

HERITAGE IMPACT ASSESSMENT & STAGE I CONSERVATION PLAN

211-231 BANK STREET & 178 NEPEAN STREET



Commonwealth Historic Resource Management
Revised August 2023

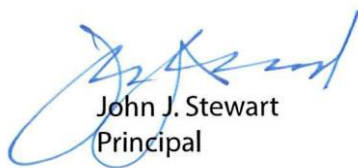


Applications D02-02-22-0127 / D07-12-22-0188 and plan number 18910

Commonwealth Historic Resource Management offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources.

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1.0 INTRODUCTION

1.1 Purpose

The purpose of the Heritage Impact Assessment (HIA) is to identify the cultural heritage resources and values that may be impacted by the construction of a nine-storey residential building extending over the existing four buildings with frontage on Bank Street and the two side streets, Nepean and Lisgar. The existing facades of two and three storey commercial range will be preserved, and the facades restored to preserve the street frontages.

The proposed development includes the construction of a new 9 storey residential building. To make room for the proposed development, the 4 buildings volume will be retained, stabilized, and fully rehabilitated and the exterior façade conserved and restored. The design concept retains and conserves the four building facades including the ground floor retail storefronts, a new structural support system requires the upper floors being replaced but the floor level is maintained, exterior finishes, decorative metal and brick trim keystones, parapets, and roof balustrades will be restored, and the windows replaced with new thermal units.

The massing of the existing building facades are to be maintained in order to retain their heritage value with the 6-storey development setback from the existing façade by 3 metres. A proposed methodology for the temporary and permanent support of the heritage elements that are to remain and provide a base for the new development has been set out by D & M Structural Engineering (Appendix A.)

The buildings will be integrated into the proposed nine-storey development with the ground floor intended for amenity/commercial uses and the upper levels for residential. The development is located in the Centretown Heritage Conservation District (CHCD), which was designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (By-law 269-97). A District Plan for the Heritage Conservation District was completed in 2022. The CHCD Plan came into effect with the new official plan approved by the Ministry of Housing and Municipal Affairs, November 2022. The properties on the east side of Bank Street between Nepean and Lisgar Streets are categorized as 'contributing' within the context of the Centretown Heritage Conservation District Plan.

The HIA evaluates the impacts on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.1 Heritage Resources Policies 2, and 9, Centretown Community Design Plan Section 6.5, and the Centretown HCD Plan. This HIA follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

Parts IV and V of the Ontario Heritage Act;
Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
The Centretown Heritage Conservation District Study, 1996-1997;
Centretown and Minto Park Heritage Conservation Districts Plan, 2022;

Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa. May 2013;

Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects;

Heritage Survey and Evaluation Forms – 211-213 Bank St., 231 Bank St., and 311-315 Lisgar St.;

Heritage Survey and Evaluation revised forms 2022; and

Schematic Design Drawings and Renderings, R. Woodman Architect, December 2022.

A Methodology for Shoring the Existing Buildings, D & M Structural Engineers December 2022.

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1.2 Site Location, Current Conditions, and Introduction to Development Site

The development site consists of four properties, fronting onto Bank Street (211, 219, 223 and 231, and 178 Nepean Street). The development site is located in the Centretown Conservation District (Figure 2) on its north-eastern edge where a finger extending two and a half blocks north including buildings on both sides of Bank Street includes the development site. The Bank Street streetscape between Lisgar and Nepean is considered a significant streetscape characterized by a mix of retail activity on the ground floor with residential units above. The buildings are all classified as contributing.



Figure 1: Area context with the development site outlined in red.

As stated in the pre-consultation meeting any redevelopment along Bank Street between Lisgar and Nepean Streets will need to respect the importance of the streetscape; demolition of the buildings will not be supported by city staff or approved by the City. This is one of the only blocks along Bank where all the historic buildings on both sides of the street are intact, and all, except 228 Bank Street, are rated as ‘contributing.’

A mix of land uses and building types characterize the area surrounding the site:

Adjacent to the Bank Street proposed development is the Richcraft property that extends through the block from Lisgar to Nepean. Richcraft has City approval to construct two mixed-use towers 29 and 27 storeys high located on the large, irregularly shaped site, currently used as a surface parking lot. The approved rezoning application included a request for additional height and relief on requirements for rear and side yard setbacks. The development abuts rear facades of the mixed-use buildings at 211-231 Bank Street, which is part of the Smart Living lands. Two brick clad brick clad buildings constructed in the 1920s at 311 – 315 Lisgar are located outside the limits of the HCD. These two properties are highlighted in blue in Figure 2.



Figure 2: Bank St. development site is delineated in **green**, next to the Richcraft development site delineated in **red**. The Block plan of the area surrounding the site illustrates the context and lot divisions. The buildings at 311 and 315 Lisgar Street (delineated in **blue**) are separately owned and not part of either development. Source: Google Earth.

- the site to the east on Lisgar is a 16-storey condominium (Onyx).
- Across the street to the west are red brick 2 and 3 storey commercial buildings with a 1 storey structure 228 Bank Street, considered non-contributing.
- To the west on Lisgar adjacent to the site is a three-storey brick building, not classified and described as non-contributing.
- The context to the south of the site is a variety of high and mid-rise residential condominium buildings, a 16-storey high-rise condominium (SOHO) mid-block Lisgar Street on the south, as well as existing low-rise dwellings converted from residential to commercial or restaurant uses.

- On Nepean Street are two 6-storey buildings to the north across the street just west of the development site, a surface parking lot to the east, To the north are several mid-rise residential and office/commercial buildings, while further north is Ottawa’s Central Business District.
- To the west of the site is the Bank Street Traditional Mainstreet, made up of low-rise buildings with commercial/retail uses at grade, and residential or office uses above. The two and a half blocks along Bank Street extending north to Gloucester are part of the Centretown Heritage Conservation District (Figure 3). The Bank Street block between Lisgar and Nepean contains a significant grouping of designated heritage buildings.



**Centretown and Minto Park Heritage Conservation Districts /
Secteur de Conservation des Biens Culturels - Centretown et Parc Minto**

	Centretown Heritage Conservation District Boundary / Secteur de Conservation des Biens Culturels - Centretown		Contributing building / Bâtiment contribuant à la valeur patrimoniale
	Minto Park Heritage Conservation District Boundary / Secteur de Conservation des Biens Culturels - Parc Minto		Contributing park / Parc contribuant à la valeur patrimoniale
			Individually Designated Buildings Part IV of OHA / Édifices désignés individuellement Partie IV

Figure 3: Site map plan of the CMPHCD. Properties have been categorized as ‘Contributing’ or ‘Non-Contributing.’ ‘Contributing properties (fuchsia) are considered to have design, historic and/or associative value or contextual value, as determined through the inventory. For the purposes of this Plan Contributing properties are those classified as Significant Resources, Character- Defining Resources and Character-Supporting Resources and are intended to be retained and conserved.



Figure 4: View looking east on Nepean St. from Bank St. The building to the right is part of the Richcraft's development and has been demolished. On the left is the Acart Building, a 6-storey residential development. Source: Google Earth



Figure 5: Street view of the east edge of the development site on Nepean Street. The driveway to the left is an easement to provide access to the back of buildings fronting on Bank Street. Source: Google Earth.



Figure 6: Street view looking south-west along Bank Street. With the exception of comic shop at 228 Bank Street the properties on both sides of Bank Street are designated 'contributing'. Source: Google Earth 2021



Figure 7: Street view of the properties looking south-east.



Figure 8: A street view looking north-east with the Wallack Building holding the Lisgar Street corner on the east and a 2.5 storey retail unit across the street. Next to it is the 1 storey Comic Shop.

Figure 9: Context view along Lisgar Street. Both 315 and 311 Lisgar (centre), are outside the HCD. Google Earth.



Figure 10: Context view looking east on Lisgar with the development site to the left rear and the Soho to the right with no step-back from the street and a lack of a defined podium. Source: Google Earth.

1.3 Built Heritage Context

178 Nepean 211-113 Bank Street

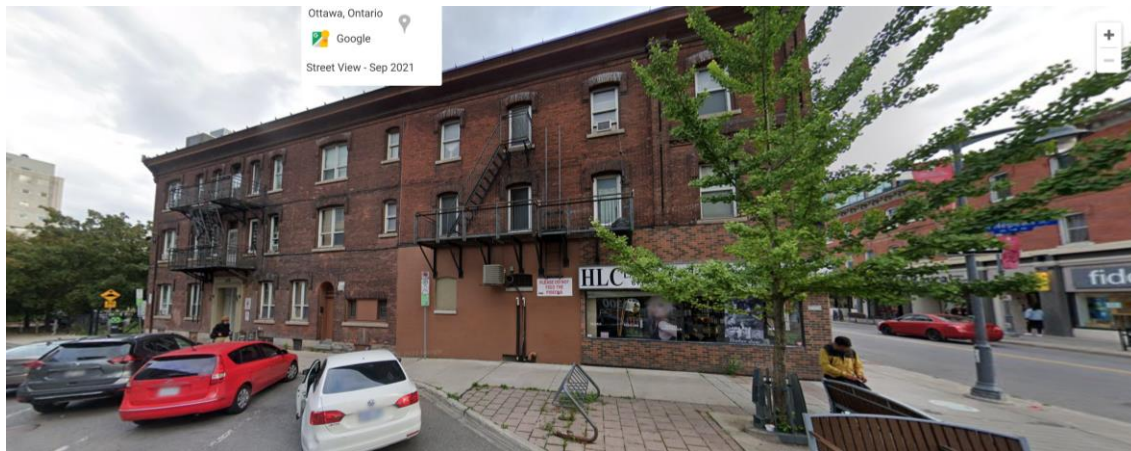


Figure 11: A view of the north elevation of 211 Bank/178 Nepean. The slightly different tone of brick delineates the two construction periods.



Figure 12: A view of 211 Bank Street with the two-storey unit.

178 Nepean 211-113 Bank Street is a three-storey mixed use building prominently positioned at the corner of Nepean and Bank. Constructed in two stages with the Bank street frontage completed between 1888- 1901 and a major residential addition to the Nepean address circa 1922. The Edwardian style carries through the three-storey original and addition in a Rideau red-brick with an elaborate metal cornice, decorative brick window surrounds, raised pilasters, stone foundation. There are two retail units fronting

onto Bank Street with residential on the upper two floors. The building is attributed to local architect William Hogson.

Architectural Integrity

The building's footprint and upper storeys have not changed since the Nepean addition c.1922. The upper floors continue as residential apartments. The building appears to be in fair to good condition with some repointing and renewal of windows. The ground floor commercial storefronts have been completely altered with a variegated brick infill and removal of glazed transoms, ground floor cornice and large glazed shop fronts on both the Nepean and Bank Street frontages.



Figure 13: East elevation of buildings 211, 215, 219, 223 and 231 Bank Street.

215 Bank Street

The two-storey flat roof brick faced commercial appears on the 1888 Fire Insurance Plan making it the oldest building in this range. This is timber frame construction with a brick veneer. The upper floor consists of a red brick veneer with three unevenly placed windows and a heavy bracketed metal cornice. Possibly the window placement may relate to the earlier 2.5 storey gable end with an addition added and the gable roof removed. The lower two bay retail ground floor has been modernized and sided with a variegated brick that covers over the original shopfronts. This modest example of Victorian commercial is a typical example.

Architectural Integrity

Upper storey is intact with replacement windows. The original signboard, historic transom, and display windows have been removed and the brick piers reclad with a variegated brick siding. This is the only non masonry building on the block.

219 Bank Street

Built in 1903, the three-storey flat roofed commercial building opened as an early moving picture house. By 1922, it was converted to a restaurant and offices. Its Romanesque Revival style accentuates its midblock position. The upper storeys consist of two large elliptical headed windows with decorative brick and precast inserts, pressed metal spandrels, an elaborate cornice and roof balustrade.

Architectural Integrity

The building's footprint has not been altered. The upper floors show signs of deterioration and lack of maintenance. The retail on the ground floor consists of aluminum and tile storefront with a recessed entrance flanked by the original stone piers.

223-231 Bank Street

The Wallack Building is a three-storey brick commercial at ground floor and residential on the floors above. The Bank street frontage is divided into three distinct sections suggesting they were built at various times. The upper floors have a rusticated decorative brick in a strong horizontal expression, vertical segmented window pattern. The brick has been painted and architectural features such as the keystones and other decorative features are camouflaged. The ground floor commercial storefront has undergone extensive alterations. Along Lisgar the ground floor windows have been infilled. The upper floors of the building are residential that extends to the rear of the lot with a covered passageway giving access to an interior courtyard.

Architectural Integrity

The building's footprint suggests different construction dates, but since 1912 it has not been altered. The brick has been painted and the three storefronts have been infilled with transoms removed and the recessed entrances relocated. Figure 10 documents the earlier storefronts along the street.



Figure 14: The painted brick commercial range 223-231 occupies the southern half of the block with the Wallacks Art Supply wrapping around the corner and extending along Lisgar Street.

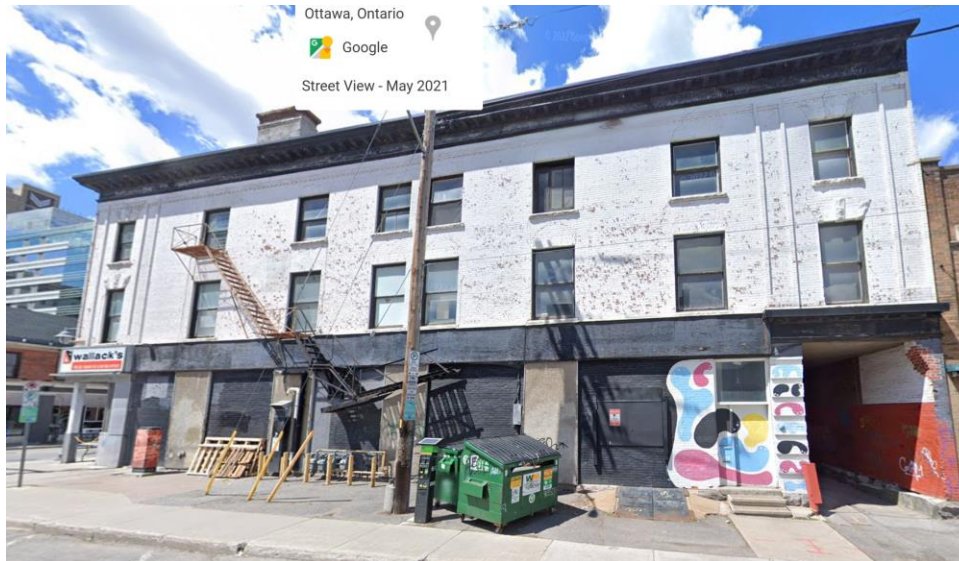


Figure 15: The south elevation of the 231 Bank Street. The ground floor windows have been removed and panels added. Source: Commonwealth.



