

CULTURAL HERITAGE IMPACT STATEMENT - ADDENDUM

Château Laurier Proposed Addition

1 Rideau Street, Ottawa



Project # 17-058-02
Prepared by MM / GS / JT / JS

ERA



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Issued: 2018-01-31

Cover image: Rendering of the proposed development
(Source: architectsAlliance)

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EXECUTIVE SUMMARY

This Cultural Heritage Impact Statement (CHIS) Addendum considers the impact of a revised proposal for an addition to the Château Laurier on heritage resources on and surrounding the Development Site at 1 Rideau Street, Ottawa. As such, this Addendum revises, and is intended to be read in conjunction with, a previous CHIS for the Development Site, prepared by MTBA and dated January 2017 (the ‘Previous CHIS’).

The Château Laurier is designated under Part IV of the Ontario Heritage Act, is a National Historic Site of Canada, and is adjacent to several recognized heritage properties. In addition to these recognized heritage resources, the Château Laurier is located within one of Canada’s most important, though not officially recognized, cultural heritage landscapes: the Capital Core Cultural Heritage Landscape. A series of six Key Patterns expressed throughout this cultural heritage landscape are identified in Section 2.2 of this report, which are later used to assess the impacts of the proposed addition on the broader landscape.

The development proposal retains the Château Laurier in its entirety, and removes a 1960s above-grade parking garage at the rear (north) of the hotel, thus restoring the hotel’s 1920s footprint. This unoriginal garage will be replaced by an 8-storey addition, which will be set back from the heritage hotel by between 4 and 18 metres. This proposed addition will be connected to the existing hotel via an enclosed glass link running along the western edge of the hotel’s east wing. The development proposal also includes a landscaped courtyard between the Château Laurier and the proposed addition, along with some modifications to original ground-floor window openings to provide access to the courtyard from the hotel ballroom and banquet room. The proposed addition will revitalize the Development Site with new interior and exterior uses, and will feature a simplified contemporary design and a high-quality, luminous material palette that complement, rather than compete with, the heritage hotel.

Through various design elements and mitigation measures discussed in Sections 4 & 5 of this report, the proposed addition is found to conserve the cultural heritage values and attributes of on-site and adjacent heritage properties, as well as the cultural heritage value and character of the surrounding cultural heritage landscape.

Future details regarding conservation work to the heritage hotel will be provided via a Conservation Plan or CHIS Addendum following removal of the 1960s parking garage.

1 INTRODUCTION

1.1 Scope of the Report

ERA was retained by Capital Holdings Ltd., to provide heritage consulting services related to a proposed addition to the Château Laurier, at 1 Rideau Street, Ottawa (the 'Development Site'). This Cultural Heritage Impact Statement (CHIS) Addendum (the 'Addendum') considers the impact of a revised proposal for an addition to the Château Laurier (the 'Revised proposal') on heritage resources on and surrounding the Development Site. As such, this Addendum revises, and is intended to be read in conjunction with, a previous CHIS for the Development Site, prepared by MTBA and dated January 2017 (the 'Previous CHIS').

As the Previous CHIS provides an in depth overview of the Development Site's history, heritage character, and heritage policy context, this addendum summarizes the key heritage values and attributes of the Château Laurier and its landscape setting, describes the revised proposal, evaluates the heritage impacts of the proposal, and provides an overview of mitigation measures and possible areas of future refinement.

1.2 Present Owner Information

CAPITAL HOLDINGS LTD.

2 SUMMARY OF CULTURAL HERITAGE VALUE AND KEY PATTERNS

2.1 Château Laurier Character Statement

Please see Appendix A For the Château Laurier's municipally-prepared Statement of Cultural Heritage Significance (1978), and Appendix B for the property's National Historic Site of Canada Statement of Significance (1980). The Previous CHIS (MTBA, 2017), also provides a description of the property's heritage character and attributes (see Appendix C). In summary, the Château Laurier's cultural heritage value is captured in the following character-defining elements:

- 1) **The property's Château-style design**, represented in its irregular roofline, significant scale, steeply pitched roofs, notable dormer detailing, towers, turrets, and its high quality material finishes, which is representative of a nationally-significant era of railway expansion and related hotel design in Canada;
- 2) **The property's contrasting material palette**, comprised of Indiana limestone cladding, which reveals its strong links to the former Union Station across Wellington Street, and copper roofscape, which connects it to its Neo-Gothic neighbours on Parliament Hill;
- 3) **The property's picturesque silhouette**, which is emblematic of Château-style architecture, and is linked to both the building's dramatic landscape setting and neighbouring Parliament Buildings;
- 4) **The property's relationship with Parliament Hill and nearby Federal buildings**; specifically, its articulated roofscape, and compatibility with the Neo-Gothic silhouette of the buildings atop Parliament Hill;
- 5) **The property's relationship with the Ottawa River and Rideau Canal**; specifically, its significant position and dramatic setting atop the escarpment on the east side of the river;
- 6) **The property's relationship with surrounding built form and public spaces of national historic importance**, including Confederation Square, the Government Conference Centre (formerly Union Station), and Major's Hill Park;
- 7) **The property's strong associations with notable figures and events**, including Prime Ministers Wilfred Laurier, R.B. Bennett and Pierre Elliot Trudeau, numerous Canadian and foreign political figures, photographer Yousef Karsh, and many locally and nationally significant events.

2.2 Cultural Heritage Landscape Character Statement

The Château Laurier is located within a distinct cultural heritage landscape in Ottawa, referred to in the Previous CHIS as the ‘Capital Core Cultural Heritage Landscape’ (CCCHL). As described in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (SGCHPC), a cultural landscape is “any geographical area that has been modified, influenced, or given special cultural meaning by people”.

Running along the shores of the Ottawa River, the CCCHL is generally bounded by Confederation Boulevard in Ottawa’s downtown core, and is defined by its unique and powerful combination of natural, built, and cultural features. These include landforms such as the Ottawa River and its surrounding geomorphology, designed spaces such as Major’s Hill Park, Confederation Square, and Nepean Point, engineering works such as the Rideau Canal, and buildings including the Château Laurier, Parliament Buildings, Government Conference Centre, and Connaught Building.

Also note that the shores of the Ottawa River are traditional Algonquin territory, and have been used and inhabited by indigenous groups for more than 9,000 years. While outside the scope of the CHIS, it is worth acknowledging that this landscape also contains multiple layers of significance and meaning for the indigenous community, which are not represented in the discussion of landscape components and patterns in this report.

While not officially recognized as a heritage resource, the CCCHL is perhaps one of the most recognizable and symbolically potent cultural landscapes in the country, and has been informally identified and addressed in numerous planning studies, reports, and policies related to the nation’s capital. Given the Château Laurier’s location and role within the CCCHL, it is impossible to evaluate the heritage impacts of the proposed development without assessing impacts on both the heritage hotel itself, and the broader cultural heritage landscape in which it sits.

Character-Defining Components

As described in the Previous CHIS (MTBA, 2017), the CCCHL includes the following character-defining components:

- **“The Parliament Buildings** with their overall presence as a series of ‘pavilions in the park’; their full display of picturesque massing, structural ornament, and careful manipulation of texture and colour for surface effect; their various towers that are visible within the surrounding contexts at a variety of scales; their role as the seat of the Federal Government; their considered response to the substantially varied surrounding context; their integration and response to the surrounding natural and designed landscape;
- **The Parliamentary Precinct and Confederation Boulevard** with their roles in connecting various institutions and landscapes of National significance within the core of the National Capital Region (Ottawa-Gatineau) and in connecting the two sides of the Ottawa River; their consistency in finishes; their integration of buildings and sites from various periods; their on-going management and enhancement for use by the local population, all Canadian citizens and visitors from other countries;
- **The bluffs of Parliament Hill** - the forested cliffs - with their dramatic siting overlooking the Ottawa River; their role within the larger 9-hectare, Picturesque style landscape (rising from Wellington Street and falling sharply behind the Library) that bounds the river; their overall integrity and natural abundance, including the mature trees and shrubs and the cliffside environment;
- **The Ottawa River** with its large size and various water and shoreline features; its relationship to surrounding built and natural landscape elements; the views to and from the river and the surrounding elements; its role in presented in many iconic views of the Capital precinct; its relationship with the Rideau Canal and other connecting water bodies;
- **The Rideau Canal and Locks**, with its dramatic mouth setting at the Ottawa River below Wellington Street; its period engineering accomplishments including the cascade of manually-operated locks that traverse the significant grade difference to arrive at the Ottawa River; its canal bed; its various built structures including the former Commissariat Building (Bytown Museum) and Lock Office; its connections to the surrounding environment; its on-going seasonal operation;
- **Nepean Point** with its setting atop the banks of the Ottawa River; its relationship with the Alexandra Bridge; its panoramic views to Parliament Hill and the overall Capital Core Cultural Landscape; its role in the early colonization and discovery of the Ottawa region;

- **Major's Hill Park** with its setting overlooking Parliament Hill, the Rideau Canal and Ottawa River; its large open green space and various landscape treatments; its urban edge along Mackenzie Avenue; its views both within the park and views to and from outside the park; its physical and visual relationship to the Château Laurier located at its south boundary (on land that was formerly part of the park's land holdings), and with the National Gallery of Canada on its north flank;
- **The Château Laurier** itself, with its dramatic setting atop, and overlooking the Rideau Canal; its proximity to Parliament Hill and to other federal government buildings in the Ottawa downtown core; its picturesque silhouette, created by a broad range of interpreted "medieval" details." (MTBA, 2017)

Key Patterns

Building upon MTBA's identification of the CCCHL's character-defining components outlined above, a series of six key patterns have been identified, and will be used in this report to assess the impact of the proposed addition on this cultural heritage landscape. These patterns have been informed by background research into the Development Site, as well as extensive analysis of other sites within the CCCHL, including Nepean Point and Block Two.

These key patterns, described below, not only identify the physical elements contained within the landscape, but express how these elements relate, interact and connect to form a legible whole. These key patterns include:

- 1) **The spatial organization of the landscape** in the round along the banks of the Ottawa River, which results in the landscape having multiple vantage points and 'frontages';
- 2) The landscape's **dramatic natural setting**, created through the interplay between the river and its surrounding escarpment, promontories, and natural and designed green spaces;
- 3) The clear visual hierarchy of the landscape, which features **Parliament Hill as its nucleus**, reinforced through both natural and built features;
- 4) **The response of surrounding built form to Parliament Hill**, which supports its primacy, highlights its dramatic natural setting, and contributes to the landscape's visual coherence and potency; this response is **typified by monumentality* and articulated silhouettes**;

** In this context, **monumentality** is understood to mean not only exceptional scale, but exceptional quality of materials and design.*

5) Enduring **patterns of land use** through the landscape, which reinforce the area's identity as the nation's capital, and its primacy as a place of nation-building; these include public and private uses of national significance;

6) **Formal and informal circulation routes** that physically connect the landscape and its features, make them spatially legible, and reinforce the area's public and ceremonial identity.

2.3 Key Views

Given the spatial organization of the CCCHL, views and viewsapes are paramount in capturing its many facets and landscape compositions. Accordingly, several planning documents have been produced by the National Capital Commission (NCC) and the City to identify and analyse key viewsapes and vantage points within the city core. As a result of these studies, Annex 8A of the Ottawa Official Plan now identifies a series of key views and key view sequences within central Ottawa that merit protection. These include views of the Château Laurier and Parliament Hill from the Alexandra Bridge (identified as Keypoint View 6).

In addition to this OP-protected view, a number of key views of the Château Laurier and its context are identified in an NCC document from 2008 entitled *Château Laurier Urban Design Guidance* (CLUDG). These include views of the property from Major's Hill Park (A), from Confederation Square (B), from the Plaza Bridge (C), from Parliament Hill (D), and aerially from the Peace Tower (E) (see Figure 1). However, given that the aerial view from the Peace Tower (View E) is not a view from the public realm, and has not been identified as important by City staff, it has been omitted from this report.

The views identified in the OP and in the CLUDG, along with an additional view towards the hotel from the Bytown Museum, capture both the Château Laurier and its cultural landscape context, and will be used to evaluate the heritage impact of the proposed addition in Section 4.4 of this report.



1. Key Views identified in the Château Laurier Urban Design Guidance report (Source: National Capital Commission).

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Project Evolution

A number of changes have been made to the design of the proposed addition since the Previous CHIS was issued in January 2017.

These changes were the result of design refinements steered by a series of expert design panels, public consultations, and meetings with City staff. Major changes to the proposal include reducing the height of the addition, changing its materiality and exterior expression, increasing separation distances between the addition and the Château Laurier, and adding additional public uses (such as meeting rooms) to the ground floor of the addition. Changes to the proposed design also better maintain sight lines of the heritage hotel, and result in the addition being read more as an independent building than an addition.

3.2 Description of Proposed Development

Built Form & Use

The development proposal contemplates removing the Château Laurier's existing 1960s 5-storey above-grade rear parking garage, and replacing it with a new 8-storey addition, directly adjacent to Major's Hill Park. The proposal also includes 5 levels of underground parking.

Apart from a one-storey loading bay at grade, the addition will be physically and visually separated from the Château Laurier. As a result, from many vantage points, the proposed addition will be read more as an independent building than as an addition to the heritage hotel.

The proposed addition will be generally rectangular in plan and massing, and will contain an eastern and western portion, separated by a central lobby at ground floor level, and articulated by an inset notch rising the height of the addition.

The eastern portion of the proposed addition will interface with the northern elevation of the Château Laurier's eastern wing at-grade via a one-storey loading bay. This loading bay will be slightly set back from the hotel's eastern elevation, and will come in contact with an area of the hotel currently used for back-of-house and servicing. North of this, the addition will step forward approximately 15 metres towards the Development Site's eastern property line along Mackenzie Avenue, and will rise to its full 8-storey height. Above ground-floor level, the east portion of the addition will be set back approximately

4.09 metres from the northern elevation of the Château Laurier's east wing. This eastern portion of the addition will be used for vehicular loading at grade, with residential hotel uses above.

