

A CULTURAL HERITAGE IMPACT STATEMENT

197-201 WILBROD STREET SANDY HILL



Final Report December 2021

Prepared By: Commonwealth Historic Resource Management



COMMONWEALTH

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1.0 INTRODUCTION

1.1 Introduction

The purpose of the Cultural Heritage Impact Statement (CHIS) is to identify the cultural heritage resources and values that may be impacted by the demolition of two contributing buildings within the Sandy Hill West Heritage Conservation District and the construction of a four-storey infill apartment building. The proposed development is located in the Sandy Hill West HCD, which was designated by the City of Ottawa in 1994 under Part V of the Ontario Heritage Act (OHA) (By-law 255-94). The development site is contiguous to 84 Stewart Street and located within 35m of three properties that have been designated under Section 29 Part IV of the OHA including: 66 Stewart St. to the north-west of the development site, 211 Wilbrod Street to the east of the development site, and 210 Wilbrod Street (St. Paul's Lutheran Church).

The proposed redevelopment will require a Zoning Bylaw Amendment, and site plan and demolition control agreements that will be submitted to staff who prepare A REPORT TO Planning Committee and final approval by council.

The CHIS evaluates the impacts on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6 Heritage Resources Policies 2, and 9 and the Sandy Hill West HCD study. The Heritage Overlay Section 60 is applicable to the proposed redevelopment. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Sandy Hill West Heritage Conservation District Study, 1993;
- Report to: Planning and Environment Committee, 9 May 2005 Subject: Demolition 197-201 Wilbrod Street (D07-05-03-0005);
- Designation By-laws - 84 Stewart Street (Bylaw - 124-83) and 201 Wilbrod St. Paul's Evangelical Lutheran Church (Bylaw 50-94);
- Heritage Survey and Evaluation Forms: 197 and 201 Wilbrod St. 1992;
- Historic Places Canadian Register Sandy Hill West Heritage Conservation District Statement of Cultural Heritage Interest or Value;
- Formal Pre-Application Consultation Meeting Notes, 197 & 201 Wilbrod Avenue: PC2019-0288 November 21, 2019; and,
- City of Ottawa Pre-Application Consultation Meeting Notes Property Address: 197-201 Wilbrod Street Monday, October 15, 2021
- Schematic Design Drawings – Proposed Apartment Building, 197-201 Wilbrod Street, Barry Padolsky Associates Inc. Architects Dated January 24, 2020.
- Design Brief Submission to City Of Ottawa for Rezoning, Site Plan Control and Heritage Approvals grc Architects, November 2021
- Wilbrod Current Set of Schematic drawings 197-201 Wilbrod Street, grc Architects November.2021.

Owner and Contact Information

Address: 197-201 Wilbrod Street, Ottawa, Ontario

Owner: Empire Holdings Inc.,

Contact: Cynthia Blumenthal

Contact: cyblumenthal@rogers.com (613) 720-0057

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

The property is located mid-block on the north side of Wilbrod between King Edward Avenue and Cumberland Street within the limits of the Sandy Hill West HCD. The property is contiguous with 84 Stewart Street to the north, and within 35 meters of 66 Stewart, 211 Wilbrod and 210 Wilbrod (St. Paul's Lutheran Church) all of which have been designated under Section 29 Part IV of the OHA.

Two detached 2.5-storey residences linked by a one-storey garage are located on the property that have been vacant since 2005. The two buildings constructed in 1876 are contributing properties (Group 3) within the context of the Sandy Hill West HCD. The property is currently fenced, and the buildings boarded up. The property is bounded by residential uses on all sides. The development site consists of two lots with 21m frontage onto Wilbrod Street and a depth of 32m and an approximate area of 672m². The proposed development consists of a four-storey apartment building containing studio, with one and two-bedroom units with no parking provided.



Figure 1: Neighbourhood context illustrating elevations of buildings along both sides of Wilbrod Street. The subject properties are identified with a red box. Source: B. Padolsky & Associates. 2021



1.3 Built Heritage Context and Street Characteristics (Neighbourhood Character)

The north side of Wilbrod between Cumberland and King Edward Avenue is characterized by a mix of detached residences and four-storey apartment buildings constructed between circa 1870 and 1948. Buildings are set back uniformly from the street with a mix of planting beds, shrubs, turf, street trees, paving, and asphalt in the front yards. The south side of Wilbrod between Cumberland and King Edward is characterized by 19th century institutional uses book ended by St. Paul's Lutheran Church and manse at King Edward and St. Joseph's Church at Cumberland. The Intervening institutional uses include the University of Ottawa, which is renting space at 200 Wilbrod from St. -Joseph's Parish and a large surface parking lot.



