source: Commonwealth 2023

3.5 Granite Plinth Course

Description: A granite plinth course is located at the base of the Kent and Gilmour Street walls. The material is 100mm in thickness and is bonded to the cast concrete foundation walls. The granite forms a sill evident at the base of the three-storey window on Kent Street. The granite is similar in colour to the limestone cladding panels. The granite is not the same granite that was used to clad the Gilmour entrance walls.

Condition: The granite sill on the Kent Street window is in good condition. The condition of the granite plinth course buried below grade has not been determined.

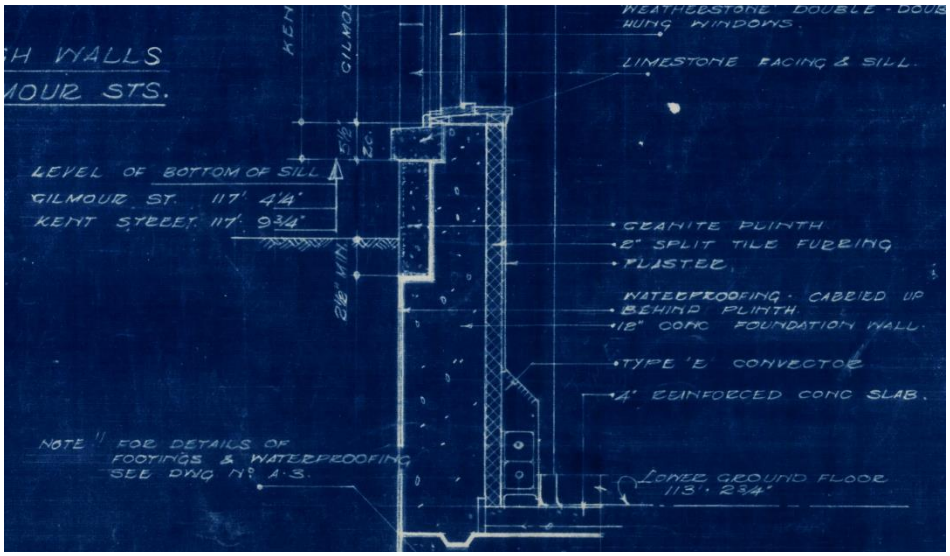


Figure 17: Detail section through the Kent and Gilmour Street façades. A 100mm thick granite plinth is detailed in the drawing. Source: Original 1955 Drawing Set A4.

Figure 18: Detail of the granite plinth course and granite windowsill surround at the base of the three-storey Kent Street window. The colour of the granite sill is very close to the limestone cladding and window surrounds. Source: Commonwealth 2022.

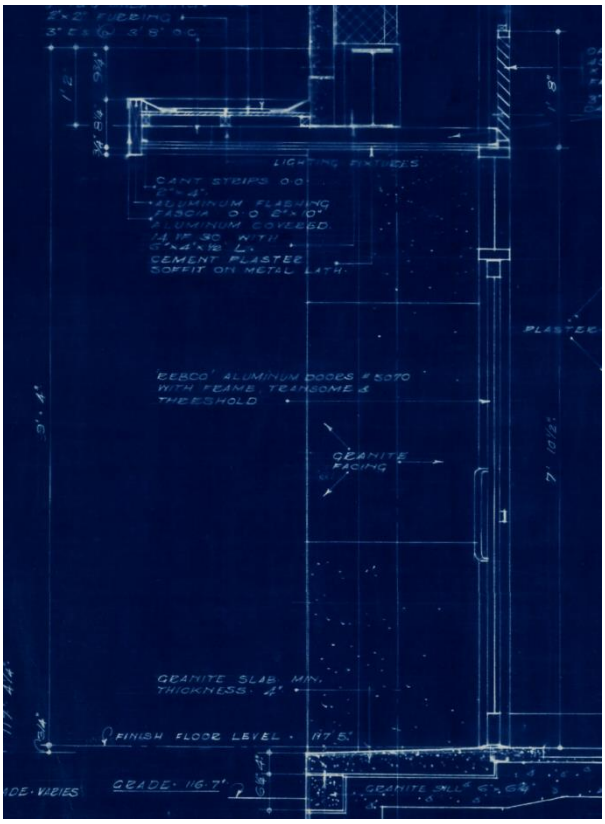
Conservation Approach:

Preservation of the intact granite sill and plinth course panels and reinstallation in the Kent and Gilmour Street façades forming an upstand wall supporting curtain wall glazing. The condition of the material buried below grade has not been determined.

3.6 Entrance Canopy Gilmour Street Entrance

Description: The entrance canopy is a simple geometric form in plan arching/curving into the sides of the entrance enclosure. The original drawings do not specify the fascia material; however, the drawings do specify an aluminium cap flashing at the parapet level of the exterior walls.

Condition: The canopy has been modified with a dropped modern enclosure with recessed lighting.



Figures 19 & 20: Detail section of the Gilmour Street Entrance illustrating the form and materials and the relationship to the entrance doors. Existing view of the canopy illustrating alterations to the canopy and entrance doors. Source: Original 1955 Drawing Set A5 & Commonwealth 2022.