West of the central lobby, the addition will extend towards the canal as a unified rectilinear volume. This western portion of the addition will be separated from the Château Laurier's northern elevation by a landscaped courtyard approximately 18.34 metres in depth. This western portion of the addition will contain meeting rooms at grade, with hotel residential uses above. Existing window openings in the heritage building's northern elevation will be altered in order to provide access to the proposed courtyard from the hotel ballroom and banquet room. The courtyard will be open at its western canal-facing edge, conserving the original footprint of the hotel, and maintaining views of the hotel's western elevations, but will be separated from the hotel's canal-side terrace by a grove of trees. The proposed courtyard will also feature paving in a similar colour palette to the heritage hotel's Indiana limestone cladding, and will feature a decorative paving pattern.

At-grade, the proposed addition will be connected to the Château Laurier via an enclosed glass pedestrian link, located between the western edge of the Château Laurier's east wing and the eastern edge of the proposed courtyard. This link will connect an existing central corridor in the Château Laurier with the central lobby in the proposed addition.

The northern, park-facing elevation of the proposed addition will also feature a glazed lobby/gallery at grade. This transparent building edge will provide visual connection to and from Major's Hill Park and the surrounding landscape, and will provide a sense of permeability through the site. Beyond this glass gallery, the addition's northern elevation will feature an external white metal frame, which will project away from the building face, terminating above the sixth storey. At-grade, the space between this external frame and the building face will not be accessible to pedestrians, and will be used as a landscape buffer between the proposed addition and Major's Hill Park to the north.

Above its sixth storey, the proposed addition's western and northern elevations, and portions of its southern and eastern elevations, will step back approximately 2 metres. The upper tier of the addition created by these stepbacks will feature curved edges, and a central

notch along its northern elevation, dividing this top portion into two distinct elements. This notch is generally aligned with the edge of the Château Laurier's existing east wing.

Materiality

The proposed addition will largely be clad in transparent glazing, articulated by a six-storey external white metal frame projecting away from the building's northern (park-facing) and southern (courtyard-facing) elevations. The proposed addition will also feature fritted glass panels along its western and eastern elevations.

The proposed addition's eastern elevation along Mackenzie Avenue will also feature stone cladding at grade. Natural stone finishes will be featured through the interior of the building's northern lobby/gallery, where they will be visible through the transparent glass cladding from Major's Hill Park and Mackenzie Avenue (see Figures 7, 8 & 9).

Further details on building materials will be refined and finalized as the proposal progresses through the planning approvals process.

Access

Vehicular access to the proposed addition for loading and servicing will be off of Mackenzie Avenue. A small forecourt just south of the proposed addition along Mackenzie Avenue will provide space for turning service vehicles. Pedestrian access to the proposed addition will be off of Mackenzie Avenue, via the glazed gallery described above, as well as through the enclosed glass corridor linking the existing hotel with the proposed addition. There will be no pedestrian access to the proposed addition from its north park-facing edge, or from the west.

Please refer to Appendix D for the full set of architectural drawings by architectsAlliance.



2. Proposed Site Plan, showing the existing hotel and proposed addition (Source: architectsAlliance, annotated by ERA Architects).

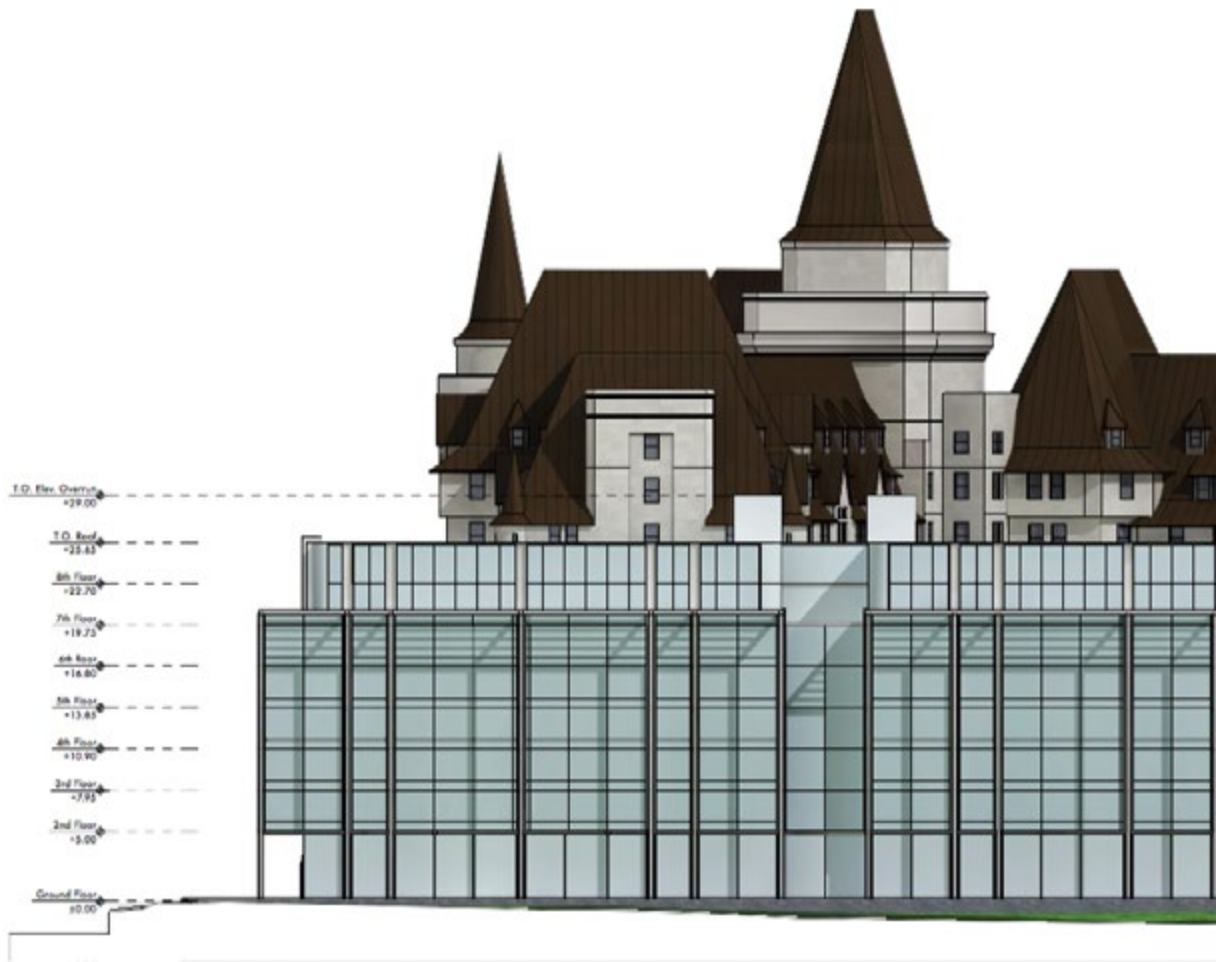


3. Eastern elevation of the Château Laurier and proposed addition (Source: architectsAlliance).



4. Western elevation of the Château Laurier and proposed addition (Source: architectsAlliance).





5. Northern elevation of the Château Laurier and proposed addition (Source: architectsAlliance).



6. Southern elevation of the proposed addition (Source: architectsAlliance).





7. Rendering of the northern elevation of the proposed addition (Source: architectsAlliance).



8. Rendering of the northern elevation of the proposed addition, looking east towards Mackenzie Avenue and the Connaught Building (Source: architectsAlliance).



9. Rendering of the proposed addition's northern lobby/gallery, showing the views to Parliament Hill and Major's Hill Park (Source: architectsAlliance).



10. Rendering of the Château Laurier and the proposed addition's eastern elevations, from Mackenzie Avenue (Source: architectsAlliance).



11. Rendering of the Château Laurier (left) and the proposed addition (right), looking west towards Parliament Hill from the proposed courtyard (Source: architectsAlliance).



12. Rendering of the proposed addition, looking northwest from the proposed enclosed glass link (Source: architectsAlliance).



13. Rendering of the Château Laurier (right) and the proposed addition (left) (Source: architectsAlliance).



14. View of the Château Laurier (foreground) and the proposed addition (background), from the Government Conference Centre (Source: architectsAlliance).



15. Detail of the proposed addition's western and northern elevations, showing its form and material expression (Source: architectsAlliance).



16. Detail of the proposed addition's southern elevation, showing its material expression (Source: architectsAlliance).

4 IMPACT OF PROPOSED DEVELOPMENT

The impacts that the development proposal will have on the Château Laurier and surrounding heritage resources, including the CCCHL, are discussed below. Also discussed are design measures incorporated into the proposal to help mitigate any negative impacts on cultural heritage value and attributes.

4.1 Château Laurier

The impacts that the proposed addition will have on the identified heritage attributes of the Château Laurier, as described in the property's municipal/NHS heritage designations and the Previous CHIS, are discussed below.

1) The Property's Château-Style Design

The removal of the unoriginal 5-storey rear parking garage will restore the heritage building's 1920s design, and will remove false historic elements from the Development Site. Apart from a small at-grade loading bay along Mackenzie Avenue, the proposed addition will be set back from the heritage property by a minimum of 4 metres, increasing to over 18 metres in the courtyard. Further, at 8-storeys tall, the proposed addition sits below the eavesline of the heritage hotel. As a result, the Château Laurier's key Château-style design features, including its scale, massing, roofline, towers, and turrets, are not significantly impacted by the proposed addition. Further, the proposed addition's high-quality contemporary expression compliments, rather than mimics, or competes with the Château Laurier's iconic Château-style design.

The proposed addition will feature minimal points of contact with the hotel's heritage fabric, and the enclosed glass link connecting the existing hotel with the new addition will conserve the hotel's original 1920s outline. The development proposal will also reinstate views from the hotel's ballroom to the surrounding landscape, which are currently obscured by the parking garage. As a result, the proposed development will not adversely impact the hotel's Château-style design.

2) The Property's Contrasting Material Palette

The Château Laurier's existing material palette, which reveals its relationship to nearby heritage buildings, will not be impacted by the proposed addition. The proposed addition's contemporary, high-quality materiality, expressed in transparent glazing and fritted glass, white metal accents, and warm natural stone, creates a sense of

transparency, luminosity, and exquisiteness fitting for the heritage hotel and its prominent setting. Sitting below the eavesline of the heritage hotel, the proposed addition will also conserve the legibility of the strong material between the heritage hotel's lighter base and darker roof from many vantage points. See Section 4.4 of this report for an analysis of key views of the Château Laurier.

3) The Property's Picturesque Silhouette

At 8-storeys tall, the proposed addition has been designed to sit below the eavesline of the heritage hotel. As a result, the proposed addition will have limited impact on the Château Laurier's iconic Château-style silhouette. However, due to the varied topography of the surrounding area, the extent of the proposed addition's impact on the Château Laurier's silhouette will change based on vantage point; impact will be minimized from elevated vantage points, such as Parliament Hill and the Alexandra Bridge, and will be most pronounced from low-lying vantage points, such as from Major's Hill Park, and the west edge of the Rideau Canal. For further analysis of key views of the Château Laurier, see Section 4.4 of this report.

4) The Property's Relationship with Parliament Hill and Nearby Federal Buildings

Please see Sections 4.2 and 4.3 of this report for a discussion of how the proposed addition will impact adjacent heritage buildings, and landscape patterns in the CCCHL, including visual and spatial relationships with Parliament Hill and nearby Federal Buildings such as the Government Conference Centre and Connaught Building.

5) The Property's Relationship with the Ottawa River and Rideau Canal

Please see Sections 4.2 and 4.3 of this report for a discussion of how the proposed addition will impact adjacent heritage resources, and landscape patterns in the CCCHL, including visual and spatial relationships with the Rideau Canal and Ottawa River.

6) The property's Relationship with Surrounding Built Form and Public Spaces of National Historic Importance

Please see Sections 4.2 and 4.3 of this report for a discussion of how the proposed addition will impact heritage built form and public spaces in the CCCHL.

7) The property's strong associations with notable figures and events

The proposed addition will not negatively impact the Château Laurier's historical associations with notable figures and events. However, opportunity exist to develop an interpretation strategy as part of detailed design that will elucidate and commemorate some of the hotel's most notable associative and historical themes.

4.2 Adjacent Heritage Resources

As identified in the Previous CHIS, there are a number of municipally, federally, and internationally designated properties considered adjacent to the Château Laurier. These include the Rideau Canal, Confederation Square, the Commissariat Building, the Lock Office, the Government Conference Centre, and the Connaught Building. Impacts on these adjacent heritage resources are discussed below, along with related mitigation measures.

1) Rideau Canal

The proposed development does not physically impact the Rideau Canal, whose northern terminus locks at the Ottawa River are located just east of the Development Site. The proposed addition replaces an existing 5-storey above-grade parking garage currently existing at the northern edge of the Château Laurier. While the addition will add increased height to the existing massing of the parking garage, its transparency and high-quality contemporary design will mitigate any negative contextual impacts on the Rideau Canal. The proposed addition represents a sensitive and compatible evolution in the Rideau Canal's surrounding urban landscape, and will have a minimal impact on the Canal's cultural heritage values or attributes.

2) Commissariat Building

The proposed development does not physically impact the Commissariat Building, or significantly alter its relationship with nearby heritage resources including the Rideau Canal and Lock Office. The proposed addition replaces an existing 5-storey above-grade parking garage at the northern edge of the Château Laurier. While the addition will add increased height to the existing massing of the parking garage, its transparency and high-quality contemporary design will mitigate any negative contextual impacts on the Commissariat Building. The Commissariat Building is further shielded from impact due to its

position on the opposite (west) side of the Rideau canal, the sloping topography and vegetation along the banks of the Ottawa River, and Major's Hill Park, which act as visual and spatial buffers between Commissariat Building and the proposed addition. As a result, the proposed addition will have minimal impact on the Commissariat Building's cultural heritage values or attributes.