Figure 4: Street view looking north-west from King Edward. Note the varied built form typology, uniform street setback, and landscaping. The older properties at 211 (right) and the three gable fronted buildings (left of centre) are characterized by at grade entrances. Note the mansard roof on 211 Wilbrod (right). Source: Padolsky Associates Inc. 2020



Figure 5: 165 Laurier Avenue and 417-421 Laurier Avenue are examples of "twin block" form found throughout the neighbourhood.



Figure 6: Oblique aerial view of properties fronting onto Wilbrod between King Edward and Cumberland. Note the detached two to three storey residences that characterize the east end of the street and the three and four-storey apartment buildings that characterize the west. Note the eclectic mix of vernacular style buildings generally clad in a red brick, with one and two storey porches that address the street. The south side of Wilbrod is characterized by the two churches that bookend the street, with a Victorian style manse clad in brick and the intervening parking lot and modern two-storey building across from the development site (framed in red). Source: Schematic Concept Drawings B. Padolsky Associate Architects January 2020.



Figure 7: Street view looking east on Wilbrod from the development site. Note the two and three-storey detached residences generally clad in brick set on limestone foundations with varying roof forms and front porches. The building with the gable roof to the left is one of three buildings constructed in 1876 two of which will be demolished as part of the proposed development. Note the landscape character of the streetscape. Source: Google Earth.



Figure 8: Street view of the apartment buildings at 175-179 Wilbrod and adjacent detached residence at 183 Wilbrod (right). Note the strong horizontal lines and asymmetrical massing of the apartment building. Source: Google Earth.



Figure 9: Street view of 197, 201 within the development site and 205 Wilbrod (right). The gable fronted L-plan brick clad buildings with a moderate roof pitch are a common built form typology within the HCD, and a type that was common in the city through the second decade of the 20th century. Source: Schematic Concept Drawings B. Padolsky Associate Architects January 2020.