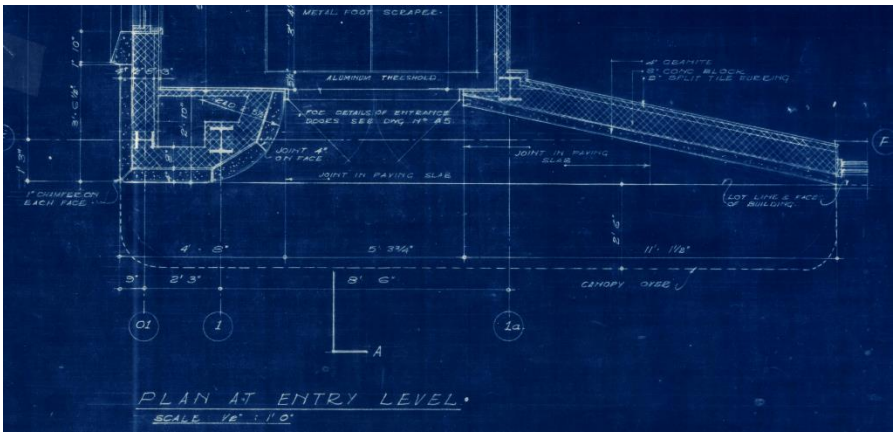


Figure 21: Plan view of entrance canopy. Source: 1955 Drawing Set A6

Conservation Approach:

Preservation of the roof plan, and the aluminium fascia.

Rehabilitation – The current approach is to remove this feature as the entry door will be eliminated, and the new adjacent entrance will be sufficiently recessed into the building façade and not require a canopy.

3.7 Windows:

Description Windows: All of the original windows have been replaced with the exception of the three-storey window above the Gilmour Street entrance and the three-storey unit on the Kent Street façade. A character defining feature of the International Style was in the use of metals as a finish, aluminium in this case. The original sash configuration in the horizontal window bands consisted of units with a two-over-two light configuration. The width of the units corresponded with the width of the limestone window sill course units and the coursing width of the limestone cladding panels.

Condition: The existing windows are being replaced with new aluminium thermal units. The original vertical and horizontal division of the lights will be replicated in the three-storey windows on the Kent and Gilmour façades.

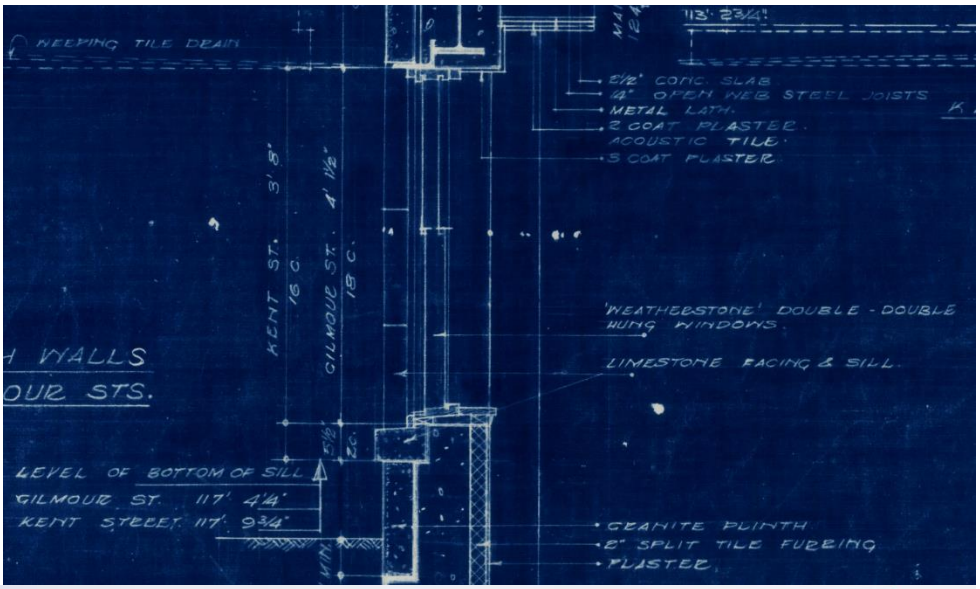


Figure 22: Detail section through the Kent and Gilmour Street façades illustrating the horizontal placement of the window assemblies within the exterior walls. The varying window heights between the Kent and Gilmour façades are related to the differing grades. Source: Original 1955 Drawing Set A4.

Figure 23: View of the windows on the Gilmour Street façade. All of the original windows have been replaced with the exception of the three-storey window above the Gilmour Street entrance. Source: Commonwealth 2022.

Conservation Approach:

Preservation - . N/A

Rehabilitation – The windows are being replaced with a modern aluminum thermal unit. The horizontal and vertical arrangement of the original sash should be maintained in the new units. The horizontal division at the midpoint of the height of the units is an important feature adding to the horizontal sweep of the façades a character defining feature of the International Style.

4.0 CONSERVATION APPROACH & METHODOLOGY

The following discusses the dismantling, storage, and reassembly of the materials. The assumption is that the limestone cladding will be installed on a new concrete structure with either a steel stud or concrete block infill wall . The removal of limestone cladding will take precedence over the window sill string course.

4.1 Dismantling

The approximately 1,200 limestone cladding units will be removed in reverse order to the installation, from the top down. The process will commence with the removal of the parapet cap flashing and cutting of the masonry anchors. A rubber mallet will be used to dislodge each stone setting up a vibration to break the bond between the mortar and masonry unit. Adhered mortar will then be removed from the dislodged stone. The cladding unit will then be photographed, general condition noted, and a unique identification number assigned, based on the elevation (E, W, N, S), course number (1-40), and the successive sequence number for each stone in the course. The orientation of the stone will be evident where the steel anchors are located at the top of each stone. The dismantling of the mitered stones forming the four external corners will need to be done in a careful manner as the reduced section may be susceptible to damage.