3) Lock Office

The proposed development does not physically impact the Lock Office, or significantly alter its identified relationship with nearby heritage resources including the Rideau Canal, Commissariat Building, and the Parliament Buildings. The proposed addition replaces an existing 5-storey above-grade parking garage at the northern edge of the Château Laurier. While the addition will add increased height to the massing of the parking garage, its transparency and high-quality contemporary design will mitigate any negative contextual impacts on the Lock Office. Further, the Lock Office is located on the opposite (west) side of the Rideau Canal, where it already exists in an evolved urban context beneath the Plaza Bridge. The proposed addition represents a sensitive change to the surrounding landscape, and will have minimal impact on the Lock Office's cultural heritage values or attributes.

4) Confederation Square

The proposed addition does not physically impact Confederation Square, or the War Memorial. The proposed addition replaces an existing 5-storey above-grade parking garage at the northern edge of the Château Laurier. While the proposed addition will be visible from certain vantage points within Confederation Square, its placement away from Wellington Street at the rear of the hotel, transparency, and high-quality contemporary design will mitigate any negative impacts on the identified visual and spatial relationships between Confederation Square and the many heritage buildings that define its edges, or on views from Confederation Square towards the Rideau Canal.

5) Government Conference Centre (former Union Station)

The proposed addition does not physically impact the Government Conference Centre (GCC), or alter its identified heritage attributes. While strong historic and visual relationships exist between the GCC

and the Château Laurier, these will not be impacted by the proposed addition, which will be located at the rear of the heritage hotel, away from Wellington Street. Further, the proposed addition will not impact the GCC's legibility, distinctive scale, or relationship to other surrounding heritage resources, including Confederation Square and the Langevin Block.

6) Connaught Building

The proposed development does not physically impact the Connaught Building, or alter its identified heritage attributes. The new addition has been designed to feature a stone-clad base along its eastern elevation on Mackenzie Avenue, facing the Connaught Building. This choice of material, combined with light metal accents and transparent glazing above, compliments the design and materiality of the Connaught Building, and mitigates impact on this adjacent heritage building.

As the proposed addition will be located directly across Mackenzie Avenue from the Connaught Building, it will have some visual and contextual impact on the Connaught Building. Importantly, the proposed addition will impact views between the Connaught Building and Parliament Hill. However, the view of Parliament Hill from the Connaught Building is already mostly obscured by the existing above-grade parking garage and mature vegetation in Major's Hill Park. Further, the proposed addition will feature a glazed gallery/lobby along its norther edge that will open up unobstructed views of Parliament Hill from Mackenzie Avenue, thus reinforcing visual linkages between the Connaught Building and Parliament Hill (see Figure 9). While the proposed addition will impact views of the Connaught Building from Parliament Hill, this impact will be limited to the Connaught Building's southern wing, and will vary considerably based on season, leaf cover, and exact location. As a result, the impact on views to the Connaught Building from Parliament Hill can also be said to be minimal.

4.3 Cultural Heritage Landscape

The impacts that the proposed addition will have on key patterns and relationships within the CCCHL, as described in Section 2.2, are discussed below, along with related mitigation measures.

1) The spatial organization of the landscape in the round along the banks of the Ottawa River, which results in the landscape having multiple vantage points and ‘frontages’

The proposed addition will not impact the spatial organization of the CCCHL in the round along the banks of the Ottawa River. However, the unique spatial quality of the landscape, in which the Château Laurier and other heritage buildings have multiple frontages and vantage points, demands that the design of the proposed addition respond not only to the urban context to the south and east, but the river landscape to the north. Although located ‘behind’ the Château Laurier, the proposed addition will have a prominent position within the landscape when viewed through Major’s Hill Park from the north. As a result of this pronounced, multi-faceted position, the proposed addition has been designed to express an exquisiteness, and visual lightness when viewed from all sides that is complimentary to, yet distinguishable from surrounding heritage built form, and the natural landscape.

For further analysis of key views of the Château Laurier and its surrounding cultural landscape, see Section 4.4.

2) The landscape’s dramatic natural setting, created through the interplay between the river and its surrounding escarpment, promontories, and natural and designed green spaces

The proposed addition replaces an existing above-grade parking garage at the rear of the Château Laurier, and will not have a significant impact on the CCCHL’s dramatic natural setting. The current relationships between the Ottawa River and its banks, the promontory of Parliament Hill, and natural and designed green spaces such as Major’s Hill Park and Nepean Point will be conserved. Further, the proposed addition will open up new vantage points and views of the landscape’s potent natural features, including views towards the escarpment and promontory of Parliament Hill, the Ottawa River, and Major’s Hill Park from the northern glass lobby/gallery (Figure 9), and towards Parliament Hill from the proposed enclosed glass link and the proposed courtyard (Figures 11 and 12).

For further analysis of key views of the Château Laurier and its surrounding cultural landscape, see Section 4.4.

3) The clear visual and spatial hierarchy of the landscape, which features Parliament Hill as its nucleus, reinforced through both natural and built features

As the proposed addition is modest in scale, and does not rise above the existing roofline of the Château Laurier, Parliament Hill's visual and spatial prominence within the CCCHL is conserved. Further, the addition has been designed to feature a simple and unobtrusive material palette of transparent glazing, accented by fritted glass, warm natural stone, and a white metal external frame. These materials create a sense of exquisiteness, luminosity, and transparency that are complimentary, yet subordinate to the built and natural features of Parliament Hill.

4) The response of surrounding built form to Parliament Hill, which supports its primacy, highlights its dramatic natural setting, and contributes to the landscape's visual coherence and potency; this response is typified by shared materiality, sense of monumentality* and articulated silhouette

** In this context, **monumentality** is understood to mean not only exceptional scale, but exceptional quality of materials and design.*

As described in the Previous CHIS, the Château Laurier was built on lands once owned by the Federal Government, under the condition of being architecturally responsive to the Parliament Buildings. The Château-style hotel then, in turn, inspired the design of many federal buildings in Ottawa's Parliamentary Precinct. The relationship between the Parliament Buildings and surrounding built form is typically expressed in a shared materiality, sense of monumentality, and picturesque silhouette.

The proposed addition is smaller in scale than the Château Laurier and many surrounding Federal Buildings, and thus does not obscure the articulated silhouettes that define Ottawa's skyline, and link some of the city's most important buildings. Further, the scale and architectural expression of the proposed addition manages to balance a sense of understated monumentality and exquisiteness with deference to the Parliament Buildings and the Château Laurier itself. Rather than compete with surrounding heritage buildings, or emulate historic architectural styles, features, materials, and expression, the proposed addition offers a high-quality contemporary response to this potent cultural heritage landscape. Further, many of the proposed addition's features, including its enclosed glass link, courtyard, and transparent northern lobby/gallery open up new views to Parliament Hill (see

Figures 9, 11 & 12). These new views reinforce visual connections between the Château Laurier and the Parliament Buildings, while strengthening the building's responsiveness to Parliament Hill.

For further analysis of key views of the Château Laurier and its surrounding cultural landscape, see Section 4.4.

5) Enduring patterns of land use through the landscape, which reinforce the area's identity as the nation's capital, and its primacy as a place of nation-building; these include public and private uses of national significance

The proposed addition will principally contain conference and meeting room uses at grade, with hotel uses above. As such, the proposal extends the Development Site's enduring land use as a hotel and conference facility, both of which are historically and functionally linked to the CCCHL's role as a locus of executive function and nation-building. The proposed addition also includes several new publicly-accessible spaces that, although privately owned, will reinforce the larger patterns of public land use throughout the landscape. These spaces include the enclosed glass link, courtyard (which will be accessible from the heritage hotel's ballroom and banquet room), and northern lobby/gallery adjacent to Major's Hill Park.

The proposed addition will not impact patterns of land use beyond the boundaries of the Development Site.

6) Formal and informal circulation routes that physically connect the landscape and its features, make them spatially legible, and reinforce the area's public and ceremonial identity

The proposed addition will contribute to circulation routes through the Development Site by adding new pathways and permeability between the Château Laurier and its surroundings. New access points opened in the heritage hotel's ballroom and banquet room will foster physical connection between the hotel and the proposed courtyard, while the proposed glass link between the existing hotel and the addition will connect with the glass lobby/gallery at the northern perimeter of the site to create a new mid-block connection between Wellington Street and Mackenzie Avenue.

While several new circulation routes are included in the development proposal, more opportunity exists to better link the proposed addition with its surroundings, particularly Major's Hill Park and Nepean point to the north, and the private and public canal-side promenades to the west. As the Château Laurier was built on lands once part of Major's Hill Park, this historical relationship could be strengthened by the reinstatement of historic patterns of circulation and connectivity through the landscape. See Section 5.3 for further discussion of this opportunity.

4.4 Key Views

As discussed in Section 2.3 of this report, five key views of the Château Laurier outlined in the NCC's *Château Laurier Urban Design Guidance* (2008) along with one additional view identified by the City during project discussions will be used to assess impacts on the cultural heritage value of the hotel and its surrounding context. These views include the OP-protected view from Alexandra Bridge (6), along with views of the property from Major's Hill Park (A), from Confederation Square (B), from Plaza Bridge (C), from Parliament Hill (D), and from the Bytown Museum.

The impacts of the proposed addition on these views will be shown in Figures 17 to 22. In summary, while some identified views of the Château Laurier and its surrounding CCCHL will be impacted by the proposed addition, these impacts are generally mitigated by design measures including the proposed addition's high-quality contemporary design, reduced height (as compared with the last design iteration), and complimentary material palette of transparent glazing accentuated with white metal and warm natural stone.



17. View analysis of the proposed addition, looking south towards the Development Site from the Alexandra Bridge
(Source: architectsAlliance)

View 6: from the Alexandra Bridge

The view of Parliament Hill and the Château Laurier from the Alexandra Bridge is identified in the Ottawa OP as View 6.

An analysis of the impact of the proposed addition on this view presented in Figure 17, shows that the proposed addition will have some impact on the view of Parliament Hill and the Château Laurier from the Alexandra Bridge. However, visual impact is mitigated through several design measures, including the addition's high-quality contemporary design, complimentary and unobtrusive material palette, and reduced height (as compared with the last design iteration), which allows it to sit below the eavesline of the heritage hotel. As a result, the hotel's distinctive picturesque silhouette and material contrast between its light body and darker roof is conserved, as are the visual relationships between the hotel and the Parliament Buildings to the west.



18. View analysis of the proposed addition, looking south towards the Development Site from Major's Hill Park
(Source: architectsAlliance)

View A: from Major's Hill Park

The view of the Château Laurier from Major's Hill Park is identified as Key View A in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 18 shows that the proposed addition will have some impact on the view of the Château Laurier from Major's Hill Park. This is due to the fact that Major's Hill Park is at a lower elevation than the Château Laurier, which emphasizes the visual prominence of the proposed addition from this vantage point. As a result, the heritage hotel's picturesque roofline is slightly obscured by the proposed addition. However, visual impact is mitigated by several design measures, including the addition's reduced height (as compared with the last design iteration), high-quality contemporary design and complementary, luminous material palette.



19. View analysis of the proposed addition, looking north towards the Development Site from Confederation Square (Source: architectsAlliance)

View B: from Confederation Square

The view of the Château Laurier from Confederation Square is identified as Key View B in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 19 shows that the proposed addition will have a minimal impact on the view of the Château Laurier and the surrounding CCCHL from Confederation Square. This is due to the fact that visual impact has been mitigated through several design measures, including the reduced scale of the addition (as compared with the last design iteration), its high-quality contemporary design, and its complimentary, luminous material palette. The proposed addition does not compete with or overwhelm the heritage features of the Château Laurier or the CCCHL as viewed from this vantage point, and is clearly subordinate and complementary to the heritage building and its surroundings.



20. View analysis of the proposed addition, looking north towards the Development Site from the Plaza Bridge
(Source: architectsAlliance)

View C: from the Plaza Bridge

The view of the Château Laurier from the Plaza Bridge is identified as Key View C in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 20, shows that the proposed addition will have minimal impact on the view of the heritage hotel and its landscape context from this vantage point. This is due to the fact that visual impact has been mitigated through several design measures, including the reduced scale of the addition (as compared with the last design iteration), its high-quality contemporary design, and its complimentary, luminous material palette. The proposed addition will not compete with or overwhelm the heritage features of the Château Laurier, as viewed from this vantage point, and will be a sensitive and context-appropriate addition to the heritage hotel and its surrounding cultural heritage landscape.



21. View analysis of the proposed addition, looking southeast towards the Development Site from Parliament Hill
(Source: architectsAlliance)

View D: from Parliament Hill

The view of the Château Laurier from Parliament Hill is identified as Key View D in the NCC's *Château Laurier Urban Design Guidance* (2008).

An analysis of the impact of the proposed addition on this view presented in Figure 21, shows that the proposed addition will have minimal impact on the view of the heritage hotel from this vantage point. This is due to the fact that visual impact has been mitigated through several design measures, including the reduced scale of the addition (as compared with the last design iteration), its high-quality contemporary design, and its complimentary, luminous material palette. The proposed addition will not compete with or overwhelm the heritage features of the Château Laurier, as viewed from this vantage point, and will be a sensitive and context-appropriate addition to the heritage hotel and its surrounding cultural heritage landscape. While the proposed addition will impact views of the Connaught Building from Parliament Hill, visual obstruction will be limited to the building's southern wing, and will be variable based on season, leaf cover, and exact vantage point. As a result, this is not considered to be a significant impact.



22. View analysis of the proposed addition, looking southeast towards the Development Site from the Bytown Museum (Source: architectsAlliance)

View from the Bytown Museum

Although not mentioned in the NCC's *Château Laurier Urban Design Guidance* (2008), the view of the Château Laurier from the Bytown Museum (former Commissariat Building) has been identified by City staff as an important view of the heritage hotel and its surrounding context on the Rideau Canal.

An analysis of the impact of the proposed addition on this view presented in Figure 22, shows that the proposed addition will have some impact on the view of the heritage hotel from this vantage point. This is due to the fact that the Bytown Museum, located on the western edge of the Rideau Canal, sits at a lower elevation than the Château Laurier, which emphasizes the visual prominence of the proposed addition from this vantage point. As a result, the central and eastern portions of the heritage hotel's picturesque roofline are slightly obscured by the proposed addition. However, visual impact is mitigated by several design measures, including the addition's reduced height (as compared with the last design iteration), high-quality contemporary design and complementary, luminous material palette.