Figure 16: Views of the east facades (rear).

1.4 Relevant Information from Council Approved Documents

Official Plan (2021) Section 4.5.1 Cultural Heritage Resources

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.5 of the Official Plan. Policy 9 is applicable as a zoning by-law amendment (ZBA), site plan control approval (SPC), and demolition control will be required.

Policy 4.5.2. The City will ensure that the development proposal is compatible by:

When a development involves the retention of all or part of a built heritage resource and its integration into a larger development, the built heritage resource shall be retained in its original place during the construction process. Where the retention of the resource in situ is determined to pose unacceptable risk to the resource, as determined by an engineer or an architect specialized in the preservation of built heritage resources, the City may permit the temporary removal of the resource during the construction process followed by its restoration after reinstatement on the original site.

Centretown and Minto Park Heritage Conservation District Plan (2022)

The development site is located within the boundaries of the Centretown HCD, which was designated under Part V of the OHA (By-law 269-97). A District Plan as defined in the Ontario Heritage Act was

completed in 2022 and came into effect with the approval of the new OP. The policies and guidelines contained in the plan are used to assess the development proposal (Section 5.0).

Centretown Community Design Plan (CCDP) 2013

The CCDP Section 6.5 is applicable to the review of the integration of new development within the Centretown HCD.

Centretown Heritage Inventory May 2020

An inventory of all buildings and properties within Centretown was completed in May 2020. The purpose of the inventory was to assess and identify properties of cultural heritage value outside the boundaries of the two existing Heritage Conservation Districts, and review and update the categorization of the heritage properties within the two HCDs.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

The history of Centretown is outlined in the 2020 Heritage Conservation District Plan and the Centretown Heritage Inventory completed in 2020. The following maps (figures 12, 13, and 14) provide approximate dates for the development of this block on the east side of Bank Street. The earliest Fire Insurance plan 1878 provides the street survey. The section focusing on Block 34 documents that none of the existing buildings were constructed. The Fire Insurance Plan 1888 revised 1901 illustrates the properties at 211 (druggist) 213 (Grocer) as brick 3 storey with a collection of 1 and 1.5 storey wood structures occupying the back half of the site. A 2.5 storey frame with brick veneer occupies 215 occupied by a coffin maker. According to Fire Insurance plans the block is fully built out between 1901 and 1912 with a variety of retail services. From left to right the retails included 211 -213 Jeweller, 215 Grocer, 217 Confectioner, 219-221 Moving Pictures, 223-225 Stationary, 227 Grocer, 229 Drug Store, and 231-233 Hardware. Source: Collections Canada.



Figure 14: 1878 Fire Insurance Plan with Block 234 on the right. The plan illustrates the early development along Bank Street. In the block 234 bound by Nepean and Lisgar Streets none of the properties had been constructed. Source: Collections Canada

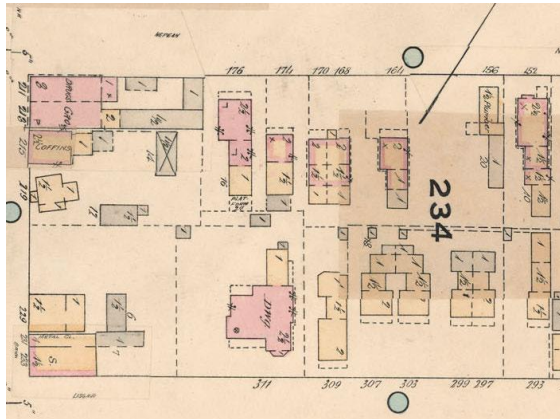


Figure 15: Fire Insurance Plan 1888 revised 1901 illustrates the properties at 211 (druggist) 213 (Grocer) as brick and 3 storeys in height with a collection of 1 and 1.5 storey wood structures occupying the back half of the site. Next to it is a 2.5 storey frame with brick veneer at 215-217 occupied by a coffin maker. The buildings on the southern half of the block appears as 1.5 storey wood and brick veneer separated by a vacant street frontage.

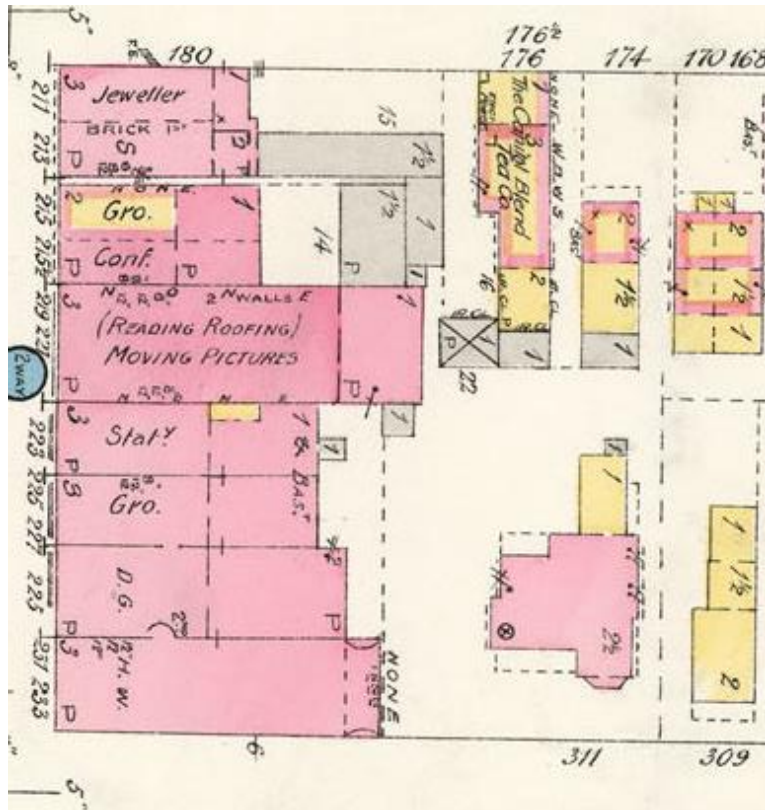


Figure 16: Fire Insurance Plan 1901 and revised 1912 illustrates the build out of properties and the full range of commercial brick buildings along Bank Street had been built out by 1912. The frontage on 176 Nepean Street documents a 1.5 storey frame building set back from the street. From left to right the retails included 211 -213 Jeweller, 215 Grocer, 217 Confectioner, 219-221 Moving Pictures, 223 Stationary, 225-227 Grocer, 229 Drug Store, and 231-33 Hardware. Source: Collections Canada.



Figure 17: A view of the 211-231 block with fire trucks in the street. Note the unpainted facades with the decorative keystone with spandrels between the 2nd and 3rd floors. The photo provides a record of the earlier retail storefronts. Source: City of Ottawa Archives c. 1950.



Figure 18: Although the shopfronts have been dramatically altered elements such as the recessed shopfront at 227 Bank Street are still evident. The leaded transom and vaulted arch have been covered over. Based on the 1950 photo it would appear that the three shopfronts at 215, 217 and 219 were similar with recessed entrances and decorative transoms.



Figure 19: A view of 231 with the retail entrance shifted from its original central location to the corner and the upper façade painted white.

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the Centretown HCD. Source: CHCDP 2022.

3.1 Statement of Cultural Heritage Value

Both Centretown and Minto Park, as part of the City of Ottawa are built on un-ceded Algonquin Anishinabe territory. The peoples of the Algonquin Anishinabe Nation have lived on this territory for millennia. Their culture and presence have nurtured and continue to nurture this land.

The Centretown Heritage Conservation District (HCD) was designated in 1997 through By-law 269-97. It consists of the central core of the larger Centretown neighbourhood, located south of Parliament Hill. It grew from a few isolated houses and shops in the mid-19th century into a completely built-out neighbourhood featuring a mix of residential and commercial structures by the beginning of the First World War until 1940.

The District, a part of the much larger Centretown neighbourhood, includes over 600 properties, including 15 properties designated under Part IV of the Ontario Heritage Act and two National Historic Sites, the John R. Booth House, 252 Metcalfe Street and the Victoria Memorial Museum, 240 McLeod Street, (the Museum of Nature.) The policies and guidelines in this Plan apply to all buildings designated under Part IV of the Ontario Heritage Act , in accordance with Section 41 (2).

The cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts lies in their role as early residential neighbourhoods within the larger area of Centretown with a mix of housing types including large architect-designed houses for the wealthy, primarily located along Metcalfe Street leading to the Victoria Memorial Museum (now known as the Canadian Museum of Nature), high style and vernacular detached dwellings, row houses, and apartment buildings constructed for the middle class, and small working class dwellings. In addition, its value is derived from its associated commercial corridors and institutions. The development of the Districts, primarily built from the 1870s until 1914, are closely linked to Parliament Hill and its functions. Their proximity to Parliament Hill and pleasant neighbourhood character resulted in them being the home of a number of prominent Canadians.

HERITAGE VALUE

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

The Centretown HCD is generally square, bounded on the east by Elgin Street, on the south by Argyle and Arlington Streets, on the west by Kent Street and on the north by Lisgar Street. A finger delineating both sides of Bank Street extends north to Gloucester Street. The District's commercial areas are primarily located on Bank and Elgin Streets and the residential areas are focused on the east-west streets that transect the neighbourhood. The current boundaries of the HCD were determined when the district was designated and have not been altered as part of the 2022 Plan.

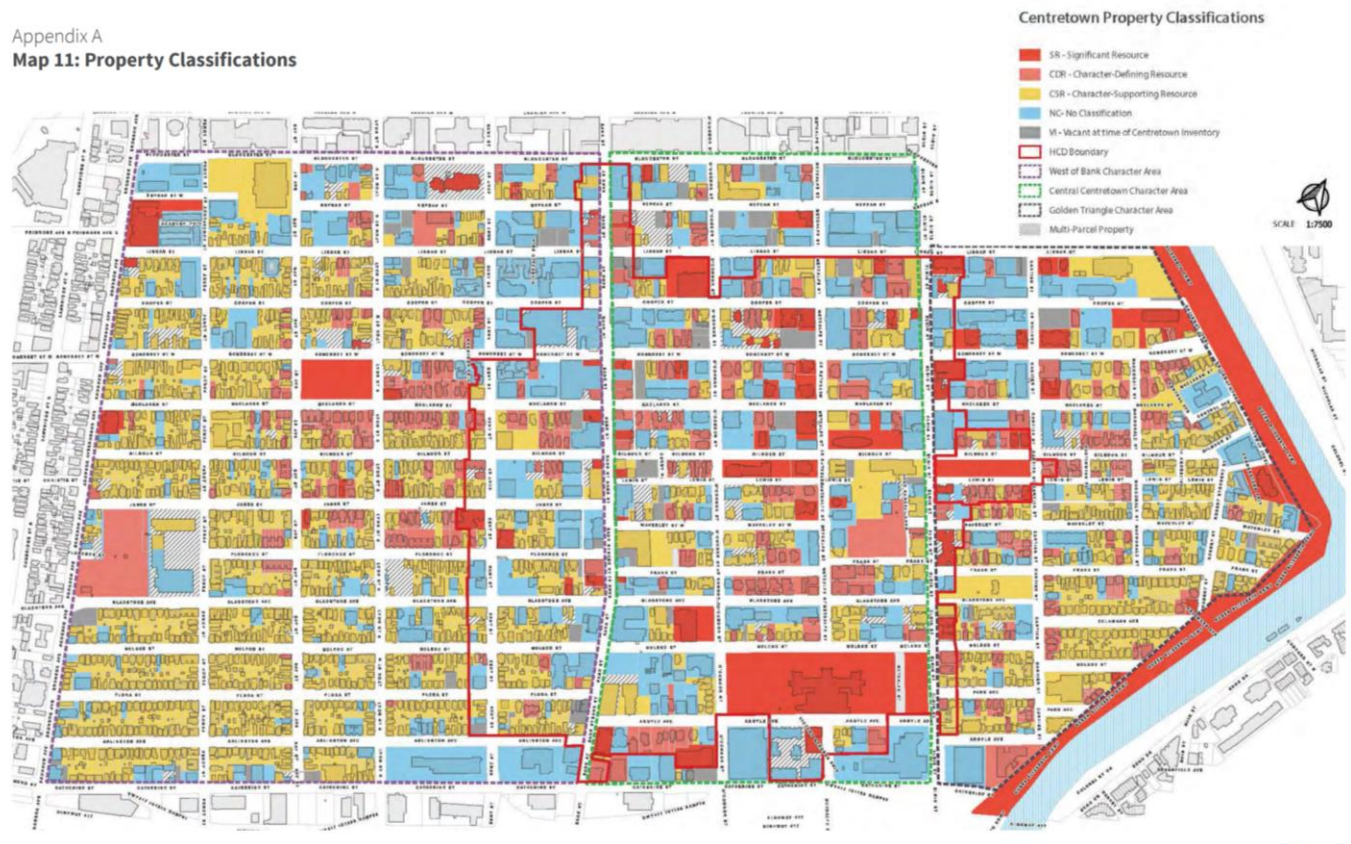
While most buildings retain their residential use, many others have been converted for use as professional offices, or small retail or commercial establishments. The most common residential building type is the hip-roofed single-family home, with a projecting gabled bay on an asymmetrical façade. 100 Argyle differed in that it was a purpose-built office building. Along with flat roofed, medium density apartment buildings, it also played a strong role in defining the character of the District. In addition, a few commercial corridors, most notably Bank Street, run through the area while still reflecting the low scale and architectural character of the rest of the district.