The Approach is the dismantling and reconstruction of the limestone cladding on a new back-up wall. The intention would be to dismantle the stone facing in the same order as it was installed. Coursing height vary so a detailed itemization of the course number is required. A detailed methodology follows:

- the limestone wall cladding would be numbered with their corresponding course number 1 - 40;
- the numbering system would look something like S – C1-1, S – C1-2 etc. The S denotes the elevation, C – denotes the course 1 – 15, and the final number represents the sequencing 1, 2, 3, etc.
- the original vertical orientation of the units would be marked on the back of the stones with an arrow for up.
- begin dismantling the exterior cladding from the top down;
- dislodge the upper parapet level stones using a rubber mall, mark and identify each stone and note orientation and condition(s) of each unit;
- locate and cut the metal anchors along the top of the uppermost stone course 40;
- dislodge the stones successively using a rubber mall, mark and identify each stone and note orientation and condition(s) of each unit;
- repeat until all of the material has been removed;
- stack the material vertically on wooden pallets. Use wood spacers between stones; and
- ship to a storage location.
- Determine which stones need to be replaced. Fabricate new units to the form, dimensions, and colour of the replaced unit.

4.2 Crating and Storage

The approximately 1,200 limestone cladding panels will be stored on edge vertically on a wooden pallet, with spacers separating the units. The number of cladding panels per palette will be based on the weight and size of the units. Assuming four stones per palette there will be approximately 300 pallets of material. The cladding panels from each course should be stored in the same sequence as removed to facilitate reinstallation. The material would then be shipped to an outdoor storage site. Each palate should be

identified with a unique number that identifies the original location the material was removed from using the unique identification numbers. A bar-code system would be the most efficient means of identifying each masonry cladding unit as well as for each crate of material.

The dismantling of the limestone window surrounds will generally follow the methodology for the limestone cladding. A unique identification number will be assigned keyed to the course in which it is bedded as the units span over more than one limestone cladding course. The limestone window surrounds will need to be stored with the end grain (edge) supported on the pallet in a horizontal orientation. Alternatively, if the quality of the window surrounds is determined to be too eroded for reuse a precast concrete sill could be used.

4.3 Reassembly

The assumption is that the limestone stone cladding will be secured with stainless steel masonry anchors to a steel stud or concrete block back-up wall in a manner similar to the existing installation method; one anchor per stone set at the midpoint of the stone panel width in existing holes. Weeping holes will need to be installed to meet current building codes. Continuous weepers could be placed below the shelf angles that occur every third course. There will be approximately 120 stones that will not be reinstated that will be available to replace any severely deteriorated stones. A number of stones will need to be cut. Any cladding stones not reused should be placed on a pallet and stored on site once the project is complete. Lime rich mortar or grout should be used to promote longevity of the installation.

4.4 Conservation Methodology

The majority of the conservation treatment - descaling of delaminated stones and cosmetic filling of inclusions or vugs could be undertaken following reassembly. Cleaning of the stone would occur prior to the completion of the finish pointing.

Details regarding the interface between the new building and the front as well as the connectors have not been determined and will be addressed at detailed design.

5.0 Conservation Plan 436 and 444 MacLaren Street

5.1 Intent and Context

The two historic houses at 444 and 436 MacLaren are not proposed to be redeveloped as part of this development. 444 MacLaren will be restored and integrated as an active part of the development, with the intent being a revitalization of the surrounding landscape area and a change in use from office to retail or services which supplement the 359 Kent development. The exterior of 436 MacLaren will be restored and will remain separate from the redevelopment through landscape design which permits it to stand alone as part of the Centretown heritage fabric. Both properties will maintain Maclaren's east west streetscape character.

Figure 24: View of 436 (left) and 444 (right) MacLaren Street.

Heritage Context

The two properties are located within the Centretown Heritage Conservation District. The properties at 436 Kent, and 444 MacLaren are classified as Character Supporting Resources (Group 3 - 1997). Source: Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects.

Both buildings are designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District. Both properties are substantial and contribute to intact built heritage context of MacLaren Street extending from Kent to Bank Street.

The 1912 fire insurance plan illustrates two more or less identical two-storey brick residences at 436 and 444 MacLaren with wrap around porches with projecting bays fronting onto MacLaren Street. The corner building shown on the insurance plan at 444 MacLaren was demolished sometime after 1913 - the last directory listing where the building is occupied. The City Directories note the property to be vacant between circa 1914 and 1923. It has been asserted that the property was constructed in 1914 to the design of W. E. Noffke and built for Chas Ogilvy the president of the Ogilvy Department Store. The 1914 city directory notes Chas Ogilvy residence is located at 293 Stewart Street and subsequently between 1915 and 1923 living in Westboro presumably at a cottage that was designed in 1907 by Noffke. The assertion that Chas Ogilvy resided at 444 MacLaren after 1923 cannot be discounted either as directories that post date 1923 were not consulted. The assertion that the building at 444 Maclaren was designed by Noffke cannot be discounted. A residence for Robert K. Patterson was completed in 1928 on MacLaren designed by Noffke, Morin and Sylvester Architects (Biographical Dictionary of Canadian Architects No address noted).

5.2 Conservation Plan Guidance 436 MacLaren Street

The building at 436 MacLaren is in good condition overall with the exception of the one-storey porch. The coursed limestone pillars supporting the deck structure need to be dismantled and rebuilt with a new foundation. The deck structure which is supported on the masonry piers will also need some attention.

Figure 25: View of 436 MacLaren Street. The masonry piers supporting the porch have settled due to inadequate foundation depth. A detailed assessment of the condition of the porch is required. Guidelines from the CHCDP provide guidance for the conservation approach to the materials and assemblies. Source: Commonwealth 2023.