5 ALTERNATIVES, MITIGATION STRATEGIES & OPPORTUNITIES

5.1 Development Alternatives

Balancing Project Goals and Limitations

The *Standards and Guidelines for the Conservation of Historic Places in Canada* states that alterations to historic places should balance heritage conservation with broader project and planning goals. As a result, the redevelopment of the Château Laurier must be approached in a holistic manner, where heritage conservation is considered alongside additional project goals, including revitalizing the hotel through new uses, financial feasibility, overcoming the site's physical constraints, and sensitive intensification of this site in Ottawa's downtown core.

Considered Alternatives

The design of the Château Laurier addition has undergone several iterations prior to the current development proposal. During this design process, a number of alternatives were explored to determine the most appropriate means of balancing the conservation of the Château Laurier with intensification and project financial feasibility, given the restrictions inherent to the Development Site. These alternatives are discussed below.

Option 1: Two Wings, Increased Height

In this considered alternative (submitted to the City as part of the 2017 SPA application), the proposed addition is designed as two mid-rise wings, roughly corresponding with the form of the existing hotel, and separated by a 3-storey central pavillion (Figure 23). However, the restricted GFA of the central pavillion required that the two wings be 11 and 12 storey high, obscuring many southern views of the Château Laurier, its distinctive roofline, and its contrasting material palette. Further, the materiality of this proposal, which sought to emulate the Château Laurier's characteristic contrast between building base and roof, ended up competing with and confusing the heritage character of the hotel.

Option 2: Two Wings, Taller East Wing

In order to mitigate visual impact on the Château Laurier's distinctive silhouette, a second development option was explored (Figure 24). In this alternative, the addition remained as two wings, but the west



23. Considered Alternative 1
(Source: architectsAlliance)



24. Considered Alternative 2
(Source: architectsAlliance)



25. Considered Alternative 3 - Preferred Option
(Source: architectsAlliance)

wing was reduced in height to limit visual impact on the heritage hotel. However, this development scheme still resulted in significant impacts on the heritage hotel's massing and silhouette.

Option 3: Unified Form, Reduced Height (Preferred)

As a result of the impacts of the previous two development proposals, a third scheme was developed (Figure 25). This preferred development alternative is the focus of this CHIS Addendum, and includes several major changes that help mitigate impacts on the Château Laurier and surrounding heritage resources. In order to reduce the overall height of the addition to 8 storeys, the central 3-storey pavilion was removed, resulting in an addition with a unified rectangular massing. At 8 storeys tall, the proposed addition now sits below the eavesline of the heritage hotel, limiting visual impact on its character-defining silhouette. Further, setbacks between the addition and the heritage hotel have been increased, and the material expression of the addition has been refined, and now includes high-quality, luminous materials such as transparent and fritted glass accented with white metal and warm natural stone.

5.2 Summary of Mitigation Strategies

As previously discussed in Sections 4 and 5 of this report, the proposed addition has been designed to mitigate impacts on the Château Laurier, adjacent heritage properties, and the broader CCCHL. In summary, these mitigation strategies include:

- Balancing conservation of the Château Laurier with other broad project goals, including revitalizing the hotel through new uses, intensification of this site in Ottawa's downtown core, and financial feasibility;
- Exploring several design alternatives for the proposed addition, in order to come up with a proposal that results in compatible development and limits adverse impacts;
- The development proposal involves removal of the 1960s parking garage from the rear of the Château Laurier, which will restore the hotel's 1920s Château-style footprint, and open up views and access from the hotel's ballroom and banquet room;
- The proposed addition features setbacks from the heritage hotel ranging from 4 to 18 metres, conserving the Château Laurier's heritage form and features, and resulting in the addition being read more as a sensitive neighbouring building than an addition to the heritage hotel;

- The proposed addition will only physically cover a small area along the northern elevation of the Château Laurier's east wing currently containing back-of house uses; the proposed enclosed glass link connecting the existing hotel with the proposed addition will be made of transparent glass, connected to heritage fabric using a 'light-touch' approach;
- At 8-storeys tall, the proposed addition sits below the eaves-line of the heritage hotel; its reduced height (as compared with earlier design iterations) conserves views of the hotel, its distinctive articulated roofline, and the material differentiation between the hotel's light-coloured base and darker roof;
- The proposed addition steps back above the 6th storey, further limiting visual impact on the heritage hotel and surrounding landscape;
- The proposed addition's high-quality contemporary design and simple, yet exquisite material expression are complementary to, yet distinguishable from the Château Laurier and the surrounding CCCHL; the addition does not emulate or compete with the heritage character of the hotel and its surrounding context, but represents a sensitive evolution of the landscape that responds to surrounding heritage resources;
- The development proposal includes the addition of new publicly-accessible spaces, such as the glass link, courtyard and northern glass lobby/gallery that will open up new views to surrounding heritage built form, including the Parliament Buildings, hence strengthening the historic and visual connections between the Château Laurier and Parliament Hill;
- Public and group uses, including a lobby/gallery and meeting room space have been provided on the ground floor of the addition, thus animating the building's interface with Major's Hill Park and reinforcing visual connections with the landscape from within the proposed addition.

5.3 Further Opportunities

While it is ERA's opinion that the current design of the proposed addition represents a sensitive response to the Château Laurier and its surrounding cultural heritage landscape, opportunities remain to further develop and refine the proposal. These include:

- Continuing discussions with the NCC to improve the interface between the proposed addition and public spaces to the north and west, including Major's Hill Park and the canal-side promenade; refining the design to incorporate additional pathways and permeability through the Development Site that will connect to larger circulation routes and patterns would be a valuable contribution to the surrounding context and would help strengthen historical patterns of circulation through the landscape;
- Developing an interpretation strategy that commemorates the site's most notable historic and associative values, including those of Indigenous Groups.

6 CONSERVATION STRATEGY

The overall conservation approach to the Château Laurier is a combination of rehabilitation and restoration. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* defines rehabilitation as:

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

In contrast, restoration is defined as:

The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

The Part IV designated hotel will be conserved in its entirety. Removal of the hotel's unoriginal 1960s rear parking garage will restore the hotel's original 1920s footprint, while also restoring visual connections between the hotel's interior ballroom and banquet room and the landscape to the north (which are currently obscured by the parking garage). Areas of heritage fabric currently covered by the parking garage may require restoration following removal of this later addition.

The new addition has also been designed with a light-touch approach, in order to minimize points of contact with the Château Laurier's heritage fabric. As a result, the proposed addition will only cover a small at-grade area along the northern elevation of the hotel's east wing, currently used for back-of-house and servicing. The enclosed glass link connecting the heritage hotel with the proposed addition will similarly feature minimal points of contact with the heritage hotel, and its transparency will maintain legibility of the hotel's original 1920s edge. Apart from these points of contact, the proposed addition will be set back between 4 and 18 metres from the heritage designated portions of the Château Laurier, and no part of the addition cantilevers over the heritage hotel.

Prior to and during construction, the heritage building will be protected and regularly monitored. Further details on the protection and conservation of the heritage building, and any required restoration of the heritage hotel will be provided in a Conservation Plan or CHIS Addendum following removal of the parking garage.

7 CONCLUSION

This report finds that the proposed Château Laurier addition sensitively intensifies the Development Site, while conserving the cultural heritage value of on-site and adjacent heritage properties. The proposal also conserves the cultural heritage value and character of the broader cultural heritage landscape in which the Château Laurier is located.

The development proposal retains the Château Laurier in its entirety, and removes a 1960s above-grade parking garage at the rear (north) of the hotel, thus restoring the hotel's 1920s footprint. This unoriginal garage will be replaced by an 8-storey addition, which will be set back from the heritage hotel by between 4 and 18 metres. This proposed addition will be connected to the existing hotel via an enclosed glass link running along the western edge of the hotel's east wing. The development proposal also includes a landscaped courtyard between the Château Laurier and the proposed addition, along with some modifications to original ground-floor window openings to provide access to the courtyard from the hotel ballroom and banquet room.

A number of design measures have been incorporated into the design of the proposed addition, which help mitigate any potential impacts on, and conserve the cultural heritage value of on-site and adjacent heritage resources. In summary, the proposal will revitalize the Development Site with new interior and exterior uses, and will feature a simplified contemporary design and a high-quality, luminous material palette that complement, rather than compete with, the heritage hotel and its surrounding landscape.

Further Reports and Studies

Future details regarding conservation work to the heritage hotel will be provided via a Conservation Plan or CHIS Addendum following removal of the 1960s parking garage. Opportunity also exists to refine the interface of the proposed addition with Major's Hill Park and the canal-side public promenade, and to incorporate an interpretation strategy into the proposed scope of work, in order to commemorate some of the hotel's historic and associative themes.

8 SOURCES

MTBA Associates Inc. (2017). *Château Laurier Proposed Addition Cultural Heritage Impact Statement*.

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Parks Canada. (2010). *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Project Personnel

Michael McClelland, Principal, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Graeme Stewart, Principal, OAA MRAIC RPP MCIP CAHP

Graeme Stewart has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Project. He is also the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*. He is a regular lecturer in the Toronto Area's Universities and Colleges and has been a sessional instructor at the Daniels Faculty of Architecture at the University of Toronto. Graeme is a founding director of the Centre for Urban Growth and Renewal (CUG+R), an urban research organization formed by ERA and planningAlliance in 2009. In 2010, he was recipient of an RAIC National Urban Design Award for his ongoing research and design work related to Tower Renewal. Graeme has studied architecture in Canada and Germany and received his Master of Architecture from the University of Toronto.

Julie Tyndorf, Associate, MCIP RPP

As an experienced development planner in Toronto, Julie Tyndorf, MCIP RPP possesses valuable insight into the municipal approvals process and specializes in the interpretation and preparation of complex policy and assessment documents.

As Chair of Ryerson University's Planning Alumni Association, Julie regularly volunteers her time to support planning students through fundraising initiatives and professional career mentorship. Julie is a registered planner in Ontario and a member of the Canadian Institute of Planners.

Julia Smith

Julia is an urban planner at ERA, whose interest in cultural heritage first led her to complete an undergraduate degree in Art History from U of T, and an MA in Arts and Heritage Management from Maastricht University, the Netherlands, before gaining a Masters of Planning from Ryerson University. Julia started her career working as a development planner in the private sector, and combines her knowledge of development and municipal processes with a deep appreciation for culture and heritage in her work at ERA.

9 APPENDICES

APPENDIX A:

Château Laurier Municipally Prepared Statement of Significance, originally included as 'Schedule B' to Designation By-law 265-78

SCHEDULE "D"

NS 25833

"The Chateau Laurier, at Rideau Street and MacKenzie Street, is recommended for designation as being of historical and architectural value. Erected 1908-1912 by the Grand Trunk Railway Company, and subsequently enlarged in keeping with the original architectural style, the hotel was built in the late Victorian French Chateau Style, as designed by Montreal architects Ross and MacFarlane. This was in contrast to the initial Gothic Revival proposal. The romantic attractiveness of the Chateau Style became incorporated in a series of hotels across Canada. Sir Wilfred Laurier was the first to sign the register. From 1930-1935, R. B. Bennett resided here. Over the years, the Chateau has served as a second home for many M.P.'s and Senators, providing a dignified, hospitable and lively Ottawa residence."

APPENDIX B:

Château Laurier NHS Statement of Significance, retrieved from: <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14549>

DESCRIPTION OF HISTORIC PLACE

The Château Laurier National Historic Site of Canada is an early-20th-century hotel located across from the Former Union Railway station in downtown Ottawa, Ontario. It sits atop the banks of the Ottawa River, overlooking both the river and the Rideau Canal. This picturesque hotel, constructed in the Château style is a commanding presence in Confederation Square, a national historic site of Canada encompassing some of the most recognizable historic buildings in the downtown core of the capital. Official recognition consists of the hotel building on the legal property on which it sat at the time of recognition.

HERITAGE VALUE

The Château Laurier was designated a national historic site of Canada in 1980 because:

- it is a Château-style hotel, which is of national significance as an architectural type.

The Château Laurier, built between 1908 and 1912, was the first in a series of hotels constructed by the Grand Trunk Pacific Railway Company (GTPR) to encourage tourists to travel its transcontinental routes. From Québec to Victoria, these Château-style hotels can be found near the railway stations in their urban environment, often in a dramatic location. The Château-style vocabulary used by the railway hotels evolved as a distinctly Canadian architectural type, and came to symbolize fine hotel accommodation. When the Château style began to evolve into a distinctly 'national' style of architecture, the physical proximity of the Château Laurier to the seat of the federal government led the hotel to serve as a model for the style. The constant reinforcement of this architectural image across the country provided a powerful visual expression of the bond that links these cities and regions of diverse cultural and geographic characters into a national unity.

The Montréal architectural firm Ross and MacFarlane designed the Château Laurier, and based their plans on designs created by New York's Bradford Lee Gilbert. The pale Indiana limestone walls of the Château Laurier harmonized with the nearby Grand Trunk railway station, and the steep roof, turrets, and gothic details of the structure ideally suited the character and climate of Canada. From 1916 to as late as the 1950s, the federal government insisted that all federal architecture in Ottawa conform in some way to this style. This is demonstrated in buildings such as the Confederation Building and the roof structure of the Supreme Court Building.

Sources: Historic Sites and Monuments Board of Canada, Minutes, June 1980, January 1981.