CHCD Plan 2022.

Centretown's landscape is unified by historical circumstance. Both Stewart and the By Estates opened for development in the mid 1870s and developed under consistent pressures. Together they constituted the entire area within the boundaries of Centretown. The idea of a separate residential neighbourhood close

Appendix A

Map 11: Property Classifications



to downtown was relatively rare, although the concept became increasingly popular in Canadian cities as the nineteenth century ended. Along with residential Uppertown, Centretown has provided walk-to-work accommodation for Parliament Hill and nearby government offices. As part of the residential quarter of official Ottawa, Centretown was a sensitive mirror of national politics.

Figure 17: Plan of the CHCD and property classifications from the 2020 Centretown Heritage Inventory. For the purposes of the CHCD Plan, Contributing properties are those classified as Significant Resources, Character-Defining Resources and Character-Supporting Resources and are intended to be retained and conserved. These properties were determined to contribute to the Districts' heritage character. There may be instances when a property classified as a Character-Supporting Resource may be considered for demolition as part of a project that meets other city-building goals." Approximate location of development site arrowed. Source: Image - Centretown Heritage Inventory, and Text - CHCD Plan 2022.

List of Attributes of the Districts

The attributes that reflect the cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts as neighbourhoods for all, the growth of which was influenced by Parliament Hill and the functions of the federal government, include:

- Their proximity to Parliament Hill and the traditional downtown core;
- The rich variety of architectural forms including:
 - Detached dwellings ranging from grand architect-designed houses for the wealthy to modest working-class structures, semi-detached and row houses,
 - The high concentration of pre-First World War apartment buildings;

- **The flat roofed commercial structures on Bank and Elgin Streets that form a continuous street wall and typically feature commercial at grade and residential or offices above;**
- The many churches that reflect the character of the community in the 19th and 20th century, such as: Église Unie St-Marc at 325 Elgin Street, Knox Presbyterian Church at 120 Lisgar Street and Dominion-Chalmers United Church at 355 Cooper Street.
- The buildings that illustrate its function as a neighbourhood in a national capital, including the Museum of Nature and its landmark setting, The Public Service Alliance of Canada (PSAC) Building, numerous embassies and national headquarters, and offices for non-governmental agencies;
- The neighbourhood's amenities including parks, churches and recreational and community spaces that reflect its function as a residential area;
- **The predominance of red brick as a building material for a range of building types, including both residential and commercial types;**
- The remaining street and park trees that serve as reminders of the former dense tree cover in the HCDs;
- The low-rise house-form buildings on McLeod and O'Connor Streets that form a strong urban edge and an attractive setting to the Museum, a beloved local institution;
- **Bank and Elgin Streets, the commercial heart of the neighbourhood, that continue to serve as traditional main streets; and**
- The groupings of similar houses that surround Minto Park that indicate the lot-by-lot development pattern in the HCD and the work of individual builders anxious to capitalize on the park when marketing their new houses.

CHARACTER-DEFINING ELEMENTS

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

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

- Its historical role as a meeting place for governmental and community groups, clubs, and organizations.

COMMERCIAL AND MIXED USE / HISTORIC MAIN STREET BUILDING TYPES

The Centretown and Minto Park Heritage Conservation Districts are distinguished by two commercial main streets: Bank Street which runs through the core of the Centretown HCD and Elgin Street that defines the east boundary adjacent to Minto Park. Gladstone Avenue also has commercial buildings between Bank and Kent Streets.

Attributes associated with the commercial and mixed-use/ main street building type are:

- The flat-roofed commercial structures that feature retail at grade with up to three floors of commercial or residential above;
- The architectural details associated with the late 19th and early 20th main street structures, stylistically influenced by Edwardian Classicism and the Italianate style, with a particular emphasis on horizontal elements.
- Details include:
 - decorative parapets, cornices with details such as corbels and dentils,
 - stone lintels and brick voussoirs, decorative red brick detailing such as string courses,
 - channels, pillars, and pilasters,
 - regular fenestration patterns, oriel, and bay windows;
- The lack of front and side lot line Setbacks of the main street structures that create a one to four storey street wall on Bank and Elgin Streets, typical of commercial streets of the late 19th and early 20th centuries;
- Buildings that are either attached or immediately adjacent to one another;
- Vernacular commercial buildings with narrow frontages at regular intervals and larger commercial buildings featuring frontages divided into narrow bays;
- The remaining historic storefronts that generally feature central recessed entrances flanked by display windows, with the entrances to the upper floors alternating with the store entrances;
- The vertical rhythm of the commercial block facades, created by bands of vertically oriented windows; and
- Upper storeys characterized by a mix of window shapes including round arched and rectangular, that occupy 50 - 75% of the upper walls.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 *Description of the Proposed Development*

The proposal is to conserve and stabilize and restore the Bank Street buildings facades to their original design, repointing, and as necessary using salvaged exterior brick, conserving limestone detailing, and restoring and where necessary replicating character-defining features including the metal cornices, window enclosures, parapets, and balustrades. A contemporary six storey infill building will be constructed above and within the stabilized perimeter.

The proposed development includes ground floor retail (ground and basement), and 8 floors of apartments.

The property owner proposes to restore the range of two and three-storey commercial/mixed-use properties on land located in the Centertown neighbourhood of the City of Ottawa. The area is a Traditional Mainstreet area, on Bank Street between Nepean and Lisgar Streets. The municipal address is 211, 215, 219, 223, 231 Bank Street and 178 Nepean street and will include one basement floor for apartment storage, for bicycle parking and for building services. There will be a ground floor retail component, and apartment lobby, with 2 floors of renovated space on the second and third floors for residential apartments. An additional 6 floors of new residential building is planned.

The ground floor of the proposed building will have one principal entrance to the upper residential units fronting at 217-219 Bank Street. There are potentially 9 ground floor retail units prominently located along Bank Street with frontage potentially at the Nepean and Lisgar corners of the site. Fronting onto Lisgar Street there is also a main entrance to the residential units. There is no parking required for the development program proposed and no setbacks proposed along the two property lines or at the rear laneway.

4.2 *Built Form and Urban Fabric*

The proposed development incorporates a grouping of heritage buildings located at a prominent location ideal for an architectural expression that evokes a sense of main street landmark occupying the east side of the entire city block. The three-storey buildings adjacent to the lot line have no setbacks. The intent of the development is to retain and continues a sense of urban pedestrian scale in keeping with the character of the Traditional Main street, and the existing street frontages along Bank Street.

Smart Living plans to restore the buildings' exterior facades replicating missing elements of the ground floor retail shopfronts and enhancing the existing upper heritage façades. The current planned approach for the rehabilitation of four buildings is to seismically upgrade each of the buildings by restoring existing elements and by adding new structural elements to improve the lateral load path of the building and reduce load demands on existing elements.

4.3 Schematic Design Drawings and Renderings



Figure 18 & 19 : Nepean Street elevation looking south and perspective views of the intersection of Bank Street and Nepean Lisgar with the proposed 9-storey development. Woodman Architecture 2023.

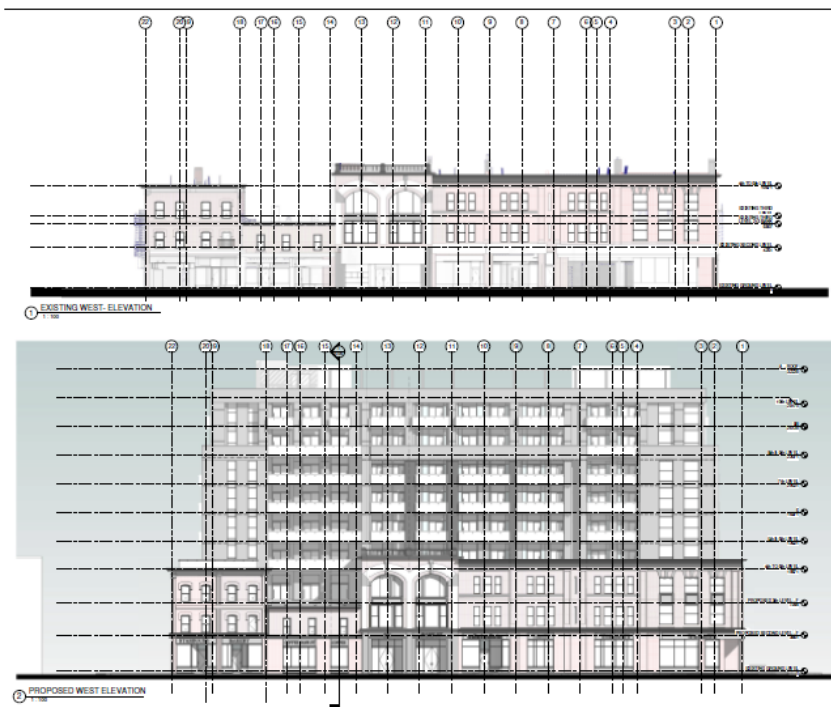
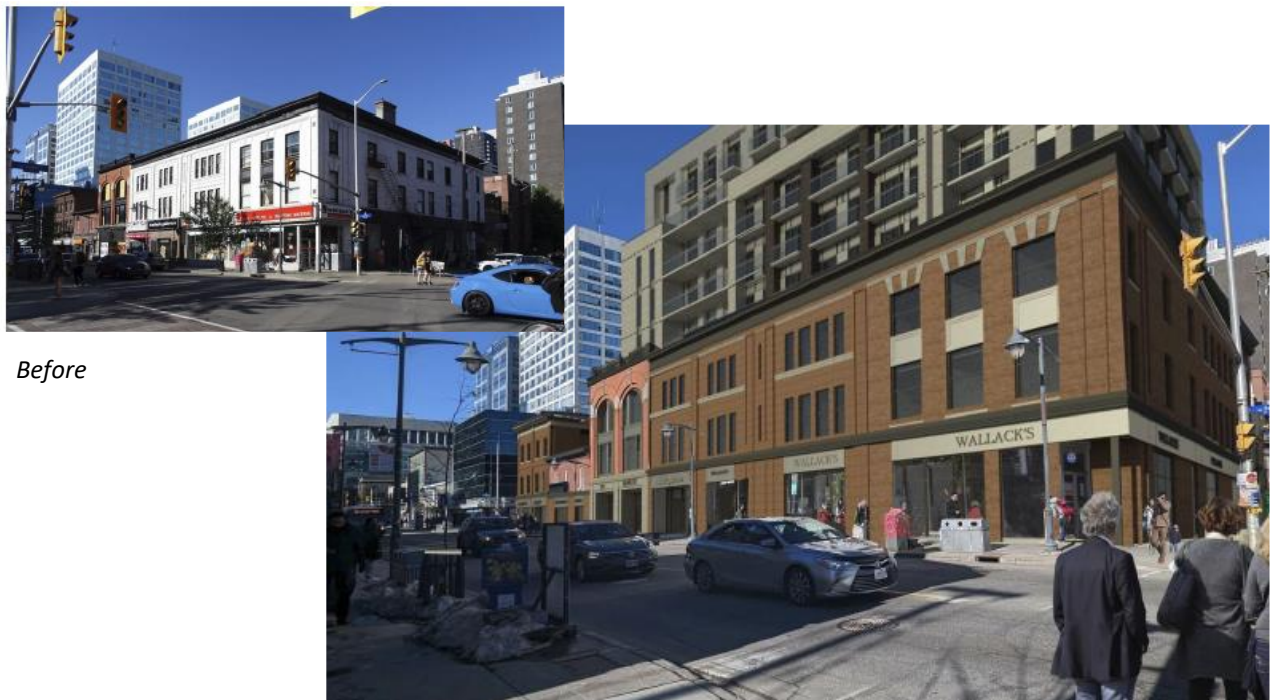


Figure 20 & 21 : Bank Street elevation looking East and perspective views of the intersection of Bank Street and Lisgar with the proposed 9-storey development. Woodman Architecture 2023.