Centretown Heritage Conservation District Plan Guidelines – Front Porches

Policies 1. Conserve historic front entrances, sunrooms and balconies including decorative elements such as railings and balustrades, columns, piers, and brackets.

d) Owners are encouraged to engage a heritage professional with experience in historic porch restoration when considering porch work.

e) Where a porch or balcony is badly deteriorated, it should be conserved, not replaced. Where components are beyond reasonable repair, new components should match the originals in terms of design and detail, with the same materials, style and size, as closely as possible.

g) Any changes to railing heights are required to meet the standards of the Ontario Building Code (OBC). As part of the Building Permit process, owners should discuss options under Part 11 of the OBC that would allow for the retention of the existing railings with heritage staff and a Building Official.

i) Masonry piers that support historic porches should be conserved. Repairs should be made in kind.

Exterior **Walls**

a) Lime-based mortar should be used when re-pointing historic brick and masonry as cement mortar

prevents moisture from escaping through the mortar and causes brick damage. Care should be taken to match the colour and joint profile of the mortar; using a mason experienced in lime based mortar is encouraged.

5.3 Conservation Plan Guidance 444 MacLaren Street

The building at 444 MacLaren is covered in vines that should be removed. The guidelines contained in the 2022 Centretown Heritage Conservation District Plan (CHCDP) are provided to guide the conservation work.

Figure 26: View of 444 MacLaren Street. The stuccoed exterior wall is covered in vines that should be removed before they have an adverse impact on the stucco finishes. Source: Commonwealth 2022

Centretown Heritage Conservation District Plan Guidelines – 6.2 Exterior Walls

Policies

1. Conserve, maintain and repair historic masonry, stucco, and wood exterior cladding.

6.0 Conclusions

This is a complex project with a number of objectives for this site aimed at developing the site as a landmark tower, designed as a beacon to downtown Ottawa. It's dramatic shape not only acts as a guide to the downtown core but will also be visible as a new iconic piece in the Ottawa skyline from the Queensway. The slender shape of the tower with its sculpted facades, is designed to create visual interest from far and near.

The reuse of the limestone cladding as a podium to the tower supports the preservation objectives of the Centretown Conservation District Plan. It will be important to re-assess the conservation plans for the building at the time of Site Plan Control application to ensure the conservation approach continues to be appropriate.

APPENDIX A: CONCEPTUAL SITE PLAN & RENDERINGS

Below are Conceptual plans illustrating the site layout showing the three buildings on site along with renderings of the tower and the integration of the limestone cladding of the Legion Building reused as the podium.

Site Plan. Source: Hobin Architecture 2023.

Views of the planned development illustrating the limestone podium base, middle, and crown. Source: Hobin Architecture 2023

APPENDIX B: STRUCTURAL REPORT

CUNLIFFE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS

October 11, 2022

Via email: kyle.kazda@taggart.ca

Taggart Realty Management,
225 Metcalfe Street, Suite 708
Ottawa, Ontario K2P 1P9

Attention: Mr. K. Kazda, MBA | Real Estate Development Coordinator

Dear Kyle,

Re: 359 Kent Street Façade Conservation
Structural Engineering Feasibility Review

Introduction:

Taggart Realty Management is undertaking a rezoning and official plan amendment application which originally contemplated the demolition of 359 Kent Street. The City of Ottawa has expressed interest in retaining the south and west facades of the building at 359 Kent to preserve its heritage value and as a result Taggart Realty Management (TRM) has requested that methods to incorporate these facades into the new development be considered. Cunliffe & Associates has been retained by TRM to consider the feasibility of retaining these façades in situ.

Proposed Development:

The proposed development is a 28-storey tower which includes a 6-storey podium and positioned towards the southwest corner of the property, with a modest setback from the Kent Street façade. The podium of the proposed development integrates the south and west facades of the existing Legion House as depicted in Figure 1. The proposed development requires 4 levels of underground parking extending to the property lines on 3 sides of the development. The new structure will be reinforced concrete, with foundations bearing on sound bedrock.

Figure 1. South and West Facades of the Legion House (2022).

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The subsurface conditions of the site will require a shoring system to be installed during construction to retain 8 metres (m) of soil overburden, while excavation of an additional 5 m of bedrock is completed to reach the proposed founding elevation for spread footings.

Existing Conditions:

The existing Legion House consists of the original 3-storey Legion House, constructed in 1956, and a 3-storey vertical addition completed in 1960. Architectural and Structural drawings for the original three storey Canadian Legion building, dated August 5, 1955, were provided for our review - the foundation plan is presented in Figure 2. The structure is of steel construction with 2 ½" thick concrete slabs supported on open web steel joists, spaced at approximately 24" o/c. The steel wide flange columns and beams are fire protected with concrete cast around the steel.

The structure is supported on relatively large, spread footings. The underside of the footings is below frost level, constructed approximately 5 feet below exterior grade. A 4" thick concrete slab on grade is located immediately above the spread footings and is approximately 3 feet below grade. There is no dedicated lateral load resisting system but resistance to earthquake loading is aided by the infill masonry walls.

Drawings for the three-storey vertical addition, constructed some 3 years after the original, were not available. We carried out a load review for a typical column footing and found that it is likely that the original footings were sized for the vertical addition and that SLS pressures are in the order of 2000 psf. There is no geotechnical report available but required soil pressures seems to be modest and reasonable.