CHARACTER-DEFINING ELEMENTS

Key elements that contribute to the heritage character of the site include:

- its romantic setting atop the banks of the Ottawa River and overlooking the Rideau Canal;
- its proximity to Parliament Hill and to other federal government buildings in the Ottawa downtown core;
- its irregular L-shaped plan;

- its elements which typify Château-style railway hotels, including its massive scale, irregular silhouette, steeply-pitched copper roofs, ornate gables and dormers, towers and turrets, high-quality materials, and dramatic setting;

- the smooth finish and pale tone of the exterior Indiana limestone walls, contrasting sharply with the ornate detailing above the eave-line;

- its symmetrical front façade, defined by two octagonal pavilions, vertically accented by a strip of oriel windows;

- its picturesque silhouette, created by a broad range of medieval detail, including turrets, machicolations, and finialed and crocketed gables;

- its whimsical and delicate corner tower, inset deep into the wall;

- its arcaded entrance loggia;

- its close physical relationship with the former Ottawa Union Station, also constructed using pale, Indiana limestone, and its proximity and relationship with the Confederation square National Historic Site of Canada and its affiliated buildings of national historic import.- its elements which typify Château-style railway hotels, including its massive scale, irregular silhouette, steeply-pitched copper roofs, ornate gables and dormers, towers and turrets, high-quality materials, and dramatic setting;

- the smooth finish and pale tone of the exterior Indiana limestone walls, contrasting sharply with the ornate detailing above the eave-line;

- its symmetrical front façade, defined by two octagonal pavilions, vertically accented by a strip of oriel windows;

- its picturesque silhouette, created by a broad range of medieval detail, including turrets, machicolations, and finialed and crocketed gables;

- its whimsical and delicate corner tower, inset deep into the wall;

- its arcaded entrance loggia;

- its close physical relationship with the former Ottawa Union Station, also constructed using pale, Indiana limestone, and its proximity and relationship with the Confederation square National Historic Site of Canada and its affiliated buildings of national historic import.

APPENDIX C:

Heritage Character Summary (Excerpt from the MTBA Previous CHIS, 2017)

03.2 HERITAGE CHARACTER SUMMARY

The Château Laurier National Historic Site was constructed as Ottawa's premier hotel. It is the most visible of a handful of four-star hotels in Ottawa and is well-equipped to host a wide range of accommodations, social events and public gatherings. This historic place is much more than just an iconic hotel and its heritage. Its place within its significant surrounding context and its public-at-large recognition all reflect a broader role within the nation's capital.

From the start, the building has served an important function in the National Capital Region and is a key contributor to the heritage character of its context. It originally possessed and has developed a range of key heritage character elements that contribute to making the Château Laurier historically significant.

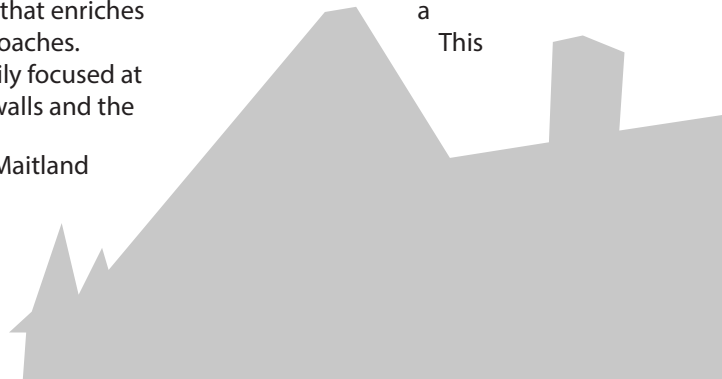
DESIGN

CHÂTEAU STYLE FORM

INTRODUCTION

The Château style is identifiable by the use of a range of architectural devices including asymmetry and mixed element elevations, typically with steeply pitched copper roofs resting on walls of stone (commonly smooth but sometimes rusticated). To add architectural interest, Château style buildings often include a mixture of "dormers, gables, conical towers, tourelles, finials, and iron cresting, piled on like the decoration on a particularly elaborate wedding cake."¹ These elements infiltrate the composition at a building level with further detailing enriching the building at a smaller scale, adding visual texture that enriches a building as the viewer approaches. additional detailing, primarily focused at the interface between the walls and the

1 Shannon Ricketts, Leslie Maitland and Jacqueline Hucker, *A Guide to Canadian Architectural Styles, 2nd Edition* (Peterborough: Broadview Press, 2004), 99.



roof, aided by the contrast between the stone and copper, was most effective when lighter stone was employed. By placing the detailing at this location an intermediary zone or interstitial layer was created in the elevation, softening the intersection between the walls and roof, while guiding a viewer's gaze up through the lesser articulated stone walls towards the more fanciful and visually active eave line. It also created more fanciful roof lines, generating an even more picturesque silhouette.

CHÂTEAU LAURIER

Sharing a stylistic relationship with other railway hotels built during this period, the Château Laurier is massed and detailed using predominantly a "Château" style. Common elements of the "Château" style found here include an irregular silhouette, significant scale, steeply-pitched roofs, notable gable and dormer material two main and west

for

significant scale, steeply-pitched roofs, notable gable and detailing, towers, turrets and a high level of durable finishes. All of these elements are deployed across the portions of the building, including the original south wings and the later east wing. The flexibility of the architectural approach is illustrated in the ability the overall composition to accept subtle modifications to the detailing from the original section to the later addition. This is accomplished by employing the same stone and overall geometries to create an integrated composition while adding subtle distinctions.

The use of the Château style is not slavish.



There are also Gothic Revival and Mannerist elements that add texture to the architectural composition. Grounding the composition is the building's main volume, which is largely left unadorned, accentuating the attention and importance of the roofscape and associated eaves.

MATERIAL FINISHES

Indiana limestone, used in the construction of many high quality and notable institutional buildings of the period (and in continued use today), was used to finish the exterior walls of the Château Laurier. The limestone matches the stone of the Neoclassical former Union Station directly across Wellington Street, which was built at the same time as, and directly connected to, the hotel. By matching stone type, the hotel responds to the Station, while the copper roofscape responds to its more picturesque neo-Gothic neighbours on Parliament Hill. Grounding the Château Laurier's roof are decorative eaves, projecting upper storeys complete with corbeling and vertical elements all of which feature the Indiana limestone.

CONTEXTUAL

RELATIONSHIP WITH THE OTTAWA RIVER AND RIDEAU CANAL

The Château Laurier rests atop the east wall of the flight of the Rideau Canal's gateway locks, occupying





OPPOSITE TOP Detail of the hotel's roofscape with portions of the west north and east wings visible.

OPPOSITE BOTTOM Looking up the Rideau Canal from the Ottawa River towards the Château Laurier with the entrance to the initial flight of locks in the foreground.

TOP Looking north towards Ottawa from the Alexandra Bridge with Parliament Hill on the right and the Château Laurier on the left. ("View 6" in NCC documentation)

a significant position and "romantic setting" above the Ottawa River. The landscape of Major's Hill Park and the hotel's relative height exposes the building's open north end toward the mouth of the Rideau Canal and the Ottawa River below. These river views are some of the most powerful views of the Parliamentary Precinct including its buildings, landscape and silhouette, with Major's Hill Park, the Château Laurier and mouth of the Rideau Canal each contributing to Parliament's east setting. In fact, this is one of the most picturesque and significant combinations of natural and built landscapes in Canada. Refer to Section 2.3 for a thorough discussion of the cultural landscape that the Château is a part of.

RELATIONSHIP WITH PARLIAMENT HILL AND NEARBY FEDERAL BUILDINGS

The picturesque quality of the Château Laurier's Château style roofscape relates well to the Gothic Revival roofscape and pavilions of Parliament Hill. Although its facades are less articulated than those of Parliament Hill, the hotel's honed Indiana limestone walls, copper roofing, and silhouette variation (as it meets the sky and separation of the building from Parliament Hill by the Canal cut) allow the two compositions to relate to each other across the gap, contributing



ABOVE TOP Southeast corner of the Confederation Building located west of Parliament Hill. *PSPC*

ABOVE BOTTOM Bank of Canada with the original building nestled between 1970s glass “wings” complete with a new copper “Château-style” roof. *capitalmodern.ca*

to a larger iconic landscape view.

The role of the Château Laurier in influencing subsequent Federal architecture located in the Parliamentary Precinct is noted in a number of sources including the Château Laurier’s own National Historic Sites of Canada Statement of significance, which goes so far as to suggest that the Château style was adopted by the federal government as its preferred architectural style from 1916-1950. Buildings potentially influenced by the Château style during this period include the Confederation and Justice Buildings and the Supreme Court Building. While the distinctive silhouette is present in each of these buildings, they are all missing some of the most significant elements of the Château style, especially the extreme variation and articulation of the eave line. Arguably, the Confederation and Justice Buildings, while possessing some eave articulation and elevational arrangements found in Château style buildings, do not demonstrate the same level of affinity to the style as the hotel, aligning more closely to the Victorian Gothic styling of Parliament Hill to its east. Continuing west on Wellington Street, the Supreme Court possesses a large Château-style copper roof that suggests an affinity for the style; however, the building is more in keeping with Art Deco. As well, a skillfully massed roof rests on top of the rest of the architectural composition, rather than being married to the remainder of the building, via roof eave articulation. This roof was added as an after-thought under a Prime Ministerial directive.

As a note, the use of a Château-style roof appeared in the more contemporary architectural assemblage at the nearby Bank of Canada. While the new roof skillfully accommodates the need for additional space above the original Bank of Canada Building, it creates a false history and misrepresents the true origins of the banking temple as an Art Deco edifice. The use and mixture of architectural styles, especially those with highly charged contextual references, should be employed with the utmost care to ensure the legibility of historically significant structures remains, while at the same time, accommodating the requirements of improving a building’s functionality or adapting it to a new use, so as to encourage continued and meaningful uses that are in keeping with a building’s heritage character.

RELATIONSHIP WITH CONFEDERATION SQUARE AND GOVERNMENT CONFERENCE CENTRE (FORMER UNION STATION)

CONNECTIONS TO THE GOVERNMENT CONFERENCE CENTRE

With facing primary elevations and main entries, the Château Laurier is



contextually and historically related to the Government Conference Centre (GCC - Former Union Station Ottawa). The same Indiana limestone is used as the primary exterior wall cladding material with both buildings featuring similar levels of articulation within the main field areas. The use of the same stone is one of the main factors that allows the different styles of the hotel (Château) and the GCC (Neoclassical) to comfortably co-exist.



Functionally, the Château Laurier was constructed in service to the former Train Station as a means of providing dignified accommodations for visitors arriving by train, thereby heightening the respectability of train travel, which at times could be a dirty affair. Additionally, the placement of the train station and hotel provided a much improved setting in this part of Ottawa at the intersection of "Town and Crown."

CONNECTIONS TO CONFEDERATION SQUARE

Confederation Square is a National Historic Site of Canada located in the heart of Ottawa and is one of its largest hardscaped open spaces in the city. As an urban open space the square relies on the buildings that occupy its edges (and the iconic War Memorial at its center) to define it spatially and contribute to it architecturally. Situated at the northeast corner of the triangular-shaped square, the hotel participates in some of the most important viewscapes both approaching the square from the south and within the square. The Château Laurier's role in the character of the square is significant enough for the square's Statement of Significance to identify the hotel's "footprint with its Château style design, original exterior materials and decoration, original design and materials of major public spaces, and use as a hotel." Both the south and west elevations of the hotel contribute to the character of Confederation Square.

ABOVE TOP Looking north on axis through Confederation Square with the Château Laurier on the right and East Block (Parliament Hill) on the left.

ABOVE BOTTOM Looking northeast from the upper terrace of the NAC towards the west elevation of the Government Conference Centre and the Château Laurier.



SILHOUETTE

Like other Chateau and Gothic style buildings, the hotel's silhouette is a critical element of the building's character. The silhouette is ideally suited to the different types of contextual environments that the building relates to, including the landscape of Major's Hill Park, the Rideau Canal and Ottawa River, and the more urban environs of Wellington Street and Mackenzie Avenue. Architecturally, the Chateau's silhouette is the result of the use of a wide range of medieval-inspired detailing including turrets, machicolations, and finialed and crocketed gables, in addition to a varied and steep copper clad roof.

ASSOCIATIVE

THE CHÂTEAU STYLE POSSESSES A PAN-CANADIAN RECOGNITION

BROADER SIGNIFICANCE OF THE CHÂTEAU STYLE

Identified by many as a significant architectural style deployed across Canada, it is most closely associated with railway hotels that were constructed by the Canadian Pacific Railway and the Grand Trunk Railway during the late 19th century and early 20th century. "It became the style of choice for luxurious country retreats both private and commercial, chosen for its freedom of planning, picturesque qualities, and evocation of Canada's French and Scottish roots."² With its use within the design of these landmark buildings along with the fantastical associations with châteaux, this architectural style possesses a high level of recognition across the country, be it in more natural environments or in more urban environments. While regional variations are present within the various buildings, even those designed in service of the railways, the strength of the eave and roof lines contributes to the visual appeal of these buildings and reinforces the connection between buildings across Canada of this type.

² Ibid. 102.



OCCUPANTS AND EVENTS

Over time, the hotel has been home to a range of notable figures including Prime Ministers R.B. Bennett and Pierre Elliot Trudeau, internationally noted portrait photographer Yousef Karsh and a CBC Radio studio. As the hotel possessed some of the most advanced technical equipment in the city, the hotel hosted Ottawa's first radio station on its seventh floor. In fact, both of CBC's English and French language radio stations continued in the seventh and eighth floor until 2004. The occupancy of Yousef Karsh continues to be marked by the Karsh suite displaying a selection of the photographer's work within the hotel. To highlight the history of the Château Laurier, historic photographs are displayed in various public

locations throughout the hotel.

Along with these notable occupants, the hotel has played host to countless nationally and internationally-known patrons and royalty, and served as the backdrop to locally and nationally-significant events reflecting its role as the premier hotel in Ottawa during most of its lifetime.