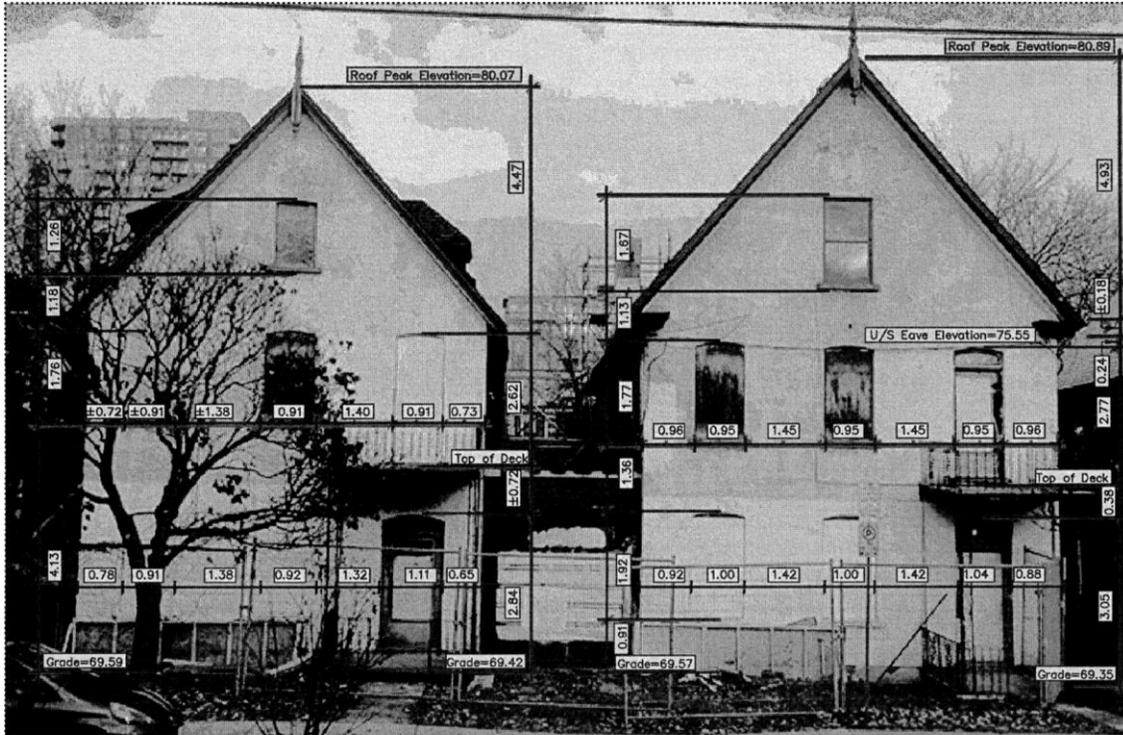


Figure 10: A front elevation is part of a full set of measured drawings documenting the two buildings. Source: FSD Surveying Ltd.

The two houses at 197 and 201 Wilbrod Street were constructed - along with an identical third house at 205 Wilbrod in 1876 by Augustin Potvin a career civil servant. The three buildings have been classified as Category 3 buildings in the Sandy Hill West Heritage Conservation District. The two buildings have been vacant since 2003 or earlier. They have deteriorated beyond the threshold of preservation. Their loss impacts the integrity of the Sandy Hill West Heritage Conservation District.



Figure 11: A view of 84 Stewart (cream colour) from the backyard of 197- 201 Wilbrod. Source: B. Padolsky 2022.

1.4 Relevant Information from Council Approved Documents

Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6.1 of the Official Plan. A zoning bylaw amendment, site and demolition control are required. Policies 4.6.1.2 and 4.6.1.9 are used to evaluate the proposed development. See Section 5.0 of this report.

Zoning Bylaw 2008-250 Section 60 Heritage Overlay

The development site is subject to the Heritage Overlay provisions contained in the zoning bylaw.

Sandy Hill West Heritage Conservation District Study (1993)

The development site is located within the boundaries of the Sandy Hill West HCD, which was designated under Part V of the OHA (By-law 94-255). A District Plan as defined in the OHA has not been completed to date. The applicable guidelines for infill development contained in the study are used to evaluate the proposed development.

Formal Pre-application Consultation Notes Heritage 197 & 201 Wilbrod Avenue: PC2019-0288 November 21, 2019 (Comments reflect an earlier conceptual design that conformed to the existing zoning within the site. Assumed 3-storey at street with a 4-storey portion to the rear.)

- Before deterioration of the buildings, the City was looking at their retention. They are now assessed as past saving, and the City would not be opposed to demolition and replacement.
- Respect Sandy Hill HCD guidelines; that speak to infill in the District that respects heritage character.
- Elevator over-run could be a problem; provide rationale for black material being shown on and around the elevator run.
- Reflect character of street; Consider a flatter front with fewer projections on the front façade that reflects the low-rise apartments to the west on the street.
- There are stylistic references to the smaller apartment buildings on the street, but the form consisting of two sections separated by the central entrance reflects the single-family dwellings that are being removed; perhaps abandon the reference to them and have a building that references other buildings on the block that are similar in function to the proposal, such as the nearby apartments to the west.
- Proposal: a 3.5 storey apartment building, architectural approach: develop in two wings to acknowledge the form of the two houses to be removed, and the house form buildings that; first idea o Including elevator in building to make it accessible, recessed area that creates two masses on the apartment buildings rather than one; used brick to reflect local vernacular, recognition of context and adjacent buildings.
- Third-floor plan: Cut back footprint at the front and rear to create the pitched roofs style from the two original houses.

City of Ottawa and Community Pre-Application Consultation Meeting Notes for 197-201 Wilbrod Street Monday, October 15, 2021

Heritage

- These properties are designated under Part V of the Ontario Heritage Act as part of the Sandy Hill West Heritage Conservation District.
- A heritage permit will be required for the demolition and new construction. Application fees for both demo and new construction will be required.
- This project is subject to the Heritage Planning Branch's pre-application consultation process. Heritage staff will set up a second meeting.
- A Cultural Heritage Impact Statement (CHIS) will be required to accompany this application. The CHIS should consider the impact the on the Sandy Hill West Heritage Conservation District, and also the nearby individually designated properties (84 Stewart, 208-201 Wilbrod and 213 Wilbrod).
- A fourth storey may be contemplated on this site; however, a proper streetscape rendering is required in order to assess the impact. It will be important to maintain a consistent scale along Wilbrod Street. Therefore, the fourth storey may be required to be stepped back from the street in order to achieve this.
- Consider simplifying the design details, including windows, and ornamentation.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

The history of Sandy Hill West is outlined in the 1993 Heritage Conservation District Study. The two vernacular style residences within the development site and the adjacent residence to the east were constructed prior to 1878. The two-storey L-plan brick clad wood frame structures with gable roofs and one-storey wings of similar construction to the rear were a common built form. Subsequently, the one-storey wings to the rear was converted to a 2.5-storey structures prior to 1901.