Before

Figure 22: View of the development site looking south-east showing the existing buildings and the new 9-storey development. Source: Woodman Architecture 2023



Before

Figure 23: View of the development site looking north-east showing the existing buildings and the new 9-storey development. Source: Woodman Architecture 2023

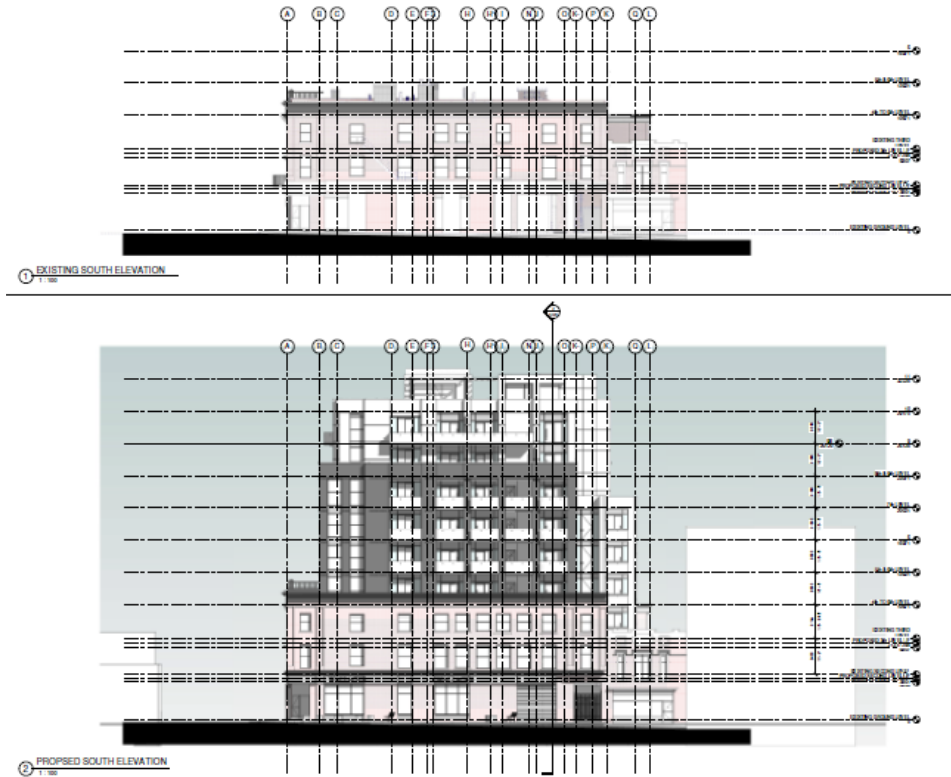
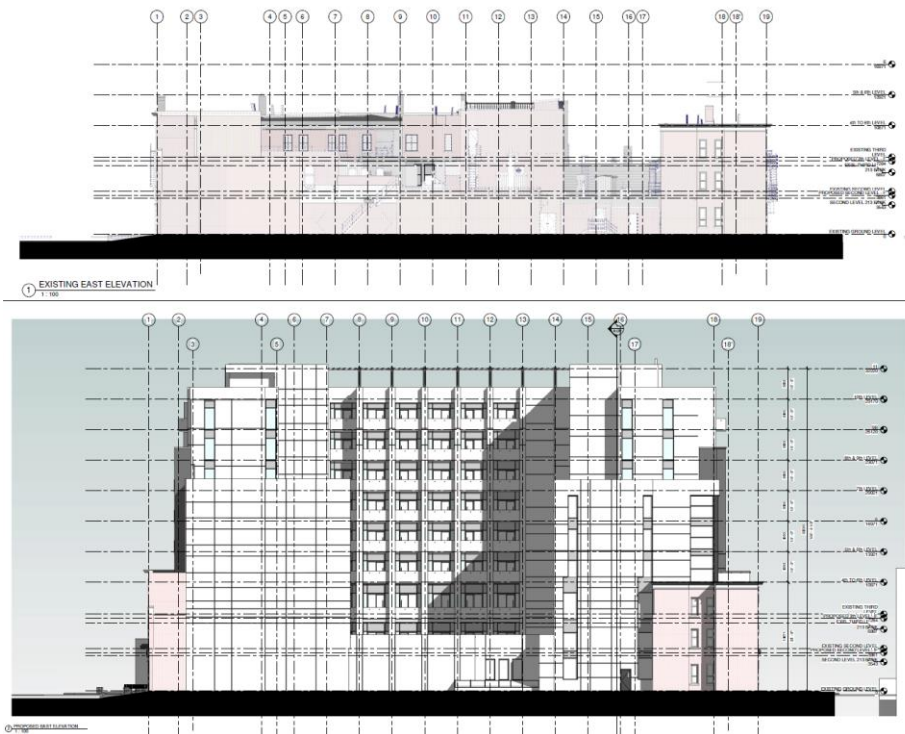


Figure 24 & 25 : Lisgar Street elevation & the Rear elevation with the proposed 9-storey development. Source: Woodman Architecture 2023.



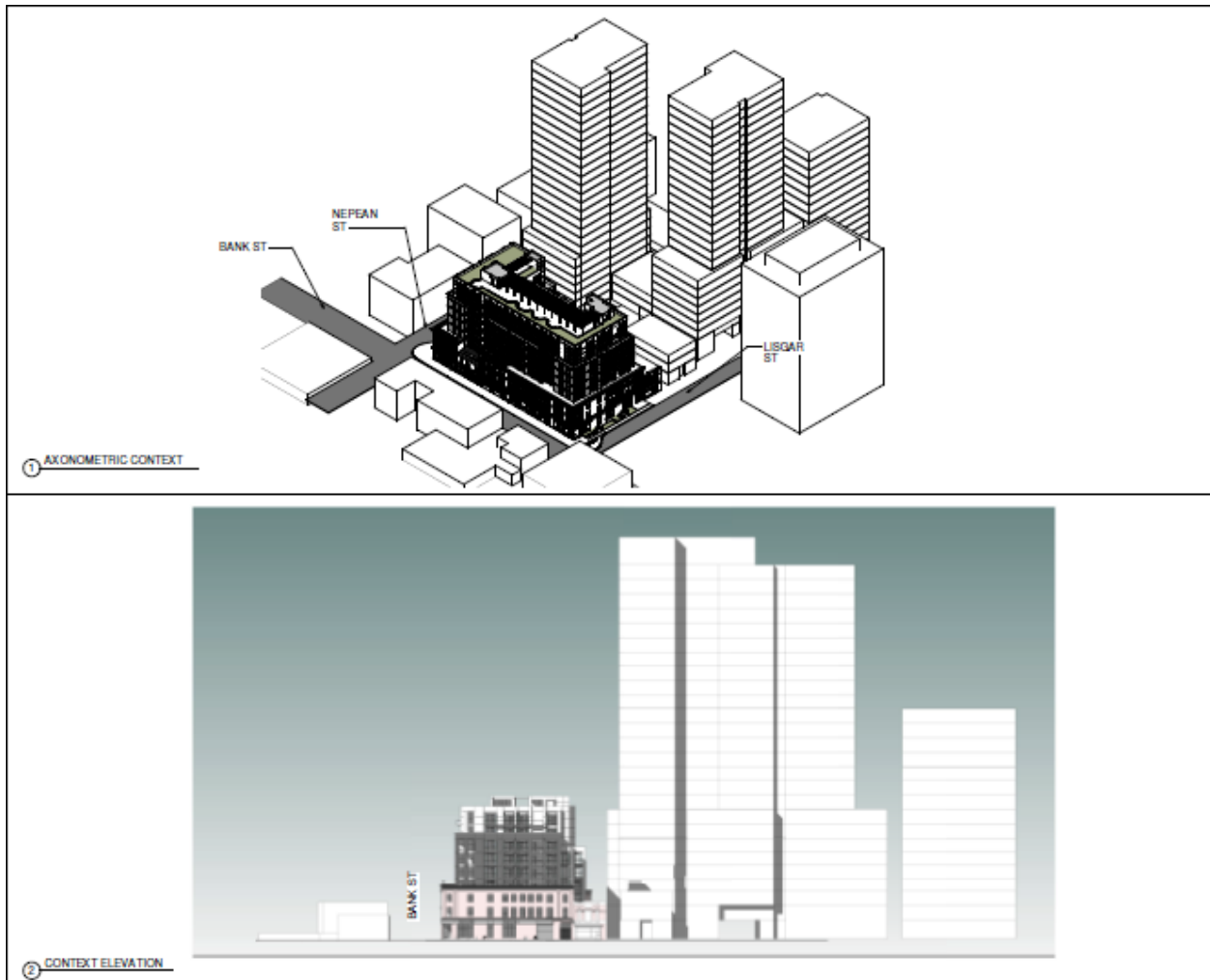


Figure 26: Contextual View with the proposed Richcraft development. Source Woodman Architecture. 2023



Figure 27: Contextual Elevation along Bank Street. Woodman Architecture. 2023

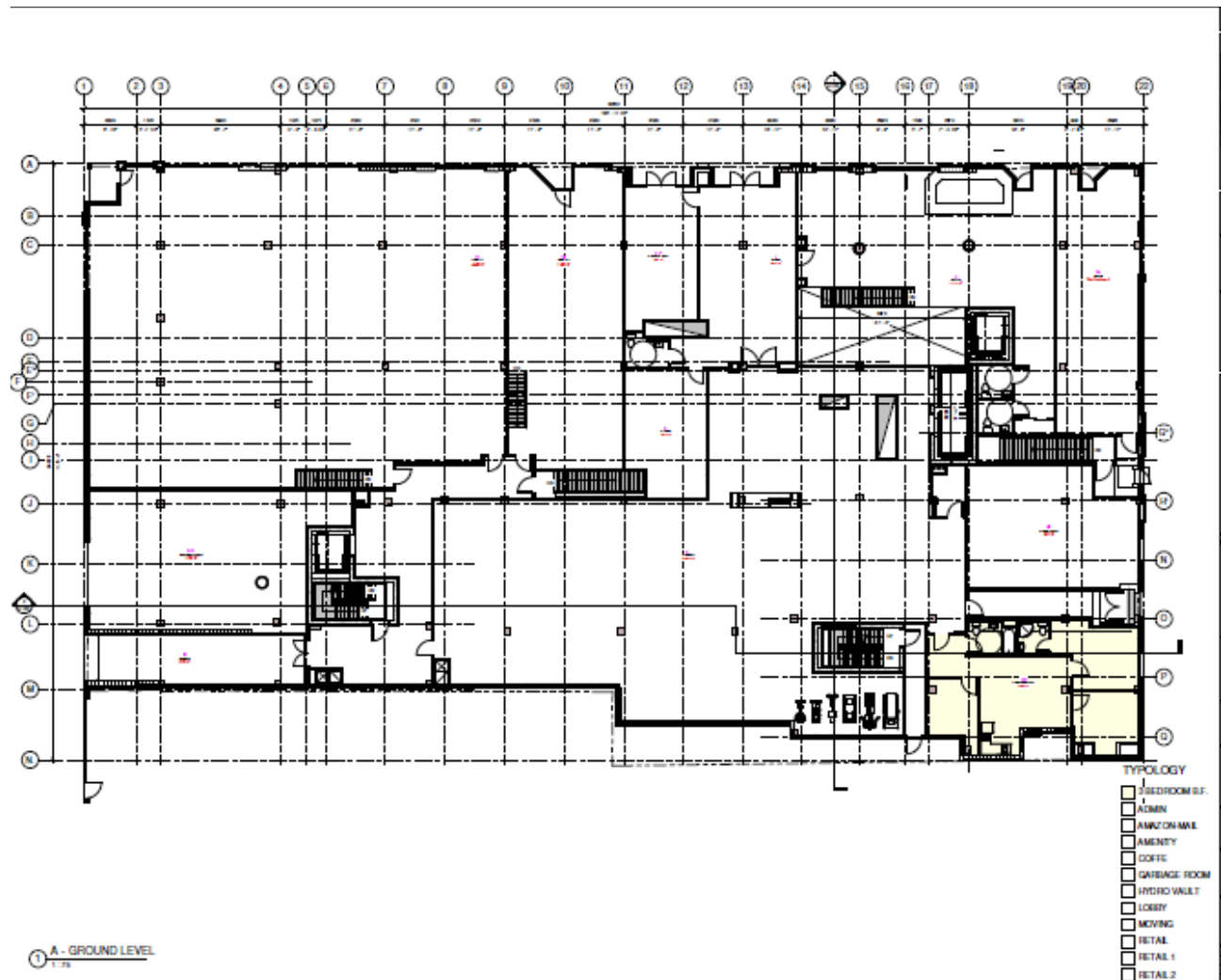


Figure 28: Ground floor plan showing the potential range of shops along Bank Street with the entrance to the new residential development located mid block at the former movie house. Woodman architecture 2023.

5.0 IMPACT OF THE DEVELOPMENT PROPOSAL

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the CHCD. The guidelines contained 2022 Centretown Heritage Conservation District Plan (CHCDP) are used to assess the impacts. The heritage attributes and character-defining features of the CHCD are itemized in Section 3.0.

5.1 Policy and Guidelines CHMCD Plan 2022

4.1 Centretown Heritage Conservation District Plan General Policies	
4.1.4. Where development is proposed that involves the retention of Contributing buildings within the project, these buildings shall be conserved and enhanced according to Parks Canada’s “Standards and Guidelines for the Conservation of Historic Places in Canada” and the policies and guidelines of this Plan.	Response: The proposed approach, retains the exterior of the buildings along the east side of this block of Bank Street. The storefronts will be restored, and the upper floors conserved, windows will be replaced, painted brick cleaned, and the decorative cornices repaired and or replicated as deemed necessary. Six floors of new construction set back 3m above the 3 rd floor roof of the existing buildings.
6.0 Conservation and Repair: Contributing Properties	
6.1. Conserve and retain historic roof forms (profile and roof forms), materials and details (e.g., soffits, eaves, bargeboard, parapets, cornices, and finials).	Response: The cornice line and parapets of the four buildings will be maintained and restored as required.
6.2. Conserve, maintain and repair historic masonry, stucco, and wood exterior cladding.	Response: All four buildings are brick construction. The exterior cladding of the upper floors will be conserved. The existing ground floor commercial storefronts have over time been altered. Each of the storefronts will be restored.
6.3 Do not conceal historic masonry or cladding with new materials; painting brick or stone is not appropriate.	Response: All of the four buildings appear to be structurally sound, and alterations to the buildings are restricted to the ground floor retail non of which prohibit them from continuing to contribute to the HCD. The painted brick on the Wallack’s building will be removed.
6.3.2 Conserve and retain historic windows and doors, including their form, design, and details (e.g., sills and lintels, surrounds, sidelights, and transoms etc.), and proportion, particularly those that are decorative, or feature leaded or stained glass. Consider restoration wherever possible. 6.3.3 Conserve the overall fenestration pattern on primary façades.	Response: The form, design, and details of the windows in the upper floors of the four buildings vary with different fenestration patterns and proportions. These will be documented, and new matching windows will be installed in keeping with the original.
6.6 COMMERCIAL AND MIXED US: STOREFRONTS	
6.6.1. Conserve remaining historic components, including stone, brick and cast-iron columns,	Response: A conservation plan is being prepared to address historic attributes of the storefronts