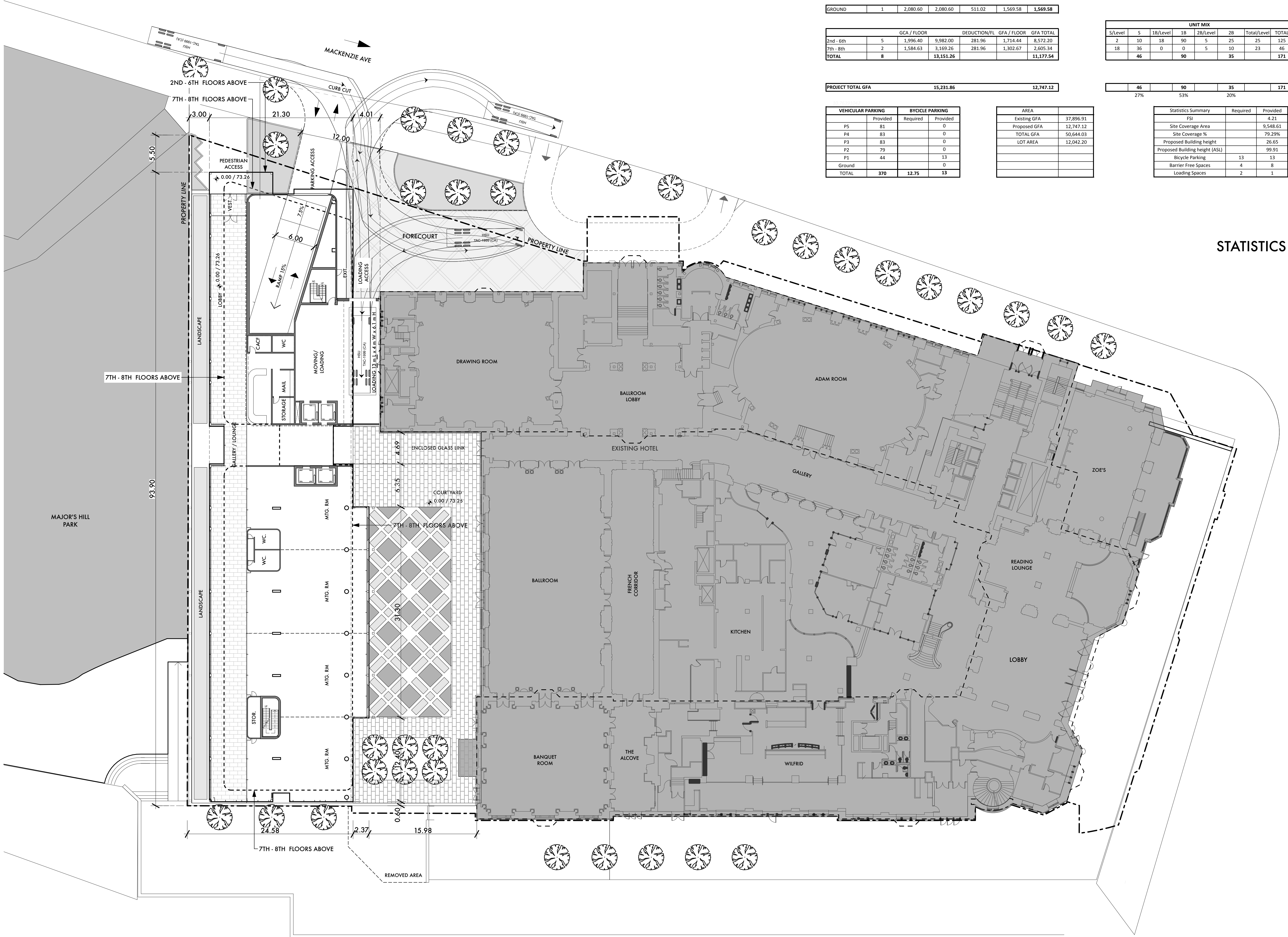
The combination of design, context and association have resulted in the Château Laurier occupying a unique and special place in the collective memory of people in the National Capital Region, making it one of the most significant privately-held heritage buildings in Ottawa.

OPPOSITE West elevation
roofscape.

ABOVE Ballroom. *Fairmont*

APPENDIX D:

Architectural Drawings prepared by architectsAlliance



AREAS					
BASE	GCA / FLOOR		DEDUCTION/FL	GFA / FLOOR	GFA TOTAL
P2 - P5	4	3,422.09	13,688.36	0.00	0.00
P1	1	3,503.24	3,503.24	0.00	0.00
Total below grade			17,191.60		0.00

GROUND	1	2,080.60	2,080.60	511.02	1,569.58	1,569.58
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		GCA / FLOOR		DEDUCTION/FL	GFA / FLOOR	GFA TOTAL
2nd - 6th	5	1,996.40	9,982.00	281.96	1,714.44	8,572.20
7th - 8th	2	1,584.63	3,169.26	281.96	1,302.67	2,605.34
TOTAL	8		13,151.26			11,177.54

PROJECT TOTAL GFA	15,231.86	12,747.12
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VEHICULAR PARKING		BYCYCLE PARKING	
	Provided	Required	Provided
P5	81		0
P4	83		0
P3	83		0
P2	79		0
P1	44		13
Ground			0
TOTAL	370	12.75	13

AREA		
Existing GFA		37,896.91
Proposed GFA		12,747.12
TOTAL GFA		50,644.03
LOT AREA		12,042.20

UNIT MIX						
S/Level	S	18/Level	18	28/Level	28	Total/Level
2	10	18	90	5	25	25
18	36	0	0	5	10	23
	46		90		35	171

46	90	35	171
27%	53%	20%	

Statistics Summary		Required	Provided
FSI			4.21
Site Coverage Area			9,548.61
Site Coverage %			79.29%
Proposed Building height			26.65
Proposed Building height (ASL)			99.91
Bicycle Parking		13	13
Barrier Free Spaces		4	8
Loading Spaces		2	1

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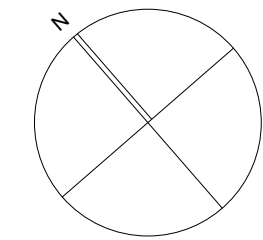
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STATISTICS

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PROPOSED CHÂTEAU LAURIER ADDITION

1 Rideau Street - Ottawa, Ontario

SITE PLAN

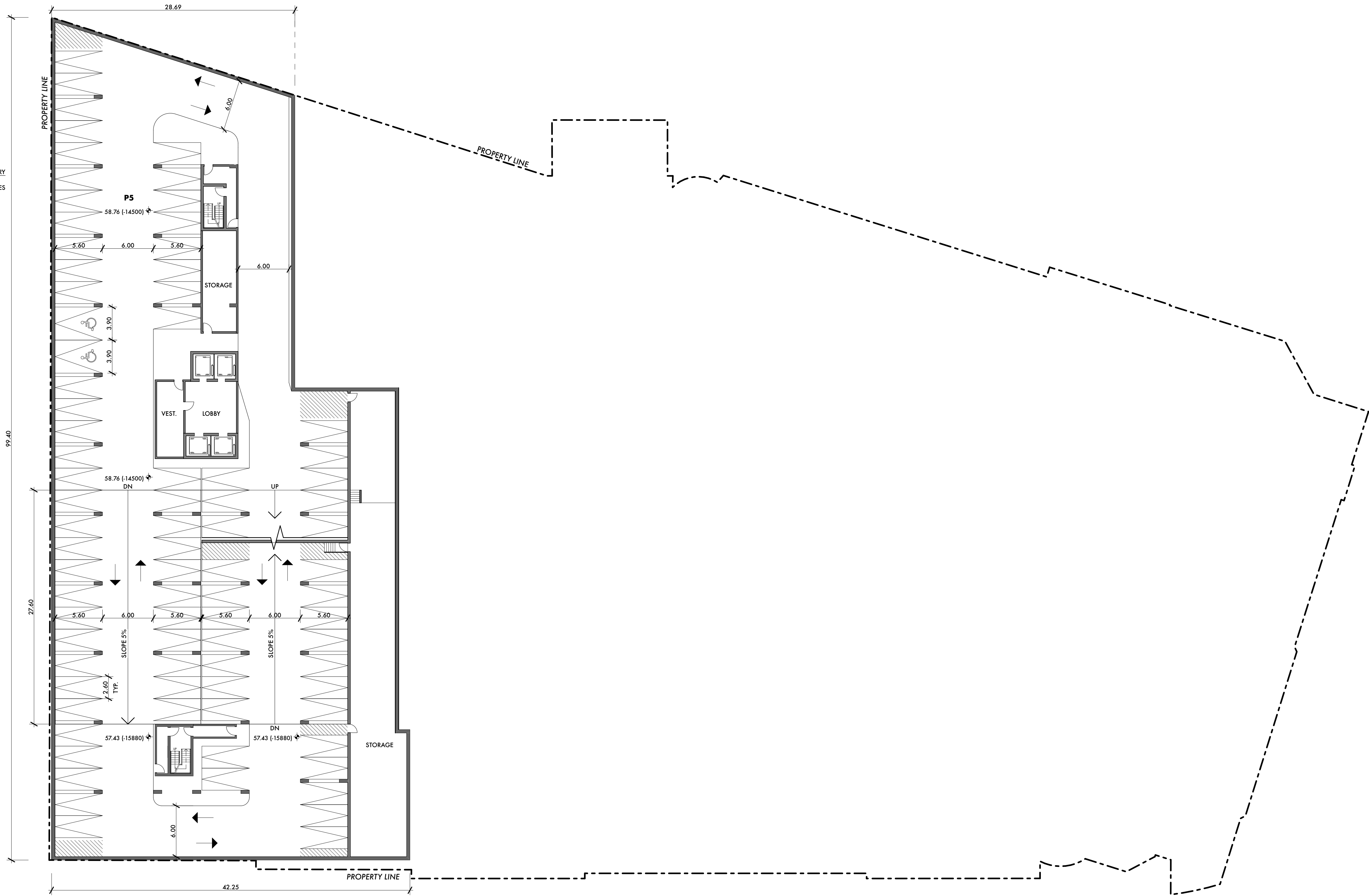
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2018-01-18

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D07-12-16-0193

SUMMARY
81 VEHICULAR SELF-PARKING SPACES



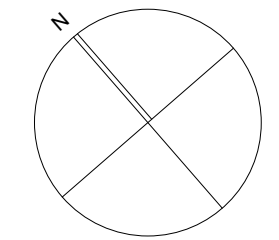
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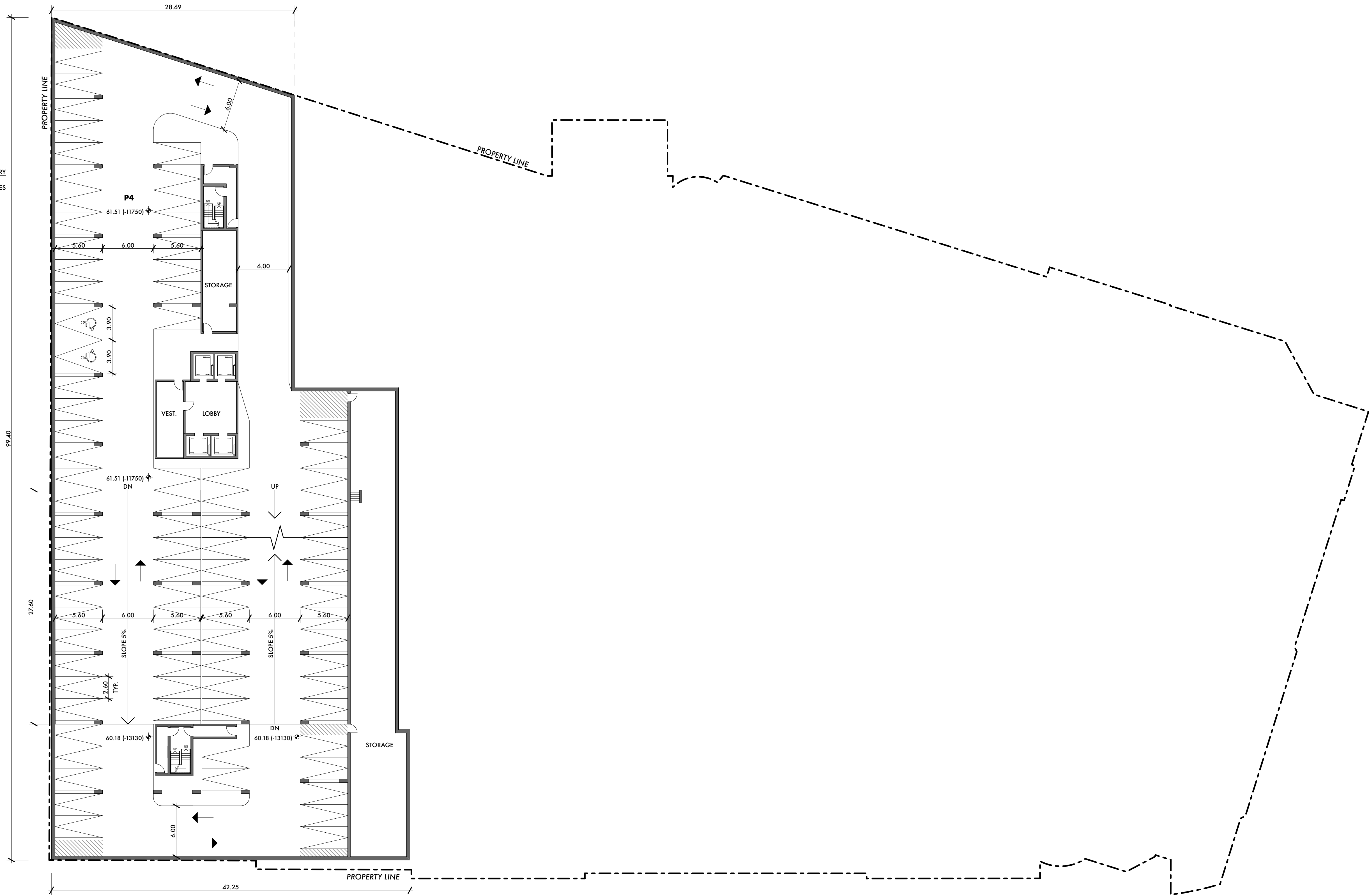
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SUMMARY
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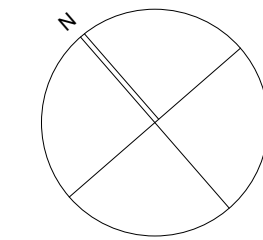
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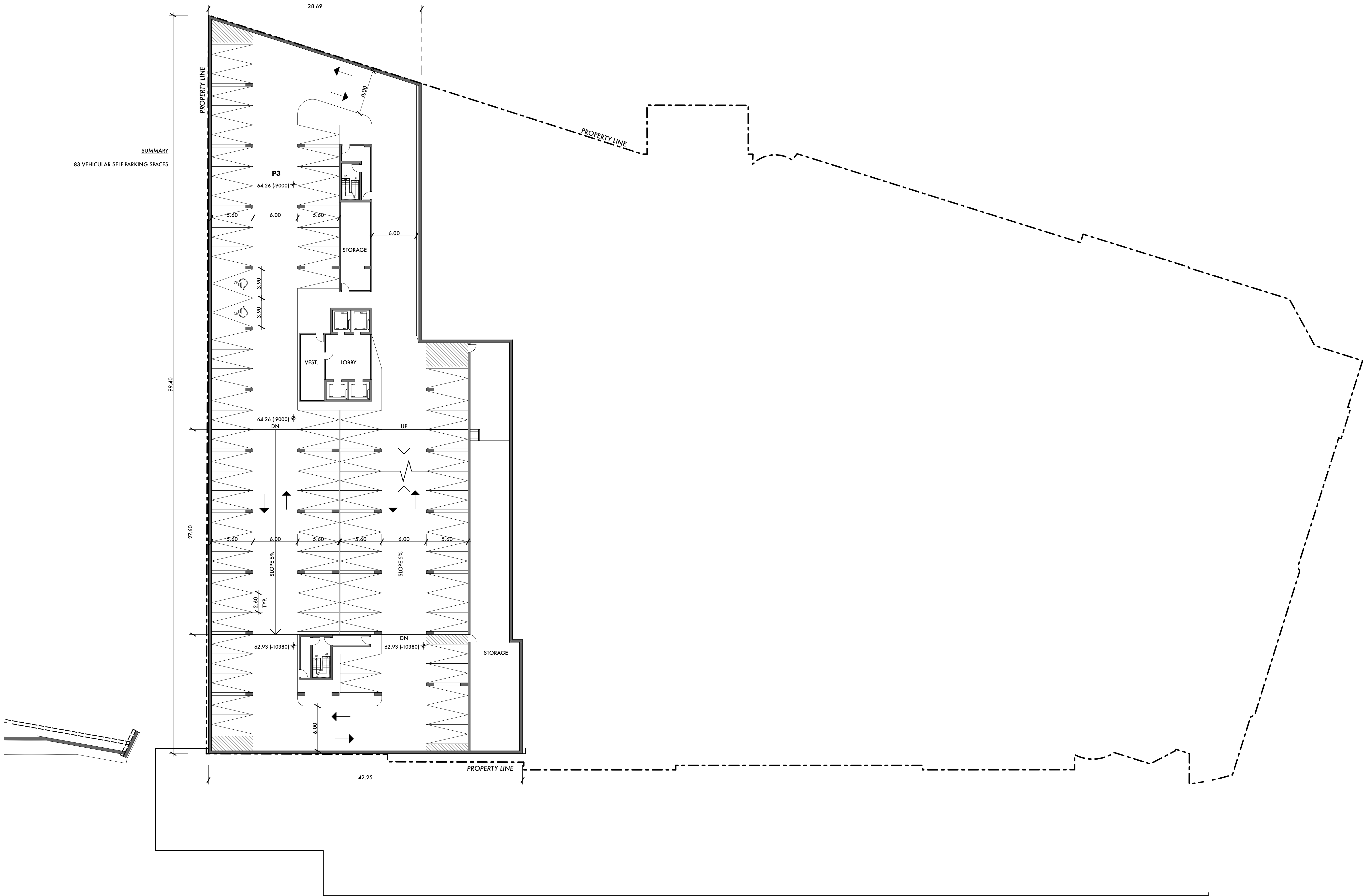
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P4 LEVEL