The historical significance of the two buildings within the development site is due to their age, constructed prior to 1878 and its role in the residential development of Wilbrod Street. The vernacular style design of the 2.5-storey L plan buildings with a steeply pitched front gable with the ground floor set close to grade speaks to the early construction date. The buildings retain the original roof detailing including finials, and eave returns on one. The wood porches extending the width of the buildings have been removed and replaced. The segmental window arches and wood lug sills also speak to the early construction date.

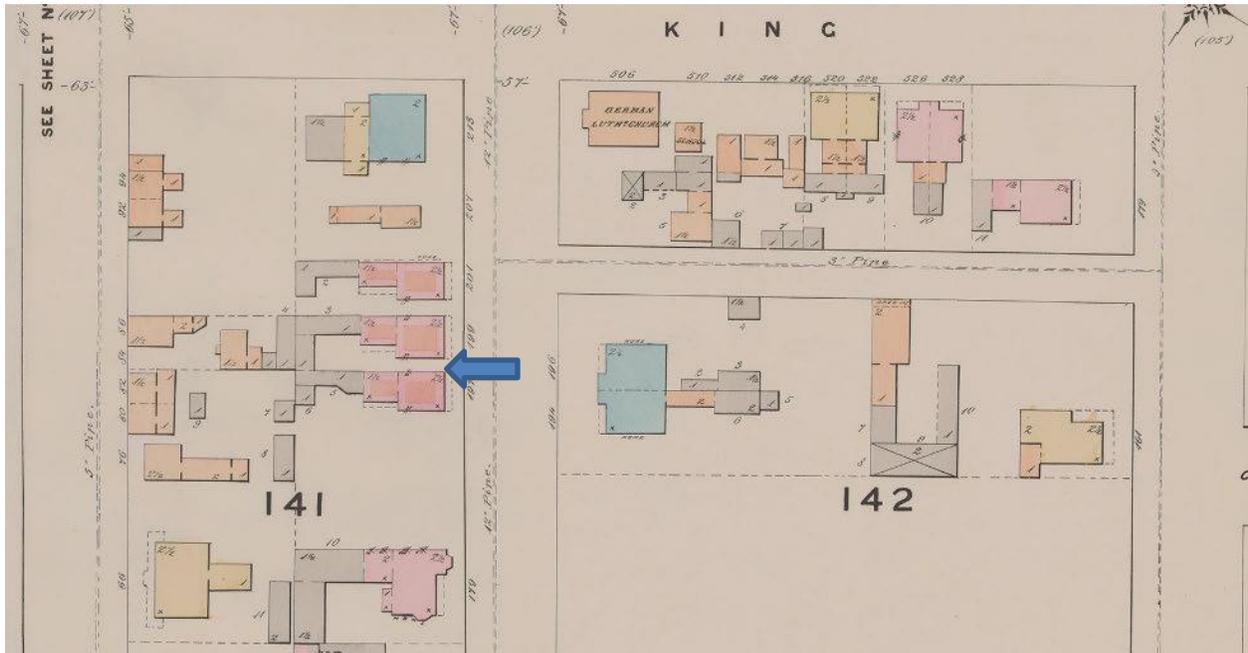


Figure 12: 1878 Fire Insurance Plan Sheet 28 Detail. Three similar residences all 2.5-storey L-plan brick clad wood frame structures with one-storey wings of similar construction to the rear with front porches were constructed prior to 1878 (arrowed). Source: Collections Canada