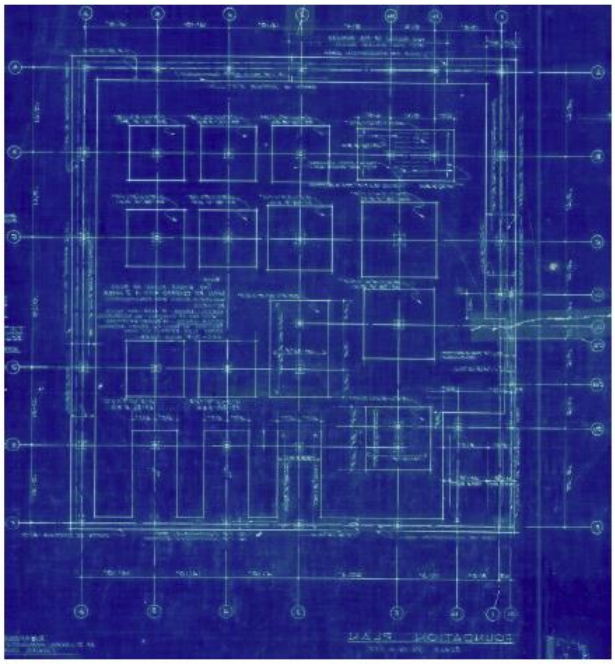

Figure 2. The Legion House Foundation Plan (1955).

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As shown, at right, in Figure 3, the 4" limestone veneer is supported by steel shelf angles at the suspended floor levels and on the concrete foundation wall, at the base. A concrete block wall is identified as the back-up to the stone veneer and would be relied upon to provide the lateral support to the limestone veneer. There is no indication of insulation or a significant air space, which are important features of cavity wall design.

The concrete masonry wall is only 4" thick at the ventilators but 8" thick, otherwise. The veneer and back-up walls are not bonded to act as one. The ties connecting the stone veneer to the concrete block back-up and the shelf angles are likely to be corroded after 66 years of service life. The condition of these important elements would need to be verified. There is no insulation in the wall and energy efficiency of the perimeter wall system would be very poor.

Depressed Slab on Grade:

To improve the accessibility of the building, the depressed lowest floor slab on grade will need to be raised to the current sidewalk level. The slab acts as lateral support for the foundation wall, and its removal will necessitate temporary lateral bracing.

A raised ground floor will create headroom clearance problems, which will need to be addressed in the new structure. A portion of the second-floor structure will need to be removed and this would require that the perimeter column be reinforced in order to deal with the increased unsupported height and concerns with column slenderness effects.

The support for the veneer is considered in the next section.

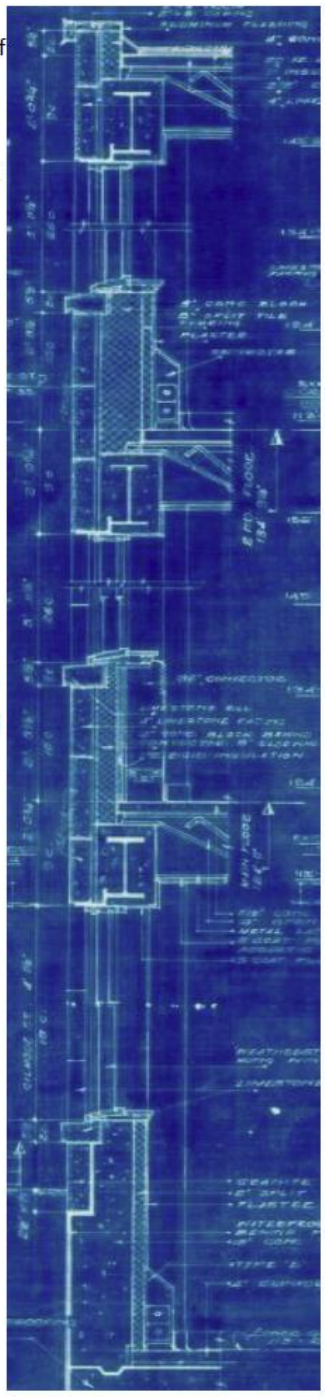

Figure 3. Wall Section

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Offset Beams Along Facades of Gridlines 1 and F:

The existing floor joists bear on an offset beam on the gridlines considered for retention. The joist shoe is connected to an offset beam and the beam is cast in concrete for fire proofing purposes. The veneer and back-up masonry block wall bear on this concrete-encased at each floor and induce torsion on the beam (see Figure 4 for the typical detail). The joists brace the beam and provide resistance to the torsion created by the eccentric masonry loads. Removal of the interior joists will require compensating construction to deal with the eccentric loads and this complicates in situ retention of the facade.

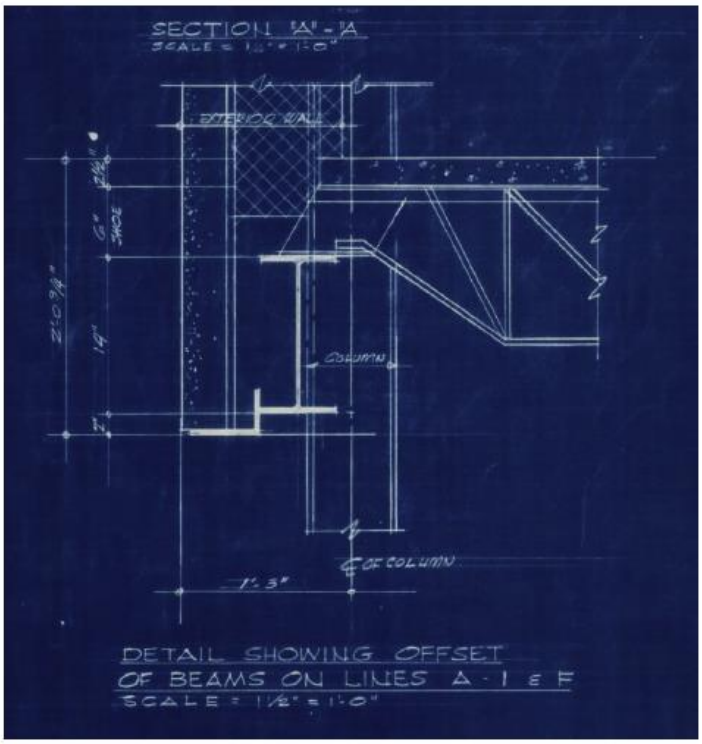

Figure 4. Typical Off-Set Beam Detail at GL 1 and F.