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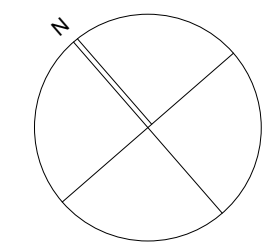
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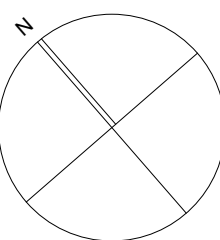
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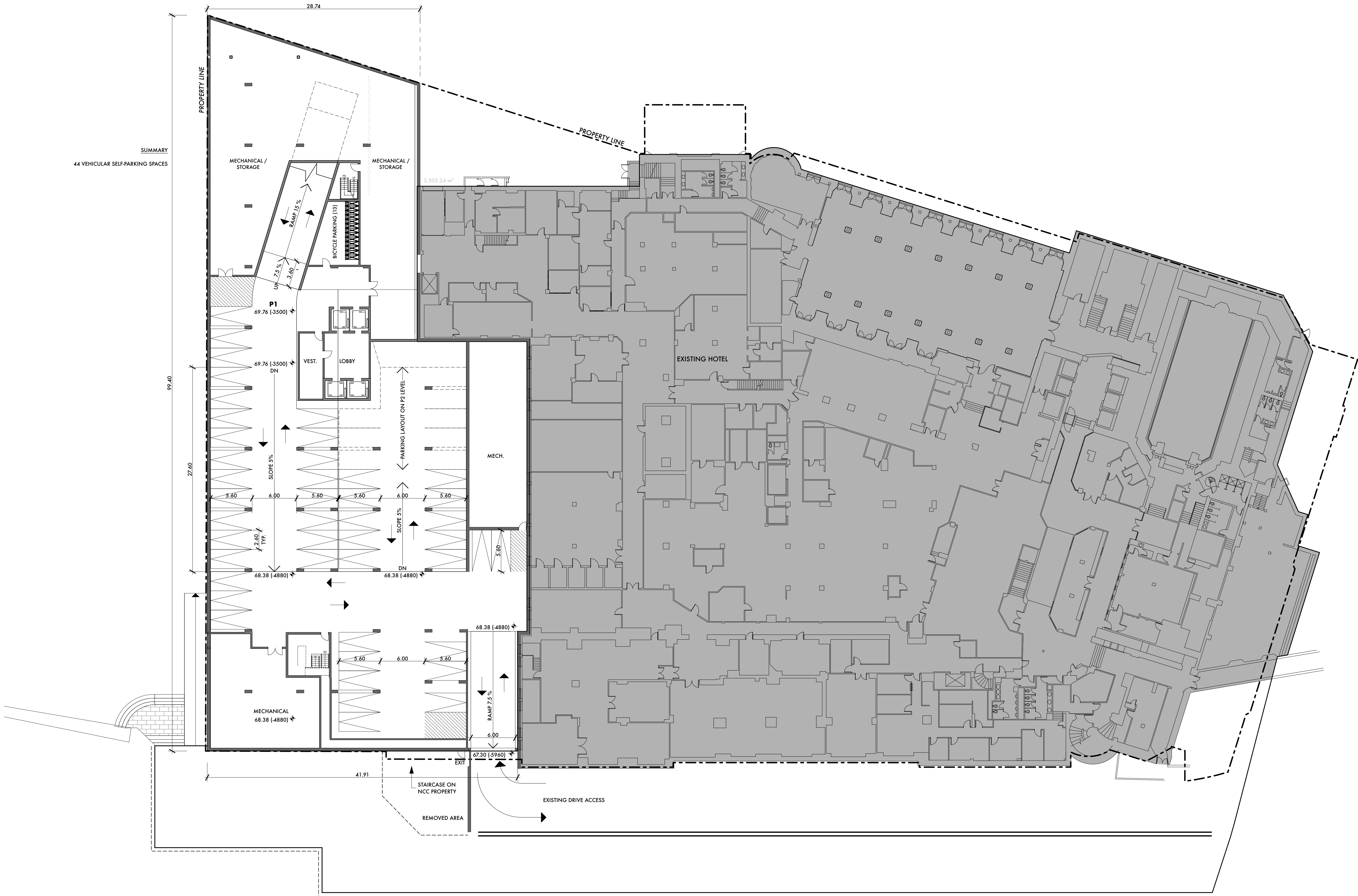
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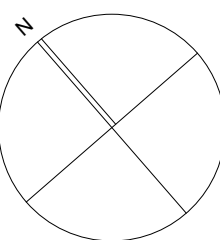
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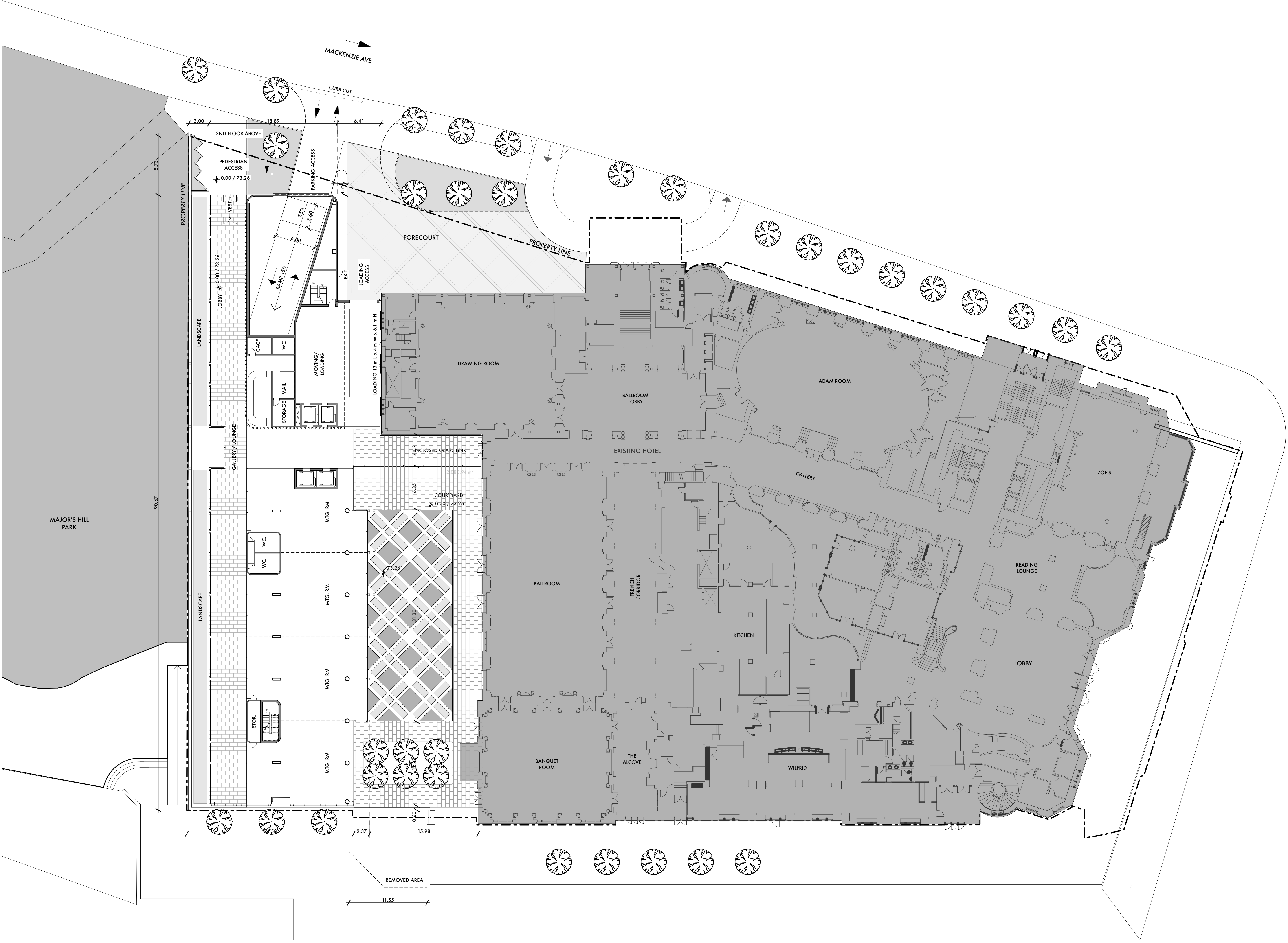
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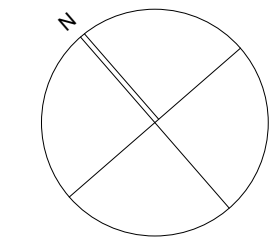
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GROUND FLOOR PLAN