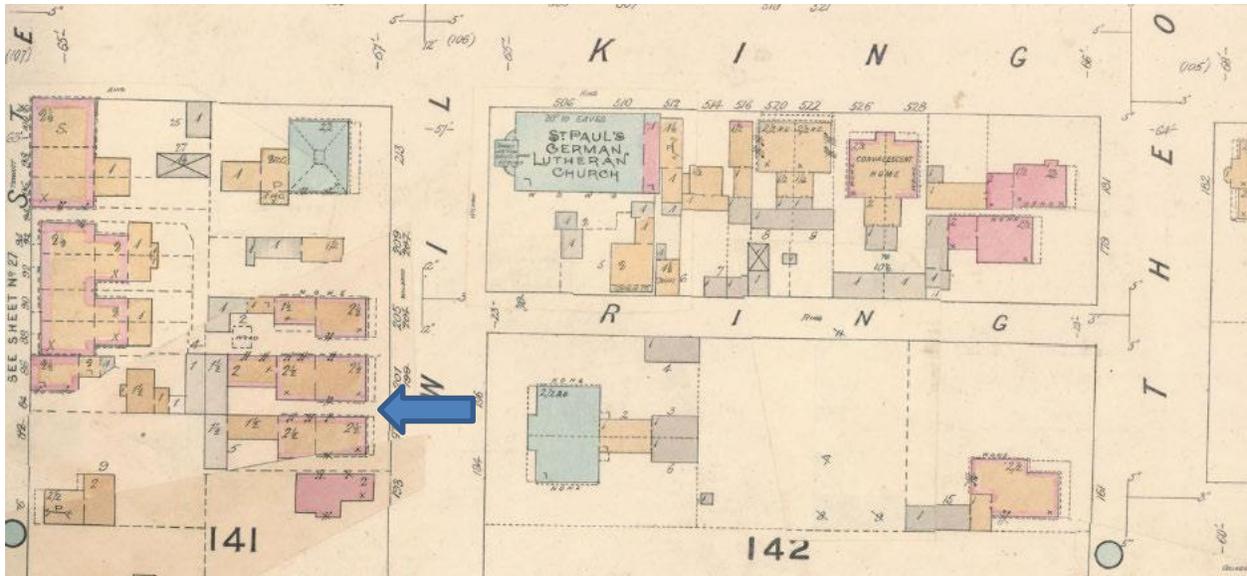


Figure 13: 1888 Fire Insurance Plan Sheet 28 Detail. By 1888 the one-storey wings to the rear had been rebuilt as 2.5- storey wings the same width as the front portions. St. Paul's Lutheran Church was completed in 1889. Site arrowed. Source: Collections Canada.