<p>historic plate glass windows with metal or wood bulkheads/kickplates, original or early doors and transoms, decorative wood, or metal first floor cornices.</p> <p>6.6.2. Conserve the historic arrangement of storefronts (recessed store entrances, secondary doors, cornices, sign bands, etc.), when historic materials and signs have been removed and replaced.</p>	<p>including the arrangement of storefronts entries transoms and cornices and sign boards.</p> <p>At various times there were between 6 and 9 shopfronts with separate entrances. The plan will reinterpret the originals using historic photos and comparative examples to assure that interventions are appropriate. Where character-defining historic storefront elements are missing, they will be reinstated. Inappropriate cladding will be removed, and remnant elements will provide guides to new interventions</p>
<p>6.7 COMMERCIAL AND MIXED USE: UPPER STOREYS</p>	
<p>6.7.1 Conserve remaining historic components, including stone, brick and cast-iron columns, decorative brickwork, stone trim and stringcourses, historic window openings and trim, bay windows and decorative wood or metal cornices.</p>	<p>Response: A conservation plan is being prepared to address historic attributes of each of the upper storeys including the arrangement of windows, decorative brickwork, and cornices.</p> <p>The plan will reinterpret the originals using historic photos and comparative examples to assure that interventions are appropriate. See Figure 22 & 23)</p> <p>Where character-defining historic elements are missing, they will be reinstated. Inappropriate cladding will be removed., and remnant elements will provide guides to new interventions.</p>
<p>7.2 ALTERATIONS: COMMERCIAL AND MIXED USE BUILDINGS</p>	
<p>7.2.1 Bank Street’s defines its character as a 19th century neighbourhood with a wide range of building types and functions. When contemplating changes and renewal, make every effort to ensure that alterations evoke the character of the historic commercial buildings of the District.</p>	<p>Each of the buildings’ exterior facades has been recorded documenting the range of building styles.</p>
<p>Guidelines</p> <p>a) Consider removing blocked in windows and inappropriate later windows from the upper storeys of commercial buildings. Replacement windows should be based on historic evidence, if available. If there is no evidence, examples from nearby buildings can be used for guidance.</p> <p>b) When updating storefronts for new owners, make every effort to uncover original storefront elements. If they no longer exist,</p>	<p>In keeping with the guidelines, the defining attributes noted on the as-found drawings will be noted and lost features and inappropriate later additions will be highlighted, and a replacement feature introduced if the original has been lost or is deteriorated.</p> <p>Where possible original storefront elements will be uncovered and documented. If they no longer exist, design the new storefront to evoke the traditional qualities of the street using comparative historic photos to determine</p>

<p>design the new storefront to evoke the traditional qualities of the street</p> <p>c) New roof top terraces should be located away from the front façade, with their railings and fixtures located as discretely as possible. The design and materials of new terraces and their elements should be compatible with the character of the building on which they are located.</p>	<p>appropriate examples including, transom secondary cornice, bulkhead, recessed doorway, and signage.</p> <p>It is planned that There will be a terrace on the roof of the new building. It will be set back to reduce overlook.</p>
<p>8.2 ADDITIONS TO CONTRIBUTING COMMERCIAL AND MIXED-USE BUILDINGS</p>	
<p>8.2.1 Small and large roof top additions must be located sensitively to limit visual impacts and ensure that the heritage attributes of the building and streetscape are conserved.</p> <p>8.2.2 In cases where a large rooftop addition (i.e., over two storeys) is proposed, it is critical that the proposal does not necessitate dismantling and reconstructing existing heritage resources.</p> <p>8.2.3 Consider the location, materials, and other design measures to mitigate negative impacts on the HCD and the existing building.</p> <p>8.2.4 The overall height and massing of a rooftop addition must be carefully considered to avoid disrupting the proportions of the existing building. If located on a corner lot, consideration should be given to how additional massing can be mitigated on the side façade.</p>	<p>Along with the conservation of the 4 buildings the development will include construction of a 6-storey addition set back 3m from the existing buildings. The existing buildings will serve as the podium or base with the body of the new construction extending over the 4 floors and a 2-storey top.</p> <p>The variations in the brick colour will be maintained and the painted brick will be cleaned. In order to compliment and promote the heritage facades the new superstructure will be a more neutral lighter palette.</p> <p>An effort has been made to interpret the character, proportions, and scale of the existing buildings in the proposed design. As the development will occupy a full city block with the massing extending along both Nepean and Lisgar the defining elements of both corner buildings have been considered.</p>
<p>9.2 NEW CONSTRUCTION INCORPORATING CONTRIBUTING BUILDINGS Policies and Guidelines</p>	
<p>9.2.1. Given that the conservation of Contributing properties is one of the goals of this Plan, this type of proposal must meaningfully retain and incorporate existing Contributing buildings and their attributes in order to be considered. Meaningful retention allows for the continued understanding of the building’s original three-dimensional form and elements that convey how the property contributes to the HCD. To achieve this, the project must consider</p> <ul style="list-style-type: none"> » Height, width, and depth; » Shape and arrangement of volumes; » Original roof form and roof lines; 	<p>Response: The proposed approach retains and incorporates the contributing buildings in a meaningful manner.</p> <p>See the development plans and renderings for an understanding of the treatment in addressing height, the distinct character of each of the buildings and how these characteristics have been carried into the new design.</p>

» Character-defining elements and features such as chimneys, porches, and other architectural details.	
9.2.3. When a project incorporates existing Contributing building(s) into a larger development, those existing buildings will continue to be featured prominently on the lot and within the streetscape. The proposed development will complement the existing structure[s] through the use of compatible materials, fenestration pattern, relationship to the street or other measures.	Response: The design for the new additions approximates the width of individual heritage buildings.

5.2 Official Plan Section 4.5.2 Cultural Heritage Resources Policy 9

When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, the City will ensure that the proposal is compatible by:

3) When a development involves the retention of all or part of a built heritage resource and its integration into a larger development, the built heritage resource shall be retained in its original place during the construction process. Where the retention of the resource in situ is determined to pose unacceptable risk to the resource, as determined by an engineer or an architect specialized in the preservation of built heritage resources, the City may permit the temporary removal of the resource during the construction process followed by its restoration after reinstatement on the original site.

Response: The development involves the retention of the exterior facades of the 4 buildings along Bank Street. The facades will be retained during construction followed by their restoration as part of the overall site development.

5.3 Standards and Guidelines

The “Standards and Guidelines for the Conservation of Historic Places in Canada” were adopted by City Council in 2008 and are used to evaluate all applications under the Ontario Heritage Act. Conservation includes all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life and may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes. Reconstruction of a demolished historic place is not considered to be a conservation activity. Definitions follow:

- Preservation** involves protecting, maintaining, and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value;
- Rehabilitation** involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value;
- Restoration** involves accurately revealing, recovering, or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

The General Standards contained in the Standards and Guidelines for Conservation of Historic Places in Canada are useful to determine impacts on the character-defining features

As per the General Standards (all projects)

Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.

The character defining elements of the CHCD are itemized in Section 3.4 Commercial and Mixed Use/ Historic Main Street Types and includes:

“The flat roofed commercial structures that feature retail at grade with up to three floors of commercial or residential above.

The architectural details associated with the late 19th and early 20th main street structures, stylistically influenced by Edwardian Classicism, and the Italianate style, with a particular emphasis on horizontal elements and details.

The list of attributes goes on to describe specific details, setbacks, frontages, recessed entrances, vertical rhythm of facades and vertically oriented windows and upper floors characterized by a mix of window shapes.

Discussion: The Bank Street facades are representative of commercial attributes that are mostly intact and repairable using recognized conservation methods. On all four buildings the shopfront will be reinterpreted based on comparable information.

Standard 11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Discussion: The new addition conserves the heritage value and heritage attributes of the buildings. The addition is physically and visually compatible with the historic buildings in terms of interpreting the stylistic differences and rhythm of the buildings along the street, massing and scale. In addition, the strong vertical expression of the new addition supports the existing buildings. The 3m setback of new construction above the third floor creates a clear distinction between new and old; and the treatment of the buildings top helps define base middle and top.

Standard 13 of the “Standards and Guidelines:” Repair rather than replace character-defining elements from the restoration period,

Guideline 26, “Additional guidelines for Restoration Projects” recommends:

Recreating missing features of the exterior form ...based on physical or documentary evidence.

5.4 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD The following are from the City of Ottawa CHIS template, positive impacts of a development on cultural heritage resources typically can include, but are not limited to (highlighted in bold those items deemed most relevant for consideration in this HIA):

- **Restoration of a designated building or structure, including replacement of missing attributes,**

- **Restoration of an historic streetscape or enhancement of the quality of the place,**
- **Adaptive re-use of a cultural heritage resource to ensure its ongoing viability,** and
- Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.

Other positive impacts specific to the 211-231 Bank Street & 178 Nepean Street redevelopment project include:

- The development proposal includes the rehabilitation of four early Bank Street retail buildings as part of the development with a program to conserve their retail character, integrate their structure as a podium feature into the planned development, and interpret their historic use.
- The conservation of the four buildings between Nepean and Lisgar Streets will continue to define the block, punctuate the corners, and link the retail character with the east-west side streets.
- The character of neighbouring buildings along this section of the Bank Streetscape are acknowledged using building materials, and the height of the retained buildings.
- Incorporating a 3m stepback of the new development allows the heritage buildings to maintain their prominence in views along the retail corridor.
- The development will result in an introduction of 266 new apartment units with a significant increase in pedestrian traffic.
- This development will set a precedent for other vacant or underdeveloped sites in the area.
- Arriving at a design concept that retains and conserves the four building facades and exterior massing including the ground floor retail storefronts, and the upper floors, exterior finishes, decorative metal and brick trim keystones, parapets, and roof balustrades.
- The form and materiality of both the Bank Street and Nepean/Lisgar facades will be retained, and a conservation plan outlining stabilization, seismic considerations, repairs to the brickwork and selective reconstruction of shopfronts, restoration, and reassembly of architectural components in need of conservation and active retail facing onto Bank Street.
- The new development provides revitalization strategy to an entire block of Bank Street including the rehabilitation of corner elements on the north (Nepean) and south end at Lisgar).

Adverse impacts of the proposed development include:

- There are no negative impacts specific to the retention and conservation of this block.
- Windows will be replaced with new units, and interior structural assembly replaced.
- There will be minimal adverse shadow .

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

The following alternatives should be considered to improve the integration of the restored facades with the proposed infill. The alternatives apply primarily to the Bank Street façades.

- A two-storey brick clad apartment building with a more recent third floor at 311 Lisgar constructed in the 1920s and next to it at 315 Lisgar is a two storey Bible Store; both are located outside the limits of the HCD. The inclusion and restoration of the two properties on Lisgar should be considered. The buildings are not designated but could be successfully incorporated as part of the plan development. Their inclusion would offer opportunities for additional residential, outdoor amenity, and mid-block access between east-west streets.
- The Wallack Art supply is an important and long-term retail operation servicing the art community. It is unfortunate that this widely recognized landmark anchor will be displaced. Efforts are being made to ensure that they have the opportunity to return following redevelopment. Although not necessarily a heritage concern the preservation and retention of studio and exhibit space are positive.

6.2 Mitigation measures

All of the recommendations outlined in Conservation Strategy, should be implemented to help preserve the character defining elements of each of the buildings.

6.3 Conclusions

The proposed restoration and rehabilitation approach is in keeping with Parks Canada's Standards and Guidelines and provides a good opportunity to test the new Centretown and Minto Park Heritage Conservation District Plan.

The proposed development will have only minimum impact on the original assemblies and materials. The proposal addresses an entire city block will contribute to the revitalization of Bank Street. Given the scale of the project care will need to be taken and detailed drawings prepared to determine the extent of alterations to shopfront and what elements will need conservation.

The development proposal with emphasis on providing a design in keeping with the character of the overall neighbourhood and in-line with the *Centertown and Minto Park Heritage Conservation Plan* is a worthy endeavor. The exterior appearance and scale of the buildings along this block of Bank Streets will be conserved and upgraded and with the interior spaces reconfigured for integration as residential units providing 266 residential units. The new treatment set above the existing buildings carries the materiality and linear forms of the restored portion throughout the new construction with compatible materials and fenestration proportions.

The Bank Street 'Finger' is a significant built heritage component of the Centretown Heritage Conservation District reinforcing the traditional main street as a significant built form within the district.

Relative to other existing commercial/residential buildings along Bank Street within the HCD, the subject buildings are rated highly for design/style and are considered as an architecturally grouping of significant buildings in their own right. Their heritage value, as described above, appears to relate primarily to their early date of construction, stylistic expressions, and their fit within the streetscape.