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2018-01-18

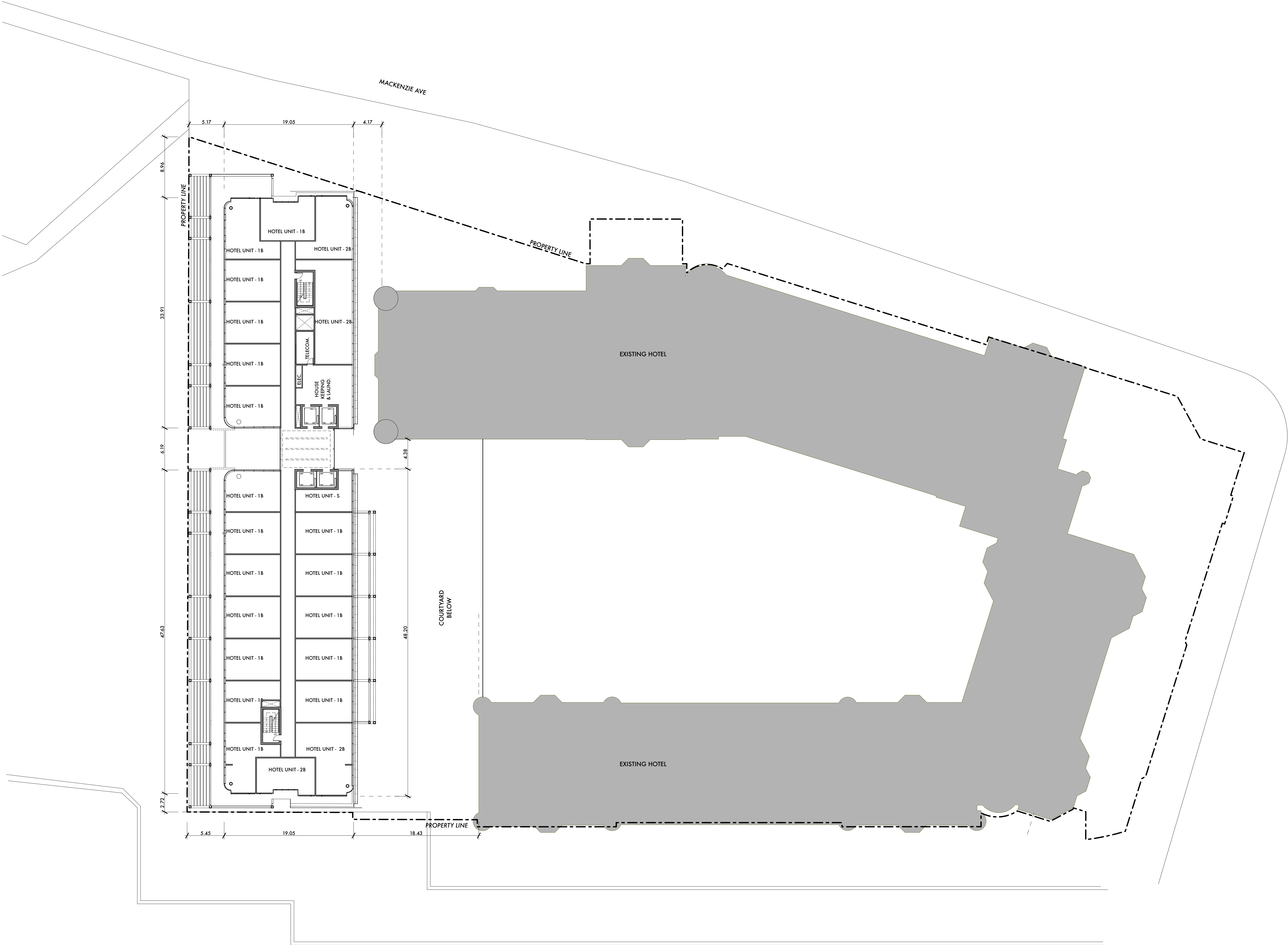
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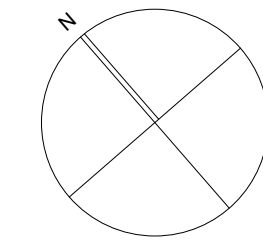
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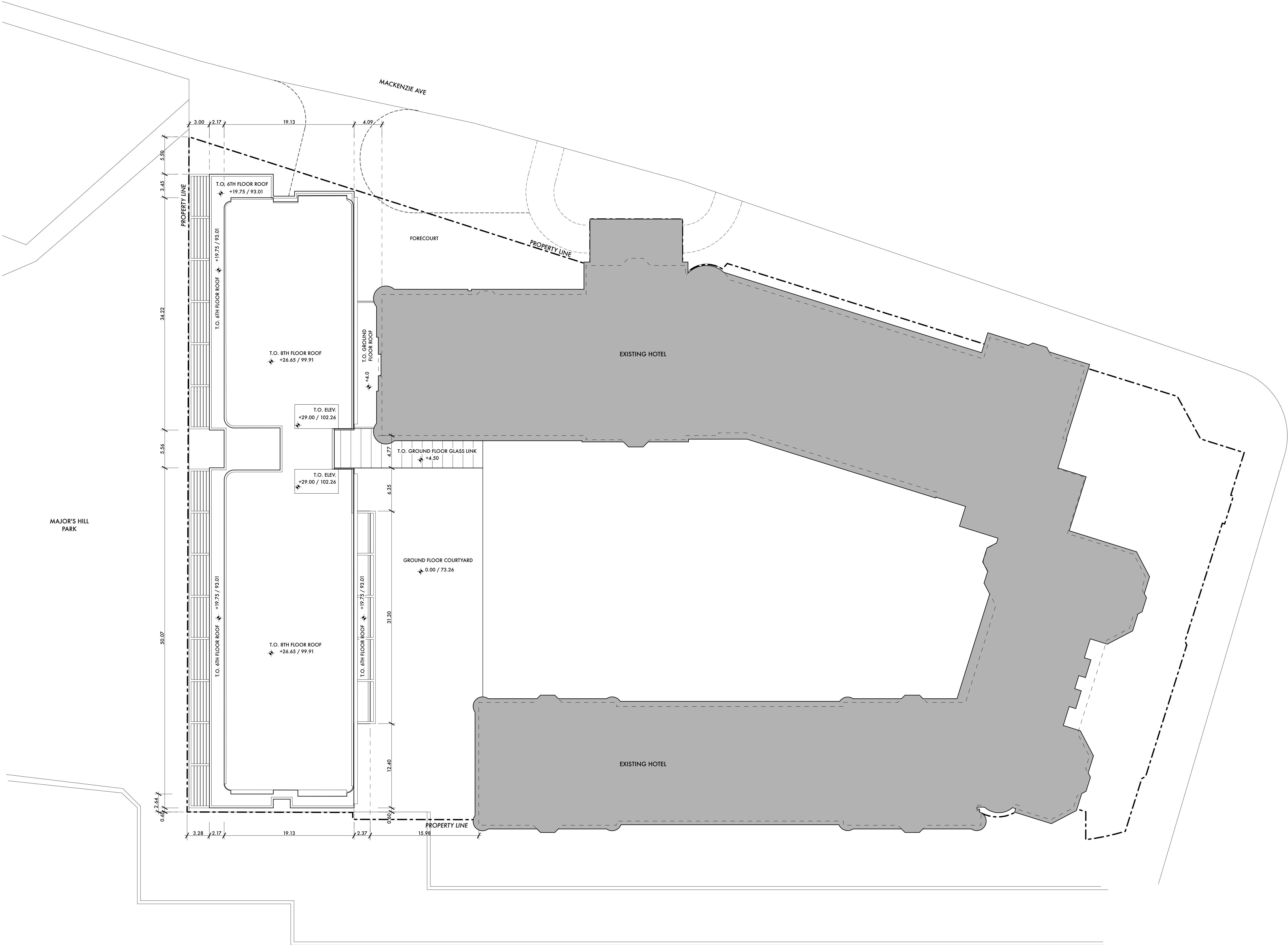
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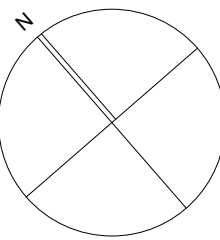
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NO	ISSUANCE	DATE
1	SPA	12.09.2016
2	SPA	06.15.2017
3	SPA	01.19.2018

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PROPOSED
CHÂTEAU LAURIER ADDITION
1 Rideau Street - Ottawa, Ontario

ROOF PLAN

1:250

2018-01-18

A.1.9

D07-12-16-0193



EAST ELEVATION

SCALE: 1:250



WEST ELEVATION

SCALE: 1:250

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1 Rideau Street - Ottawa, Ontario

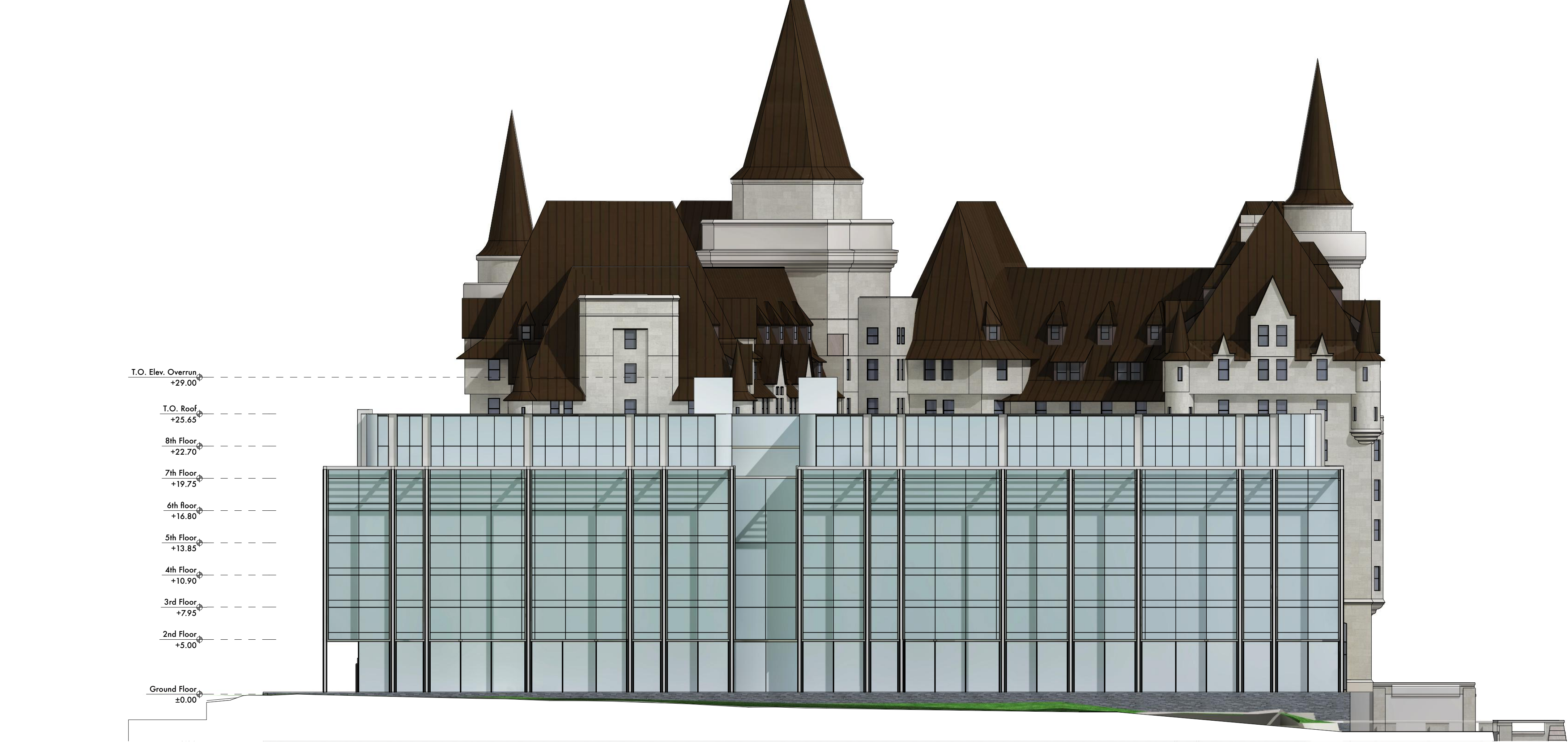
ELEVATIONS

1:250, 1:0.8330

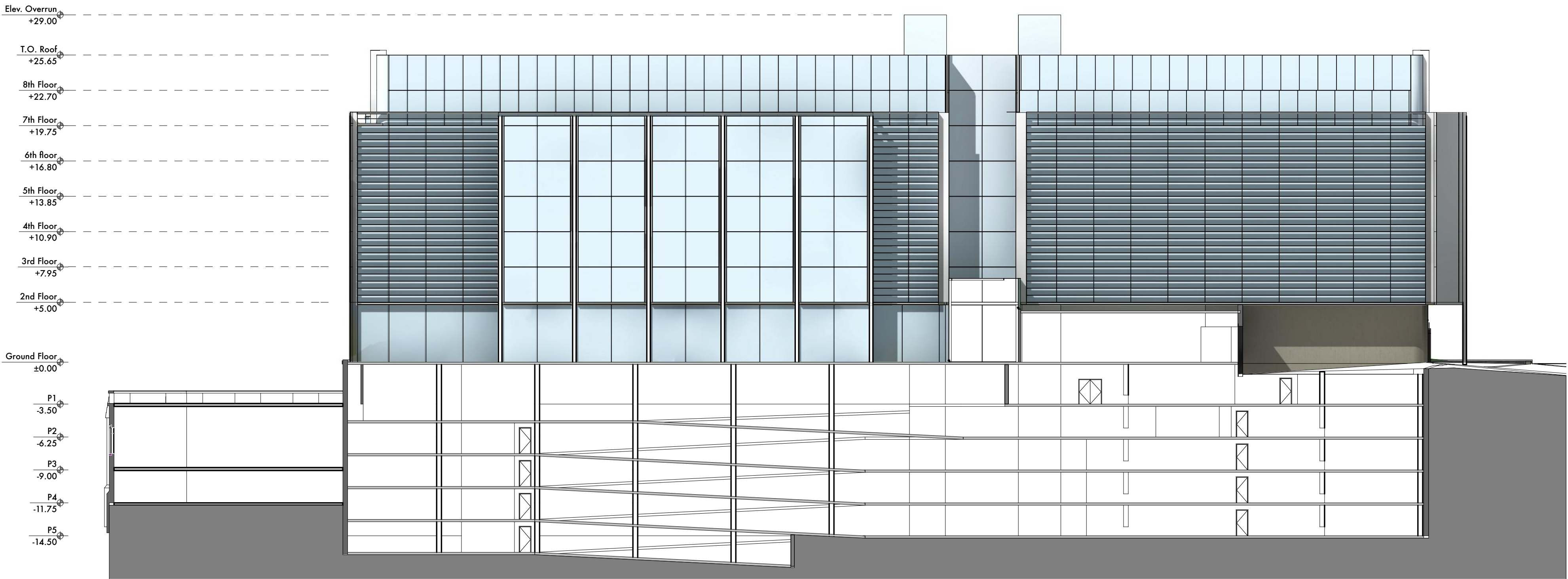
2018-01-18

A-2.1

D07-12-16-0193



NORTH ELEVATION
SCALE: 1:250



SOUTH ELEVATION
SCALE: 1:250

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PROPOSED
CHÂTEAU LAURIER ADDITION
1 Rideau Street - Ottawa, Ontario

ELEVATIONS

1:250, 1:0.9993

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A-2.2

D07-12-16-0193

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N S SECTION
SCALE: 1:250

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PROPOSED
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1 Rideau Street - Ottawa, Ontario

SECTIONS

1:250

2018-01-18

A-2.3

D07-12-16-0193

ERA