Quality of Masonry Components:

The lower three-storeys were constructed in 1956, and the following storeys in 1960. The ties connecting the stone veneer to the concrete block back-up and the shelf angles are likely to be corroded after 66 years of service life. The condition of these important elements would need to be verified. Removal and reinstallation of the veneer would permit new stainless steel and galvanized components to be used, extending the life of the conserved façade for many more years. Retention in situ would require selective removals to adequately verify components and could lead to an intensive restoration program with the same effect as complete removal and reinstallation.

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Energy Efficiency:

As shown in Figure 5, there is no insulation in the cavity wall and as a result the energy efficiency of the perimeter wall system is very poor. The wall is constructed without weeping drains or a weather barrier on the masonry wall, making the assembly an ineffective rainscreen and moisture infiltration could have caused corrosion of the veneer's supporting elements. Retention, in situ, would not aid in reducing emissions or support the 2030 Emissions Reduction Plan (2022).

Feasibility of Retaining Existing Facades In Situ:

Conventional façade conservation systems involve a steel superstructure which laterally braces the façade wall and resists wind and earthquake loading. The bracing often involves a second line of columns parallel to the retained perimeter columns with diagonal bracing in between. This would require a width of approximately 15 to 20 feet for a six-storey structure.

The great challenge presented for the Legion building is to permit the excavation through soil and bedrock for four levels of underground parking. This would require that the façade be supported in place while the shoring system is constructed below to support the soil pressures from the perimeter of the excavation. Lateral bracing of a six-storey façade and soil shoring systems are significant challenges on their own but are exponentially more challenging when combined.

Temporary Bracing Outside Facade:

Installing a temporary bracing system outside of the façade would avoid the conflict with the excavation process. A piling line immediately outside of the building and a second line approximately 15 feet from the first line would be required. The first line of piles would need to extend into the bedrock and below the new founding level. Tie backs into the bedrock and bracing would be required.

The new steel bracing would need to be connected to the Legion House perimeter steel structure and this would require penetration of the façade and stone veneer.

We understand that there is significant infrastructure within the footprint of the bracing system which would greatly complicate piling and lengthy sidewalk and lane closures could be expected. We leave it to the Civil Engineers to further evaluate the interference with respect to the underground services.

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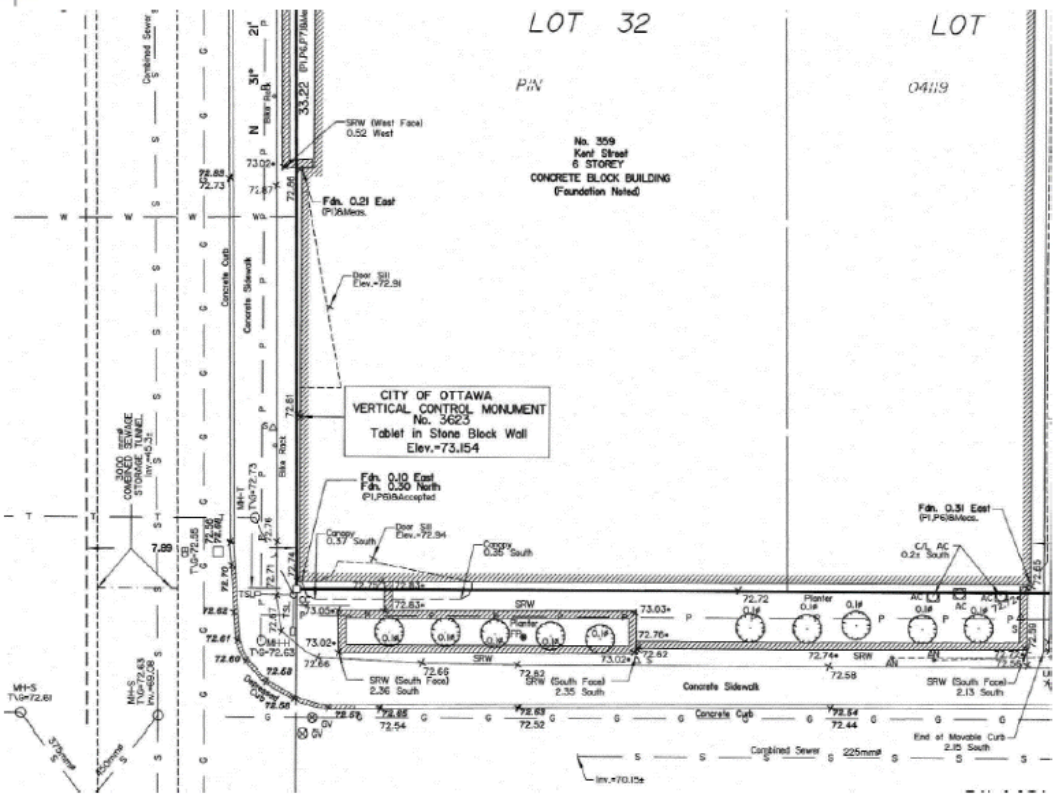

Figure 5. Survey of 359 Kent Showing Underground Services (2021).