7.0 CONSERVATION PLAN

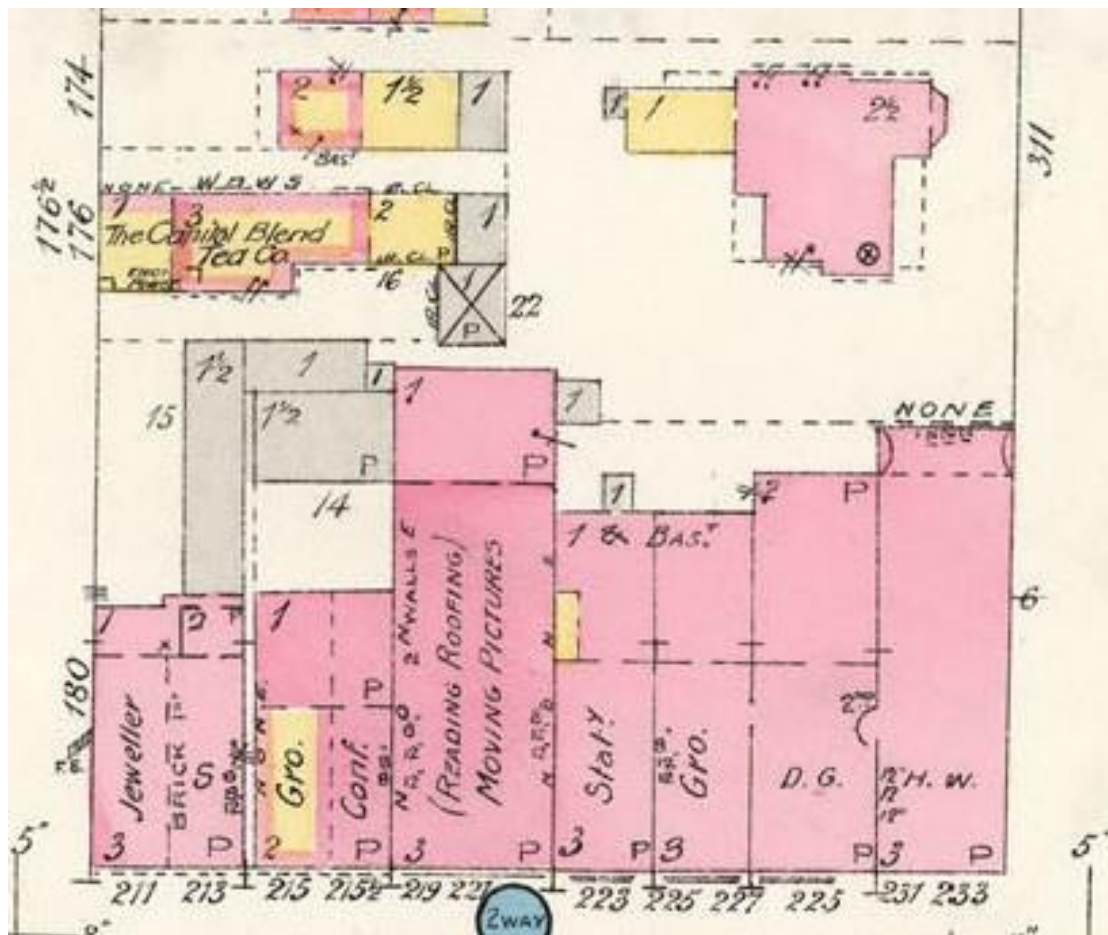
The following is submitted as an outline. The detailed analysis and inspections have not been completed and will be addressed as part of the planning process. The work plan follows the scope as set out by the City of Ottawa that states Conservation Plans must:

- Describe how the heritage value of a resource will be protected during the development process;
- Include a summary of conservation principles and how they will be used must be included. Conservation principles may be found in publications such as Parks Canada's "Standards and Guidelines for the Conservation and Guidelines for the Conservation of Historic Places in Canada" and "Eight Guiding Principles in the Conservation of Historic Properties," published by the Ontario Ministry of Culture. (Both publications are available online.);
- Recommend the conservation treatment category – preservation, rehabilitation, restoration - appropriate to each resource of heritage value within the property, including the landscape;
- Outline how the cultural heritage resource[s] are to be managed after the completion of the project;
- A Conservation Plan must contain current information on the condition of the building and recommendations on its ongoing maintenance. These recommendations will be based on the "Standards and Guidelines for the Conservation of Historic Places in Canada" as amended from time to time, and adopted City Council in 2008;
- A Conservation Plan may also contain guidance on the following, were appropriate: public access, signage, lighting, interpretation, landscaping, heritage recording, use.

7.1 Comparative Examples of Shopfronts

Bank Street has been Centretown's primary commercial street since the 19th century with shopfronts along the street sharing certain characteristics such as recessed entrances, a sign board incorporated as part of the ground floor cornice, transoms, and large plate glass windows, with a knee wall. Over time many of these features have been compromised or lost. In accordance with 6.6 Commercial and Mixed use: Storefronts Policies and Guidelines, 9.2 New Construction: Incorporating Contributing Buildings the conservation plan addresses the work require to rehabilitate the four buildings. As part of that process

research was undertaken to establish historic precedents for the restoration and/or rehabilitation of the storefront using Centretown and Bank Street examples to guide the process.





A section of the 1901, revised 1912, Fire Insurance Map along Bank Street between Nepean and Lisgar Streets documents the ground floor occupants and the division of frontages onto Bank Street.

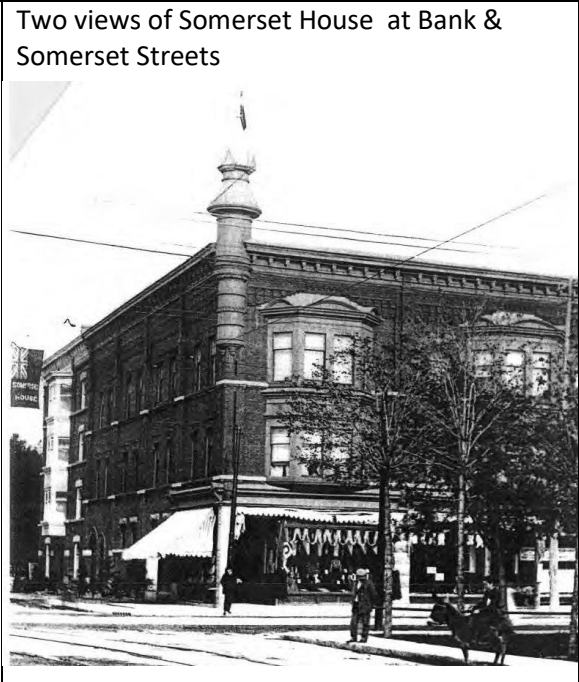
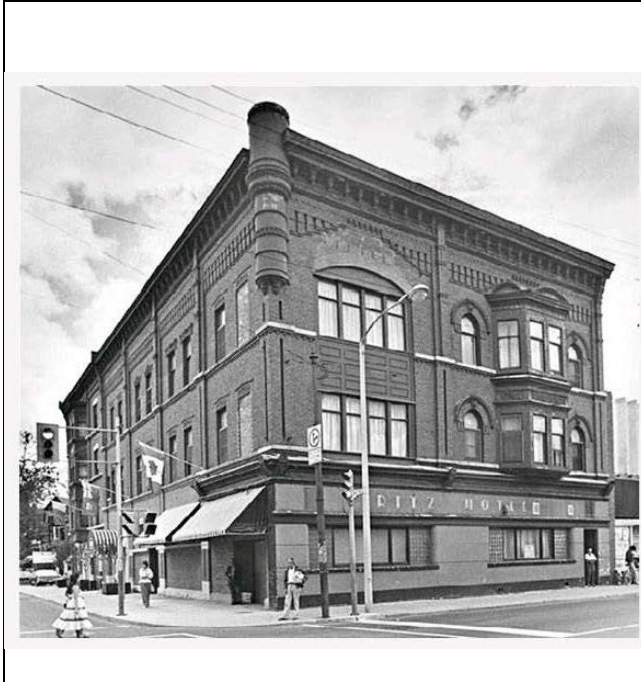
A c.1950 photograph of the street with fire trucks provides a good reference for the shopfronts on the south end of the block.

Bank Street & Glen 1940



The Royal Oak Pub on Bank Street





Two views of Somerset House at Bank & Somerset Streets

Comparative example of buildings positioned at the intersection with the retail shopfront wrapping around the corner.



Sparks Street



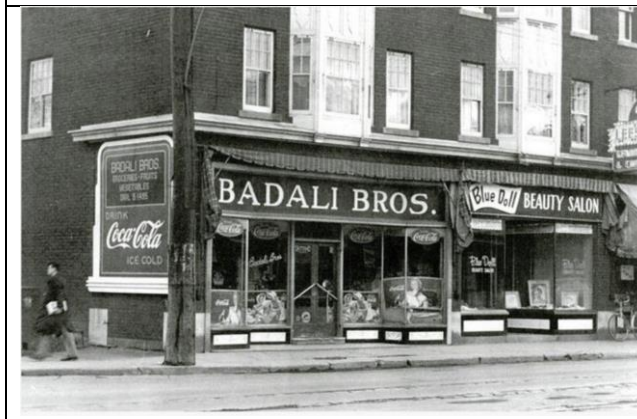
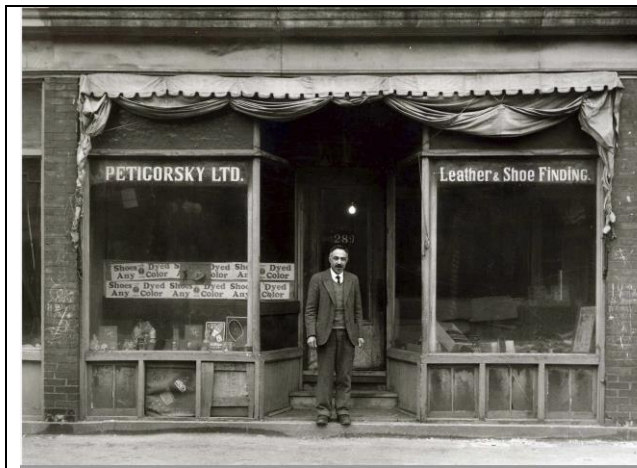
Bank St at Sparks 1901



National Manufacturing Co. 1910



372-380 Bank St CCB Electric Works nd



7.2 Documentation and Recording

In keeping with the Standards and Guidelines, an accurate record of intervention will be required to document existing, as-found conditions, as well as the design and construction stages. A high-resolution

colour laser scan provides for the exterior, and roof prior to any demolition or alteration to the four buildings.

Photogrammetric As-Found drawings have been prepared documenting the condition of the Nepean, Bank and Lisgar facades as well as the rear facades fronting onto the Richcraft property. These will supplement the rendered set of plans and elevations which also record the existing conditions. A Structural Assessment addresses incorporation of the existing building facades and the requirements for seismic upgrading of the first three floors to allow for the construction of an additional 6 floors.

7.3 Conservation Approach

At present, there are no existing structural drawings. A detailed survey of existing structures of all facades is required. There are at least 4 distinct building structures three of which are solid masonry brick, with 115 Bank Street a frame construction with a single brick veneer façade along Bank Street. A detailed conservation plan for the buildings needs to be developed after an inspection of the exterior walls has been completed. As defined in the Standards and Guidelines for the Conservation of Historic Places in Canada the main treatment for the four commercial buildings is recommended as Rehabilitation.

Rehabilitation is defined as 'the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.'

Preservation will be the main conservation approach for the majority of the exterior heritage attributes of the upper floors of existing building facades. Preservation involves the 'protecting, maintaining and stabilizing of the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.'

The buildings' masonry facades are the most prevalent character defining attribute. It is recommended to engage a masonry specialist in historic masonry to advise what masonry work is required and supervising the implementation of this work. The wood windows are the other significant attribute. Given their condition it will be necessary to replace them with a new units designed to replicate the appearance and continue to distinguish the differences with each building.

The floor to ceiling heights on the ground floor commercial will be maintained but the interior layouts will be adjusted to meet new retail requirements and the specific needs of tenants. The interiors of the existing buildings are not designated and will be extensively altered and retrofitted for residential use on the upper floors and commercial/amenity uses at grade.

The scope of conservation work will be outlined on a set of annotated as-found elevations that will include the exterior masonry walls, windows, metal parapets, and other character-defining features. A set of specifications specific to the masonry conservation work for each of the four buildings will also be developed as part of the rehabilitation.

The conservation work will be a mix of preservation, rehabilitation, and restoration of the character-defining features of each of the buildings.

This proposal is assessed using the Standards and Guidelines for the Conservation of Historic Properties in Canada and are in *italic*.

Standard 1. *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.*

Standard 5. *Find a use for a historic place that requires minimal or no change to its character-defining elements.*

Discussion: The developer is considering a number of uses to minimize changes to the character defining elements. The design for the new additional 6 storeys incorporates a contemporary (insert discussion acknowledges the areas past.) A continuous interior ground floor walkway will link retail and residential retail activity to the entire property.

Standard 7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed.*

Discussion: D & M Structural Engineers are carrying out a structural investigation to determine the integrity of the existing buildings and plan a methodology to support the 6- storeys of new construction and preserve the facades.

7.4 Additional Standards Relating to Rehabilitation

Standard 10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*

Standard 11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible, subordinate to, and distinguishable from the historic place.*

7.5 Procedures

The following provides an outline to sequencing the work:

- Document all existing conditions as discussed above.
- Engage a masonry specialist and perform additional investigations and a more detailed review of the masonry for each building to determine if the paint can be removed, areas of deterioration, repointing and construction of lost elements (parapet).
- Undertake a more detailed assessment of the windows including frames, sashes, sills, and surrounds.
- Remove doors, windows and all removable CDEs; protect any elements to remain in place; document, label, crate, and store elements to be reinstated.

- Undertake a visual survey of each of the facades along Lisgar, Bank and Nepean Streets. Investigate and document openings and survey existing wall conditions/structure. Produce a scoped masonry repointing and repair package (drawings and specifications) to facilitate buildings being shored.
- Perform any masonry repairs required by the masonry specialist (e.g., rake and repoint; crack repairs; limited dismantle and rebuild around fractured areas; replacement brick; repairs).
- Prepare shoring design and documents by a structural engineer. See the preliminary approach outlined by Ryan Munden dated December 2022 Appendix A.
- Undertake shoring construction review. All shop drawing review, submittal review, and progress draw reviews for shoring. Engineer should allow for regular progress reviews with written reports during construction.
- Once the building structure is complete, undertake masonry construction review including shop drawing review, submittal review, and progress draw reviews for masonry restoration. Allow for regular site reviews with written reports during construction. Note: Masonry work should not be scheduled to occur during the winter months.
- Carry out the replacement parapet/top of the wall ensuring it is weathertight prior to flashing and roofing installation. Roofing and flashings over the masonry portion will need to be installed by this point.
- Install new shopfronts and integrate existing features along the street.
- Resolve and complete the interface between interior work and the impact on the Bank Street exterior facades.

7.6 Inspection and Conservation Approach

Commonwealth undertook a cursory inspection of the exterior masonry in December 2022 to note the condition of the exterior walls including the windows, decorative metal elements, brickwork, concrete, pointing, and to determine the materials applied to the ground floor shopfronts. The information will supplement the structural condition report prepared by Ryan Munden, D & M Structural Engineering who is addressing the impact and procedures to support the new development and modifications of the lateral walls and foundations. (see Appendix A).

The Commonwealth inspection was limited to the ground floor exterior facades of the building. Access to the interior and upper floors is not possible. A more detailed analysis of the specific attributes of each of the 4 buildings will be referenced and described in the next detailed stage of the conservation plan.

