



9 May 2018

Heritage Ottawa to Built Heritage Sub-Committee

**APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 443 AND 447 KENT STREET, AND
ALTERATION AT 423-425 MCLEOD STREET**

Heritage Ottawa has reviewed the proposal for redevelopment of the properties located at 443 & 447 Kent Street and 423 & 425 McLeod Street.

While we support the intensification and revival of weary properties along Kent Street by providing new housing stock in the city centre, Heritage Ottawa is concerned that aspects of this application disregard both the HCD Guidelines and recommendations of the Cultural Heritage Impact Statement (CHIS). In particular, we note the following.

Heritage Ottawa strongly supports the CHIS recommendation for increased set-backs, specifically along Kent Street. An increased setback would be consistent with the pattern of development in the area by allowing for greenspace and the planting of street trees. This would help to moderate the mass of the building and create a more human-scaled environment. While residential infill is needed, the presence of trees and other soft landscaping is an integral attribute of the heritage district that complements and reinforces the residential use while contributing to the existing streetscape and neighbourhood character.

An increased setback would also allow the opportunity to explore a U-shaped building form, as identified in the HCD Guidelines, and as seen in nearby buildings. Heritage Ottawa is concerned that the HCD Guidelines regarding the shape of the new building have not been followed. The intent of this form is to provide articulation and relief from long horizontal masses. The depth of the U-shaped recess is not stipulated in the HCD Guidelines; however if sufficiently sized, landscaping could then be incorporated within the opening created by a U-shaped articulation. We strongly encourage further exploration of this opportunity, in keeping with the HCD Guidelines.

Heritage Ottawa supports the plans for retaining the semi-detached houses at 423 & 425 McLeod Street. However, we would urge that a greater visual separation be provided between this building and the new addition along Kent Street. The historic pattern of development in Centretown is small lot development combined with larger 'walk-up' apartment buildings, set distinctly on their lots. The merging of a new multi-unit building on Kent Street with the existing homes on McLeod Street blurs and confuses this

pattern. The houses on McLeod Street should continue to read as a separate building, distinct from the massing of the new construction.

Finally, Heritage Ottawa is particularly troubled by the reclassification of the Kent Street properties from 'Category 2' as evaluated under the Heritage Conservation District, to 'Non-contributing' under the pretext of the Heritage Inventory project. We are not aware of any policies in place that would permit the *ad hoc* re-evaluation of properties formally designated under the *Ontario Heritage Act*, nor of any policies by which such evaluations could be modified or superseded by the municipal Heritage Inventory evaluation process. We request that the City provide us with documentary evidence of any formal policies that would govern this matter.

Thank you for considering our comments.

David Jeanes,

A handwritten signature in black ink that reads "David L. Jeanes". The signature is written in a cursive, flowing style.

President, Heritage Ottawa

CC to: Sally Coutts, Ashley Kotarba, Jack Hanna (CCCA)