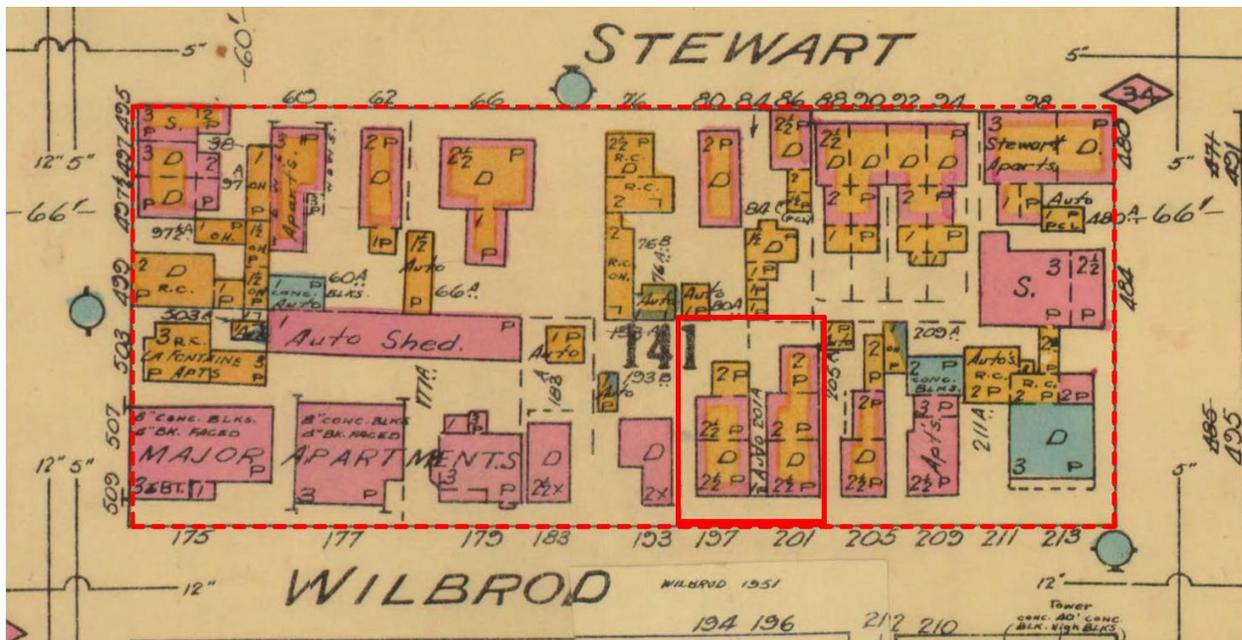


Figure 14: 1925-48 Fire Insurance Plan Sheet 28 Detail. The west end of Wilbrod at Cumberland was redeveloped with three storey brick apartment buildings, which involved the consolidation of two lots. Site encircled in red. Source: Collections Canada

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the Sandy Hill West HCD. Source: Historic Places in Canada.

3.1 Statement of Cultural Heritage Value

A “Statement of Cultural Heritage Value” is the foundation of all heritage conservation district plans.

Construction Date(S) 1840/01/01 to 1880/01/01

Listed on the Canadian Register: 2008/01/08

Statement of Significance Description of Historic Place

Sandy Hill West Heritage Conservation District is a primarily residential neighborhood located to the east of the Rideau Canal, south of the Byward Market and north of the University of Ottawa. Settled in the mid-1800s, the area known as Sandy Hill developed as a desirable residential area with a strong presence of the Roman Catholic Church and Bytown College, today the University of Ottawa, Canada's first bilingual educational institution. The district represents an unusually rich cross-section of Ottawa's architecture extending over the last one hundred and fifty years. Over 80% of the buildings date from before 1920. The district was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 1994 (By-law 255-94).

HERITAGE VALUE

The heritage value of the district of Sandy Hill West lies in its associations with the growth and development of the City of Ottawa in the late nineteenth century, its connection with prominent institutions (including the University of Ottawa) and its architectural variety.

Sandy Hill West is a relatively intact residential neighbourhood with the majority of buildings dating from the 1860s to the 1920s. The area of Sandy Hill West developed on a portion of land granted to Quebec City notary, Louis Besserer. From 1840-1880, the area saw little growth until the choice for Ottawa as the capital of Canada in 1857 by Queen Victoria. Besserer conveyed six lots to the Roman Catholic diocese, which became the site of Bytown College, Canada's first bilingual educational institution. The Oblate Fathers and a number of other religious organizations built churches and schools in the area. A number of influential, affluent residents were attracted to the area, and residential development accelerated in the late 1860s and early 1870s.

The majority of development occurred from 1880 – 1920 when the area was redeveloped as part of the rapid change and intensification in the core area of Ottawa as the city's population quadrupled. Within Sandy Hill West, lots were redeveloped to provide smaller single family and multiple unit residential properties. The area was middle class, with working level civil servants, railway employees and merchants. Some of the churches were also rebuilt on a larger scale in order to serve citizens across the city. Sandy Hill West is an important indicator and remnant of the incredible growth that Ottawa experienced in the late nineteenth century.

One of the landmark features of Sandy Hill West is the University of Ottawa, formerly Bytown College. Although most of the campus lies to the south of Sandy Hill West, a number of important buildings, including the oldest building on campus, Academic Hall, are contained within the district. The contribution of the Oblate Order to education in Canada, the history of French education in the province of Ontario, and the contribution of bilingualism and French/English relations are all important historical themes that have associations with the area of Sandy Hill West.

Sandy Hill West represents an unusually rich cross-section of Ottawa's architecture over the last one hundred and fifty years. The survival rate has also been quite high; over 80% of the buildings date from before 1920.

The district is strong in residential and institutional building types. The residential buildings include single family homes, double residences, two, three and four door rows, and larger multi-unit apartments. The institutional buildings include an unusually high number of churches and related religious buildings and many of the more significant University of Ottawa properties. There are a few mixed-use properties which record the earlier commercial and light industrial activities in the area.

A variety of architectural styles and expressions are represented in Sandy Hill West. Despite the diversity of building stock, they are unified by the dignified decorative and ornamental elements, added to create a modest prestige in the district. The architecture is also representative of new building techniques being employed in Ottawa for the first time, such as the widespread use of stone and brick veneer, the emergence of the front gable and flat roofed building, as well as new preferences regarding siting and orientation. Overall, the architecture of Sandy Hill West represents a great diversity of styles and expressions, which contribute to the heritage character of the district.