7.7 Summary of Work to be completed

The policies and guidelines for the conservation and restoration of commercial heritage properties are outlined in Sections 6.0, and 7.0 the CHMPCD Plan. The guidelines address the street level storefronts and the upper stories of commercial properties. All of the guidelines have been met in the proposed development. The buildings are three weir solid brick with the exception of 215 Bank Street, which is a frame building with a brick façade. The four restored buildings will maintain the rhythm of the streetscape in its existing form with distinguishing features interpreted. The floor-to-floor height of the ground floor retail is being retained as are second and third floors. The proposed design maintains the street walls

along Bank Street, both Nepean and Lisgar Streets with the varied heights and sizes of rear elevation maintained.

The storefronts along Bank Street have over time been altered with only fragments of original features remaining. Period illustrations and photos of comparative Ottawa examples will provide guidance for rehabilitation and to help articulate in a similar fashion their earlier appearance. The commercial facades will be reinterpreted incorporating large plate glass windows, transoms, and recessed retail entrances. The brick, metal and limestone pillars separating storefronts will be restored to provide articulation and retail cornices and sign boards reintroduced. There will be six retail entrances to the proposed ground floor retail / commercial along bank Street. These will include the corner entrance for the Wallacks Art Supply, which will occupy a retail space extending from 223-231 Bank Street. Individual commercial/retail entrances will incorporate a recessed doorway to permit exiting and not block the sidewalk. As well unused original entrances will be interpreted with fixed doors.

Upper floors will feature the distinct galvanized metal cornices and other original detailing including fenestration patterns, ornamentation, and original finishes. The formal main access to the residential common spaces on the ground floor and upper floor residential takes advantage of the elegant movie house storefront at 219 Banks Street with distinguishable residential treatment along Nepean and Lisgar at all three levels. The original carriage entrance and rear access to the upper floors is retained at Lisgar and will serve as a delivery, service access and elevators.

The conservation approach respects the heritage building as it will not involve the demolition of the upper facades and inevitable loss of original assemblies, detailing and materials including - metal, limestone, terracotta, and brick components that are character-defining features. The two and three-storey brick of the original buildings will undergo repointing, removal of paint and cleaning specific to each of the 4 buildings. The rehabilitation incorporates cornices specific to each building as well as repeating the rhythm and proportions of the fenestration patterns on the second and third floor levels of the existing building.

The proposed 9 storey superstructure is distinguishable, and of sympathetic contemporary design. The existing buildings serve as a podium, with the new construction setback from the existing buildings by 3m with a further setback at the top two floors. A palette of materials, and finishes that are neutral, light-coloured help focus on the heritage buildings. Decorative cornices, horizontal and vertical articulations, opening sizes, proportion, and rhythm have taken their cues from the historic buildings. The design respects and reflects the current urban grain and scale, visual relationships, and materials of the neighbouring buildings on the west side of bank street. Below is a discussion of each of the buildings.

178 Nepean 211-213 Bank Street

Description

178 Nepean 211-113 Bank Street is a three-storey mixed use building prominently positioned at the corner of Nepean and Bank. Constructed in two stages with the Bank street frontage constructed

between 1888- 1901 and a major residential addition to the Nepean address circa 1922. The Edwardian style carries through the three-storey original and addition in a Rideau red-brick with an elaborate metal cornice, decorative brick window surrounds, raised pilasters, stone foundation. There are two retail units fronting onto Bank Street with residential on the upper floors. The building is attributed to local architect William Hogson.

Architectural Integrity

The building's footprint and upper storeys have not changed since the Nepean addition c.1922. The upper floors continue as residential apartments. The building appears to be in fair to good condition requiring cleaning and repointing of masonry and renewal of windows. The ground floor commercial storefronts have been completely altered with a variegated brick infill and removal of glazed transoms, ground floor cornice and shop front on both the Nepean and Bank Street frontages.



*Figure: Restored Elevations along Bank Street between Nepean and Lisgar illustrating the building's revival.
Source: Woodman Architects Inc 2023.*

178 Nepean St. 211/13 Bank St.	Defining Features
	<ul style="list-style-type: none"> • <i>Elaborate metal cornice.</i> • <i>Rideau red brick</i> • <i>Slight change in brick colour delineates the two construction periods. 1922 addition includes masonry foundation</i> • <i>Arched brick window hoods with limestone sills.</i> • <i>Windows in the 1922 addition slightly wider with double units in the last bay. One over one glazing.</i> • <i>Handsome limestone door surround at the apartment entrance and a round headed secondary entrance.</i> • <i>Section of orange painted plaster over brick at the ground floor was most likely a wall mural.</i> • <i>Height of the commercial ground floor</i> • <i>Raised fluted brick pilasters defining Symmetrical arrangement of the commercial façade carried around to the first bay.</i>

Removals, Interventions and Conservation Guidelines

- Metal fire escapes to be removed along with tie backs. Repair brick as required.
- Gentle pressure wash of all façades.
- Selective repointing of brick and sills .
- All Windows replaced with new double hung units.
- Remove variegated brick from the ground floor storefront(s)
- Restore the ground floor fluted pilasters with a capital to frame the two retail spaces
- Replace the large glazed commercial store front that wraps around the corner with two bays on Nepean Street.
- Introduce a commercial cornice with signboard, knee wall at base, recessed flared entrances. See comparative illustration of Ketchum’s Bank at Bank and Sparks as source for the shopfront reinterpretation.
- Repair as necessary the elaborate metal cornice.
- Consider reintroducing a framed mural if the painted section at the corner cannot be cleaned and restored.

Comparable Example



This sketch of Ketchum’s Bank at the corner of Bank & Sparks Streets provides an excellent example to model the replacement shop front with the raised pilasters framing, commercial units, cornice and sign board wrapping around the corner.



Restored Elevations of the Nepean and Bank Street facades. Woodman Architects



215-217 Bank Street

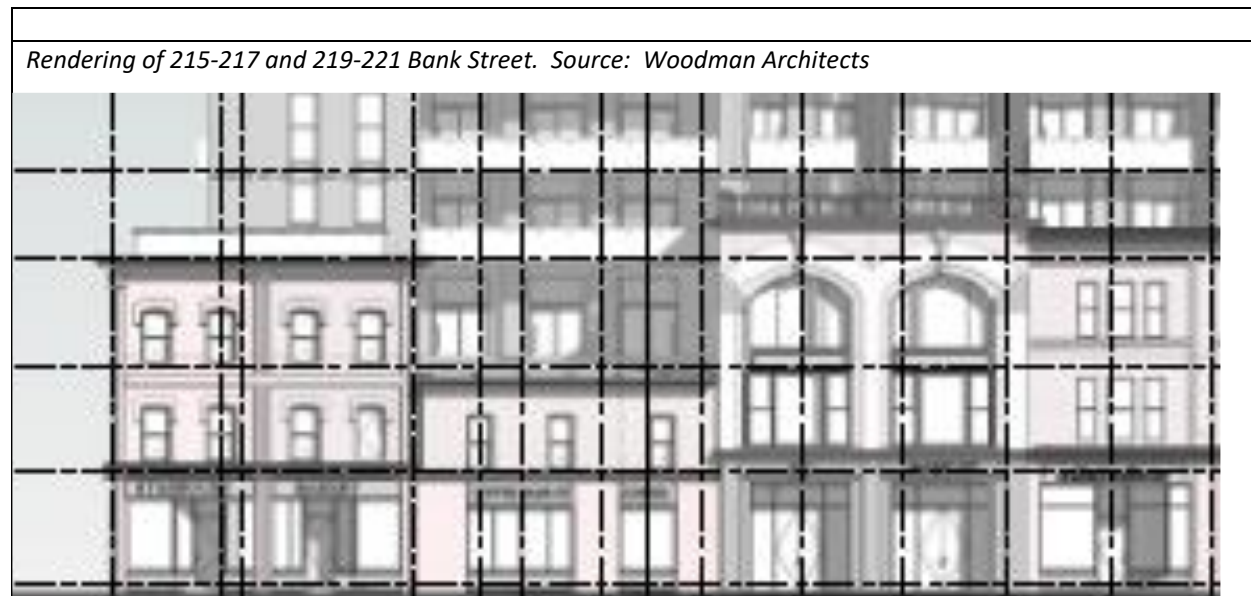
Description

The two-storey flat roof brick veneer commercial double appears on the 1888 Fire Insurance Plan making it the oldest building in this range. The upper floor consists of a red brick veneer with three unevenly placed windows and a heavy bracketed metal cornice. Possibly the window placement may relate to the earlier 2.5 storey gable end with an addition added and the gable roof removed. The lower two bay retail ground floor has been modernized and sided with a variegated brick that covers over the original shopfronts. This modest example of Victorian commercial is a typical example.

Architectural Integrity

Upper storey is intact with replacement windows. The original signboard, historic transom, and display windows have been removed and the brick piers reclad with a variegated brick siding.

<p>215-217 Bank St.</p> 	<p>Character Defining Features</p> <ul style="list-style-type: none"> • Elaborate metal cornice. • Frame construction with 2 storey painted brick façade on Bank Street. • Slightly uneven second floor window configuration. • Lower height of the commercial ground floor compared to adjacent buildings. • Elaborate metal cornice at the roof line.
<p>Removals, Interventions and Conservation Guidelines</p> <ul style="list-style-type: none"> • Chemical wash to remove paint. • Selective repointing of brick, and sills . • The three second floor windows replaced with new double hung units • Remove variegated brick from the ground floor storefront(s) • Restore the ground floor brick pilasters with a capital to frame the two retail spaces • Insert large glazed commercial store fronts into the two bays • Introduce commercial cornice with signboard, knee wall at base, recessed flared entrances. See comparative illustrations • Repair as necessary the elaborate metal cornice. 	
<p>Comparable Example</p>  <p><i>Storefronts along Bank Street dating from the turn of the century are in keeping with the modest 2-storey building at 213-215 Bank Street.</i></p>	



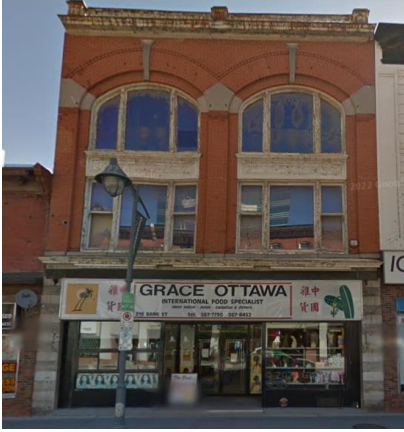
219-221 Bank Street

Description

Built in 1903, the three-storey flat roofed commercial building opened as an early moving picture house. By 1922, it was converted to a restaurant and offices. Its Romanesque Revival style accentuates its midblock position. The upper storeys consist of two large elliptical headed windows with decorative brick and precast inserts, pressed metal spandrels, an elaborate cornice and roof balustrade.

Architectural Integrity

The building’s footprint has not been altered. The upper floors show signs of deterioration and lack of maintenance. The retail on the ground floor consists of aluminum and tile storefront with a recessed entrance flanked by the original stone piers.

219 -221 Bank Street	Character Defining Features
	<ul style="list-style-type: none"> • <i>Cornice and balustrade</i> • <i>Large two storey elliptical windows with metal spandrels,</i> • <i>Distinct glazing pattern</i> • <i>Masonry construction Red brick with limestone capitals and decorative quoins.</i> • <i>Shopfront Recessed central entrance framed by stone pillars concealed columns with a stepped foyer.</i> • <i>Limestone header below second floor windows</i> • <i>Shopfront cornice with dentelles above the fascia board</i>
<p>Removals, Interventions and Conservation Guidelines</p> <ul style="list-style-type: none"> • Repair as necessary the elaborate metal cornice and balustrade. 	

- Chemical wash.
- Repair pitted brick in arches, selective repointing of brick, and sills .
- All Windows replaced with new units retaining the mullion pattern. .
- Remove variegated brick from the ground floor storefront(s).
- Retain and repoint ground floor stone pilasters with a capital to frame the commercial entrance.
- Insert large glazed commercial store front, setting it back to create a foyer with double entrance doors.
- Insert a support column
- Introduce commercial cornice with signboard, knee wall at base.
- See comparative illustrations.
-



two examples of Ottawa commercial buildings illustrating features comparable to the 219 Bank St.



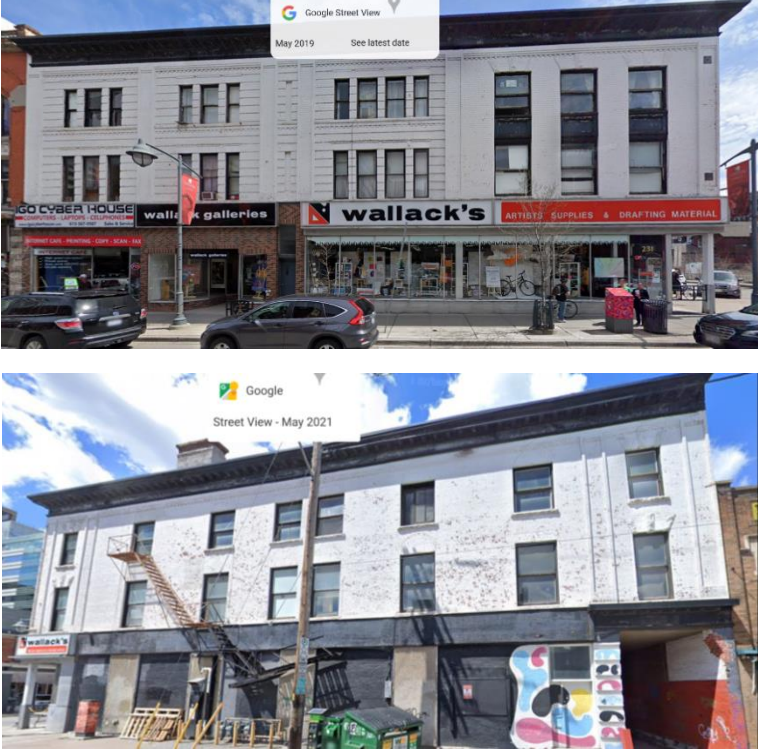
Midblock view of the planned entrance to the development.