Temporary Bracing Inside Façade:

Installing temporary shoring inside of the existing Legion building would avoid the interference with underground services and sidewalk / lane closures concerns expressed with respect to the exterior bracing but would create others. Interior braced frames which would laterally support the wall would interfere with the excavation for the parking levels. Piling on the interior of the building would be greatly complicated due to limited headroom and access. The piles would require lagging to retain the soil at the perimeter and would require tie backs into bedrock outside of the building footprint. In addition to the lateral support for the perimeter wall, the gravity loads of the wall would need to be supported by the new piles as the existing footings would be eliminated.

The interior excavation for the parking levels would be encumbered by the piles in this scenario where the excavation extends to the perimeter. This complicated temporary shoring arrangement is too risky to be considered as practical or realistic.

Should the excavation for the parking levels be offset from the perimeter walls and located at the interior of the 15' braced depth then the structural bracing complexity would be reduced but would dramatically reduce the

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parking area. In addition, removing this area from the underground parking footprint would make the function of the ramps impractical and the depth of the garage would need to increase with additional parking levels.

A Practical Solution:

Our understanding is that the important part of the Kent and Gilmour Street façade "International Style" is the Niagara limestone veneer and the fenestration. The heritage evaluation indicates that the modernists believed that "the function should inform its design and that this function should be clearly legible from the building's exterior."

In our opinion the shoring costs and safety risks associated with retention of the existing façade walls on the Kent and Gilmour facades should be avoided. It would be in-keeping with the modernist philosophy of structural simplicity to remove the facades and re-create them to conserve the community history. We recommend the **careful removal and recording of the veneer units and incorporation into a new insulated wall, designed with rain screen principals, is the appropriate solution.** The re-assembly of the limestone veneer with appropriate insulation and stainless steel anchors would secure the façade for generations to come.

Yours truly,
CUNLIFFE & ASSOCIATES INC.

LICENSED PROFESSIONAL ENGINEER
R. I. CUNLIFFE
2022/11/05
PROVINCE OF ONTARIO

Richard I. Cunliffe, P.Eng., Principal

APPENDIX C: ARCHITECTURAL REPORT

October 20, 2022

Via email: kyle.kazda@taggart.ca

HOBIN
ARCHITECTURE

Partners

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA

Wendy Brawley
OAA, MRAIC, Associate AIA

Douglas Brooks
Senior Arch. Tech.

Marc Thivierge
OAA, MRAIC

Reinhard Vogel
Senior Arch. Tech.

Gordon Lorimer
FRAIC, Partner Emeritus

William A. Davis
MRAIC, Partner Emeritus

Directors

Dan Henhoeffer
Senior Arch. Tech

Melanie Lamontagne
OAA, MRAIC

Patrick Bisson, OAA, MRAIC

Rheal Labelle
Intern Architect (OAA)

Associates

Bryan Bonell, OAA, MRAIC

Alison Michelin
Lic. Tech. OAA

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

t 613-238-7200
f 613-235-2005

hobinarc.com

Taggart Realty Management,
225 Metcalfe Street, Suite 708
Ottawa, Ontario
K2P1P9

Attention: Mr. K. Kazda, MBA | Real Estate Development Coordinator

RE: 359 KENT STREET FAÇADE CONSERVATION FEASIBILITY REVIEW

As part of the rezoning and official plan amendment application for 359 Kent Street, the City of Ottawa and the Special Design Review Panel have requested Taggart Realty Management (TRM) to retain the south and west facades of the existing Legion to preserve its heritage value. Hobin Architecture has been retained by TRM to incorporate the existing building into the proposed new development, to evaluate the existing conditions of the facades, and review their impact on the energy performance and overall design of the building.

EXISTING CONDITION:

The existing Legion House consists of the original 3-storey Legion House, constructed in 1956 (Figure 1), and a 3-storey vertical addition completed in 1960 (Figure 2). Architectural and Structural drawings for the original three storey Legion House, dated August 5, 1955, were provided for our review.

The heritage survey and evaluation report, dated January 2022, prepared by the City of Ottawa, highlights the significant community value the national headquarters brought to the community. While the international architectural style of the building used quality materials such as limestone for its main facades, it "does not display a particularly high degree of craftsmanship or artistic merit in its expression", according to the City's heritage survey and evaluation report. In its context, the building provides a strong corner presence.

Figure 1 - Original 3 storey Legion House

The notable south and west building facades are punctuated by long horizontal linear windows. This linear limestone expression is interrupted at the southwest corner by a vertical gesture, highlighting the main entrance. It is important to note that level one is depressed by roughly five feet, requiring an elevator to provide barrier-free access. This issue of accessibility will be addressed in the new proposal. The north and east elevations are clad with brick masonry and will not be retained.

Figure 2 - Current condition, 2022, of Legion House

As described in the structural engineering feasibility review letter, dated October 11th 2022, prepared by Cunliffe & Associates, the Legion House was erected using a steel structure with poured concrete floors supported by open web steel joists. As depicted in Figure 3, the south and west exterior walls are composed of a limestone masonry finish and supported by block masonry wall behind. The exterior wall assembly offers only 1.5 inches of rigid insulation; the R-vaue of this wall assembly is estimated to be as low as R5 to R8.

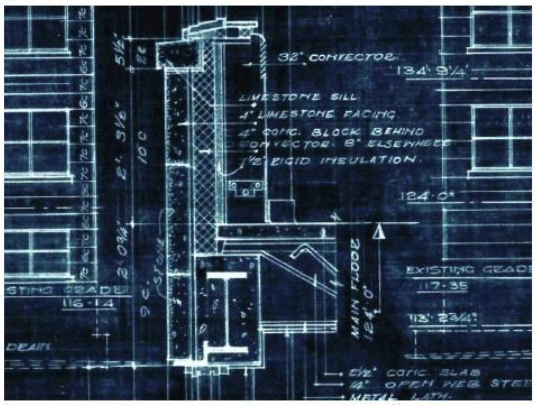

Figure 3 – Existing Legion House wall section

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KEY CONSIDERATIONS ON RETENTION VS REBUILD:

Based on feedback from the Special Design Review Panel and direction from various City department (namely Planning and Heritage) the next iteration of the proposed development seeks to re-instate and incorporate the south and west walls of the existing Legion House building into the podium of a 34 storey mixed-use residential tower.