Source: Sandy Hill West Heritage Conservation District Study, 1993, City of Ottawa

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the historical value of the Sandy Hill West Heritage Conservation District include the:

- street plan and lot patterns from the original survey in the 1840s.
- relatively intact, cohesive streetscapes of residential and institutional development
- evidence of the development of new ideas in the late nineteenth century regarding siting and orientation of structures, including setbacks and frontages
- 80% of current building stock dating from before 1920
- historical connection with the University of Ottawa and the Oblate fathers who established it
- significant, historical buildings of the University of Ottawa, the first bilingual educational institution in Canada (est. 1848)
- unique concentration of many prominent nineteenth century religious buildings
- buildings as they represent the rapid growth which occurred in Ottawa from 1880 until 1920 due to the expanding federal government

- variety of architectural styles, expressions, and types
- relatively consistent building materials of red brick and grey stone veneers

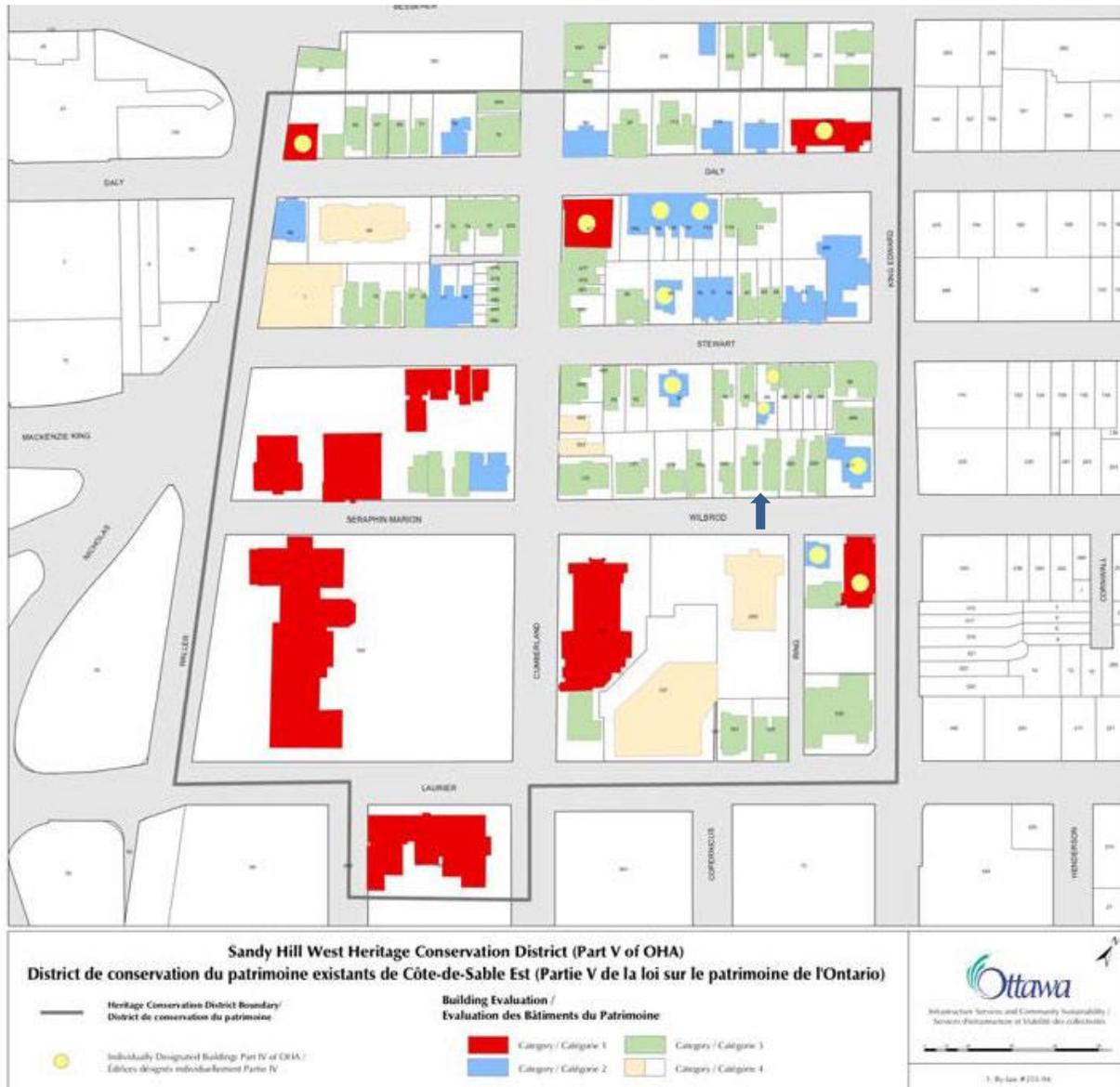


Figure 15: Plan of the Sandy Hill West HCD illustrating the building evaluation or categorization within the context of the HCD. Development site arrowed. Source: City of Ottawa 2010.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

The re-development of 197-201 Wilbrod will consist of a new low rise (four storey) apartment building designed to be a sensitive contribution to the Sandy Hill West HCD. The proposed design acknowledges the Sandy Hill West HCD guidelines and “Standards and Guidelines for Historic Places in Canada”- particularly Standard 11 (new construction in historic places) and seeks to demonstrate a high quality of visual compatibility with the heritage character of the HCD and the wider Sandy Hill neighbourhood.

Form

The form of the proposed building is inspired by the low-rise flat roofed apartment buildings that are a characteristic of the Sandy Hill West HCD and the Sandy Hill neighbourhood. The height of the proposed building is similar to the existing 3-1/2 storey apartment buildings in the same HCD block at 175-177 and 179 Wilbrod constructed in 1936 (the Major Apartment “Trio”).

Although the proposed building roughly equals the actual height of the existing buildings at 197-201 Wilbrod and its immediate neighbours the architectural form incorporates significant setbacks at the fourth floor (penthouse) level to allow its scale to be “reduced.” The setbacks are sculpted to create a silhouette with a “stepped profile” that re-imagines and interprets the geometry of the “house form” gabled roofs of the existing houses.



Figure 16: South Elevation showing proposed and existing massing and heights. Source: grc Architects 2021.