223-231 Bank Street

The Wallack Building is a three-storey brick with commercial at ground floor and residential on the floors above. The Bank street frontage is divided into three distinct sections or bays divided by pilasters creating a range that extends along half of the block. The upper floors have a rusticated decorative brick in a strong horizontal expression, with a vertical segmented window pattern. The brick has been painted and architectural features such as the keystones and other decorative features are covered over. The ground floor commercial storefronts have undergone extensive alterations. Along Lisgar the ground floor windows have been infilled. At the rear of the lot a covered passageway gives access to an interior courtyard. The entire upper two floors of the building are residential in use.

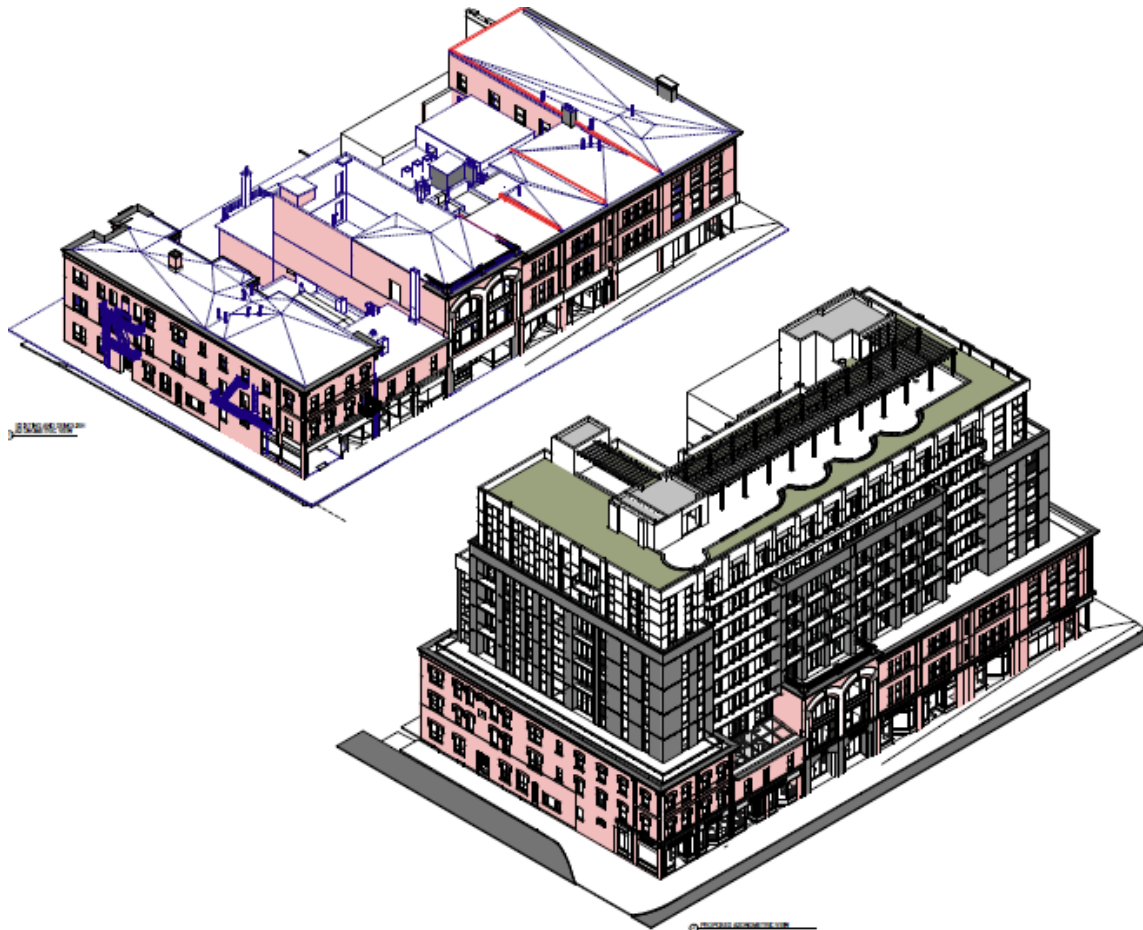
Architectural Integrity

The building's footprint suggests defined uses with the emphasis placed on the treatment of the Lisgar/Bank corner, Since 1912, the massing of the building has not been altered. The treatment of storefronts, position of entrances, have changed in response to changes of users and retail fashion. The brick on the upper floors has been painted and the three storefronts have been infilled with transoms removed and the recessed entrances relocated. Figure 10. documents the earlier storefronts along the street.

223 -225 - 227 229 & 231 Bank Street	Character Defining Features
	<ul style="list-style-type: none"> • Large, pressed metal cornice extending around the Bank and Lisgar frontages. Raised brick banding framing the 3rd floor • A range of 4 bays separated by raised brick pilasters. • Access to the upper floors defined with an entrance midblock and accented with a double pilaster on the 2nd and 3rd floors. • Large 2 storey windows at the corner with stone keystones at headers and metal spandrels. • Red brick with a horizontal stepped treatment in 3 of the bays • Corner entrance recessed. • Ground floor commercial windows along Lisgar Street highlighting its two facades. • Large rectangular blind windows extend along Lisgar with the carriage access in the last bay.

	<ul style="list-style-type: none"> • Lisgar façade less imposing treatment with raised pilasters at the ends of the façade with window surrounds including stone keystones.
	<ul style="list-style-type: none"> • One over one vertical hung windows arranged evenly along the upper floors of the façade. •
<p>Removals, Interventions and Conservation Guidelines</p> <ul style="list-style-type: none"> • Repair as necessary the elaborate metal cornice . • Chemical wash to remove paint . • Selective repointing of brick, and sills . • All Windows replaced with new units retaining the mullion pattern. . • Remove variegated brick and framing from the ground floor storefront(s). • Retain and repoint ground floor brick pilasters to follow the upper floor organization of bays. • Retain the residential entrance with paired pilasters. . • Insert large glazed commercial store fronts, with transoms and commercial entrances. • Reorganize the Wallack Storefront to interpret occupying 3 of the bays • Introduce commercial cornice with signboard, knee wall at base. • Consider undertaking the restoration of the shopfront at 227 Bank. • See comparative illustrations. <i>c1950 view: source City of Ottawa</i> 	 <p><i>The shopfronts have been dramatically altered. Elements such as the recessed shopfront at 227 Bank Street are still evident. The leaded transom and vaulted arch have been covered over or removed.</i></p>





APPENDIX A: STRUCTURAL METHODOLOGY



December 16, 2022

CHRML

53 Herriott St.
Perth, ON, K7H 1T5

Attn: John Stewart

Sent via email: jjs@chrml.com

Re: 211-231 Bank St, Ottawa, ON

Proposed Support Methodology of Heritage Elements

D+M Ref. #: 22-174

D+M Structural Ltd is the structural engineer of record for the proposed development to be located at 211-231 Bank St. between Lisgar St and Nepean St in Ottawa, ON. The proposed development includes the construction of a new 9 storey residential building. To make room for the proposed development, the interiors of the 4 buildings along the city block are proposed to be fully demolished and the exterior façade retained in a “facadism” approach. We understand that portions of the existing building facades are to be maintained in order to retain their heritage value and a new structural system installed with an additional 6 storey development setback from the existing façade by 3 metres. This letter is intended to provide a proposed methodology for the temporary and permanent support of the heritage elements that are to remain and provide a base for the development.

The block proposed for interior demolition is comprised of 4 buildings constructed in the late 1800s-early 1900s. Each building appears to have been built independently and at a different time. On site review of the existing structures determined that each building is constructed with wood floor joists bearing on a combination of loadbearing wood stud and masonry walls. As the buildings were all constructed independently, the floor elevations vary from building to building. The original exterior masonry side walls of each building also remain as “party walls” between each building as they support the wood floor joists. There is a one storey basement under each building. Some areas were noted to have undergone underpinning in order to lower the basement slab to more useable heights resulting in an inconsistent slab on grade elevation across the block.

It is proposed that the existing masonry façades of each building along Nepean, Bank and Lisgar Streets be maintained and incorporated into the design of the new development. The rear facades across the back (east elevation) will be demolished. To do this, the masonry and any existing stud or masonry backup walls must be stabilized and supported for the duration of demolition and construction activities until the permanent structure is complete.

The new residential structure is proposed to be constructed using structural steel framing. To minimize cost, waste and disruption to the heritage elements, it is proposed to construct some of the structural elements required for the permanent structure prior to demolition of the existing buildings and utilize them as temporary supports of the masonry facades.

The proposed methodology would be as follows:

Prior to any demolition:

1. Locally excavate and construct new footings at appropriate size, location, and elevation to support new exterior and first interior column line of the proposed steel structure along each of Bank, Lisgar and Nepean Streets.
2. Install new continuous 3 storey steel columns through the existing wood structure at the exterior and first interior column line.
3. Install new steel beams at the appropriate elevations of proposed new floor levels. Note that this will occur either above, or below the existing floor levels depending on the building.
4. Install cross bracing between new columns as directed by engineer.
5. Connect existing masonry walls and associated back up elements to the perimeter steel beams and columns.
6. Demolish existing wood structure.

Once demolition is complete:

1. Construct remaining structure as per construction documents. Including all required lateral force resisting systems.
2. Remove any temporary bracing as approved by engineer.

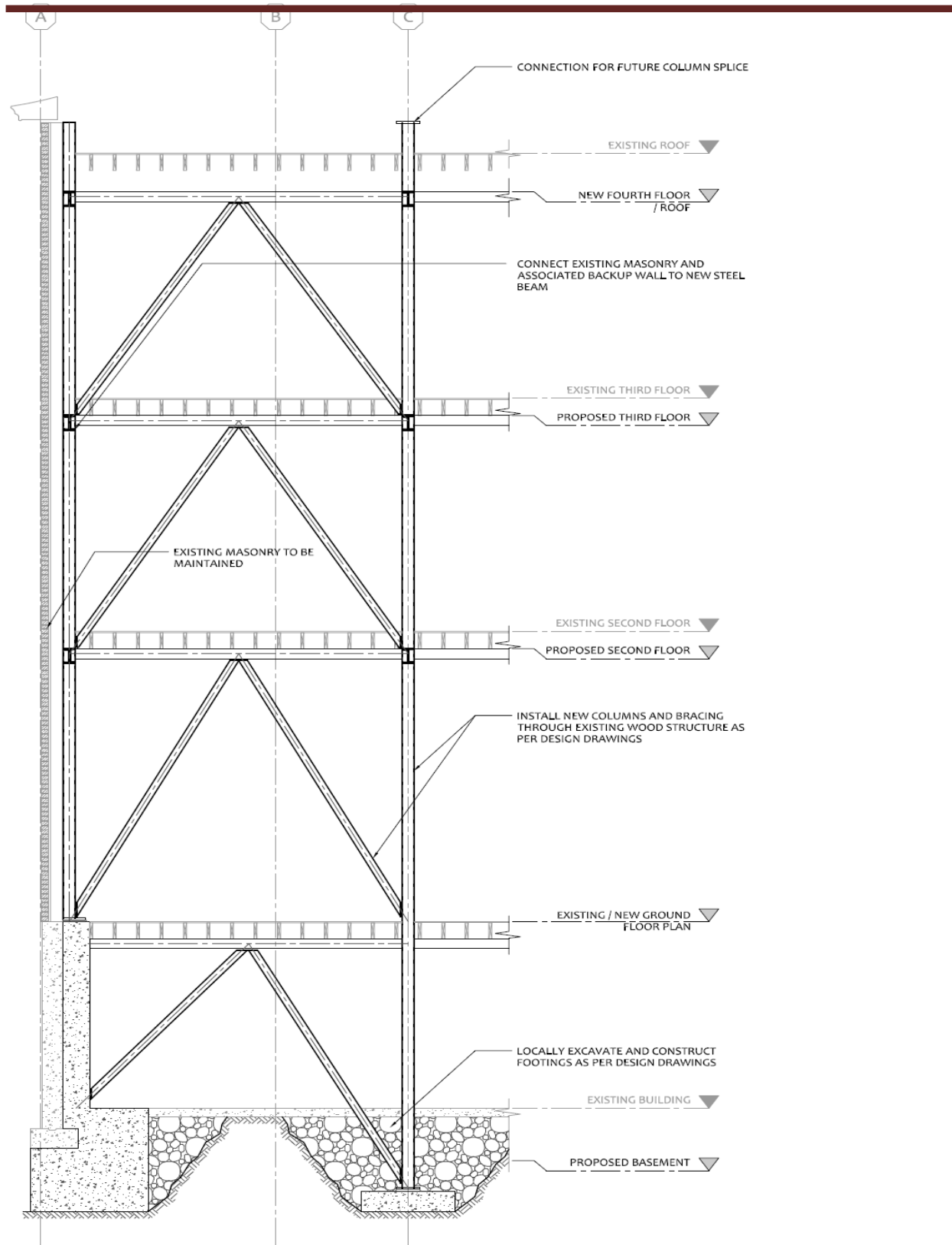
We trust that this provides the necessary information. If you have any questions or require further information, please don't hesitate to contact the undersigned.

Yours truly,

D+M Structural Ltd.



Ryan Munden, P.Eng.



D+M
STRUCTURAL
ENGINEERING

D+M Structural Ltd.
110-333 Preston Street, Ottawa, ON, K1S 5N4
Phone: (613) 651-9490

PROJECT NAME AND ADDRESS:
211-231 BANK STREET

DRAWING NAME:
PROPOSED SUPPORT METHODOLOGY OF
HERITAGE ELEMENTS

DESIGNED BY: R. MUNDEN

DRAWN BY: J. LABBÉ

DATE: 2022 12 16

D+M PROJECT #: 22-174

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