Currently, our recommendation is to:

1. Carry out selective and specialized removal of all limestone panels and other important heritage defining attributes (to be determine in consultation with City Heritage and Commonwealth heritage consultant),
2. Demolish the remainder of the existing building and structure,
3. Construct a new structure and exterior wall assembly in conformance with modern construction techniques and ready to receive cladding,
4. Re-install the existing limestone panels to emulate the current façade.

This approach is based on several considerations, including:

- Existing limestone panel masonry ties are likely in poor condition given their material and age,
- Serious concerns about the intergrity of the limestone panels during blasting activities for rock excavation within metres of the façade,
- Structural challenges surrounding the retention of the existing building relative to a new underground parking structure,
- Exterior wall assembly components and the overall environmental performance of the building facades,
- Conformance with the Landmark Building policy under which this development application is being reviewed; and
- Ensuring the heritage attributes of the Legion House are conserved in a long-lasting and conscientious manner.

EXISTING BUILDING & UNDERGROUND PARKING STRUCTURE:

The location of the existing Legion House poses considerable structural challenges as it relates to the new underground parking garage which will serve the new building. The new parking structure intends to sit below the existing building. The various challenges are explained thoroughly in the structural engineer's letter. Without being exhaustive, retaining the south and west walls would require complex and expensive structural solutions to accommodate the construction of a 4 storey underground parking garage below the existing structure.

EXTERIOR WALL ASSEMBLIES:

Exterior wall assemblies and construction methods have changed significantly since the 1950s. Current construction assemblies using similar masonry cladding are developed under the rain screen principle, meaning that while most of the precipitation drains at the exterior surface of the assembly, it is designed to permit a small amount of moisture penetration. Modern detailing of these types of masonry cladding systems are designed to evacuate the moisture penetration through weeping holes and other moisture evacuation methods. Both the south and west facades do not have any weeping holes to

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manage moisture infiltration. As pointed out in the structural engineer's report under the section Quality of Masonry Components, there are some concerns with the integrity of both the masonry ties and shelf angles due to potential corrosion. Retention of these facades would require remedial work to be performed to ensure proper anchoring and support of the exterior limestone cladding. Partial removal of the limestone panels will have to be carried out to complete this remedial work.

As described above, the south and west building facades are punctuated by horizontal linear windows. The existing aluminum windows would likely be replaced with a modern glazing system with a properly integrated air/vapor barrier membrane adding to the environmental performance of the building envelope. Given the age of the last renovation, the window panes will need to be replaced with a better performing glazing type.

Additionally, the minimal 1.5 inches of rigid insulation shown in Figure 3 does not provide a sufficient insulation value to meet today's energy performance standards set out in the Ontario Building Code Supplementary Standards, SB-12. We would propose a new wall assembly that would offer a more robust insulation thickness to meet or exceed the current building code requirements, while also considering future requirements.

LANDMARK BUILDING POLICY:

This application is being assessed against the Centretown Secondary Plan's Landmark Building policy, which requires the development to meet the following criteria, among others:

i) "combine iconic architecture [and] extraordinary site design"; and
ii) "demonstrate leadership and advances in sustainable design and energy efficiency".

By removing the south and west facades and reconstructing them onto a new structure, we are better able to provide an accessible design without the compromise of matching existing grades. The existing recessed ground floor can easily be reinterpreted into a new cohesive ground floor level accessible to all, enabling extraordinary site design.

The second criteria cannot be met with retention of the existing wall assembly. As aforementioned, OBC Supplementary Standard SB-12 is the minimum requirement as is not met with the current exterior wall assembly. In order to provide a design representing leadership in energy efficiency a new wall assembly needs to be constructed. Reusing the exterior cladding will provide a significant reduction in new cladding materials for the project, a strong example of building sustainability from the procurement stage. This new wall assembly will be designed to provide thermal continuity with the new glazing system, which is likely unattainable with the existing stone cladding and block masonry wall.

HERITAGE CONSERVATION:

The heritage survey and evaluation report prepared by the City of Ottawa highlights the significant community value the national headquarters brought to the community. While the international architectural style of the building used quality materials such as limestone for its main facades, it "does not display a particularly high degree of craftsmanship or artistic merit in its expression", according to the City's heritage survey and evaluation report. In its context, the building provides a strong corner presence. The

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proposed conservation method retains the international style, the quality materials, and the strong presence which are key components of the Legion House's heritage value. By reconstructing the materials on a new frame, the lifespan of the Legion House can be significantly prolonged through new masonry support and anchorage components, and an adequately designed rainscreen.

CONCLUSION:

In closing, the retention of the two elevations in question would require complex structura undertakings and a substantial amount of remedial work to meet today's construction standards. Demolishing and accurately rebuilding the south and west facades would allow us to integrate the existing appearance of the building into our proposed development while using current building methods, resulting in a more durable and energy efficient piece of heritage preservation to contribute to the fabric of the community for many years to come. It is our opinion that this strategy meets the City of Ottawa's heritage retention objectives and successfully integrates the presence of this existing heritage component into our proposed development.

Thank you,

Patrick Bisson,

Hobin Architecture Inc.