Figure 17: Examples such as Martin Terrace, King Edward Avenue, St. George's Coop Henderson Avenue, and Strathcona on the Park, Laurier Avenue illustrates the varied silhouette that incorporates a stepped profile at the upper floor.

Massing (Twin Block Form).

The proposed twin-block form maintains the rhythmic streetscape character of the north side of Wilbrod Street to which the two former residences on the property (along with the “triplet” residence at 205 Wilbrod) contributed. This is achieved by placing the main entrance in a deep recess between the east and west twin-blocks that are the same width as the existing houses. This recess on the central axis of the building replicates the width of the space between the existing houses.

Porches

The architectural design incorporates two prominent porches projecting into the building's front yard. These elements are introduced to reinforce the role played by the projecting porches in animating Wilbrod's streetscape. The porch design is intentionally “robust” using a porch form that is represented on the street and appropriate to the flat roof low rise apartment building typology found in Sandy Hill.



Figure 18: Examples at 209 Wilbrod, 211 Wilbrod and 87 Stewart Street. Source: B. Padolsky

Materiality and Colour Palette

The architectural design will employ the familiar “Ottawa Red” brick as the building's principal cladding material. The existing houses were originally red brick. And as brick is the dominant building material on the north side of Wilbrod Street (and the Sandy Hill West HCD), this choice will contribute to the new building's compatibility with the Wilbrod streetscape.

At the 4th floor (penthouse) level, the architectural design will employ a dark grey metal cladding to relate to the dark grey roofing of the adjacent gable roof buildings. This contrasting change of material and colour is intended to interpret the “penthouse” level as a receding architectural element that crowns the main building mass that relates to the scale of its immediate architectural neighbours.

A Horizontal precast concrete band is introduced within the brick work at the 4th floor level. This ornamental device is used to further emphasize the distinction between the buildings, 3 storey brick base and the setback penthouse above. A second band is introduced at the 3rd floor level to draw attention to its geometric relationship with the horizontal eave lines of the adjacent buildings.

Windows and Glazed Railings (The Solid to Void Ratio)

The design incorporates “punched” windows openings and a “solid to void” ratio that reflects the street’s dominant form of window openings and “solid to void” ratios. This subtle design device contributes to building’s compatibility with neighbouring buildings of this portion of the Sandy Hill West HCD.

A subtle lattice of mullions is introduced into the “punched” windows at the 4th floor level to add visual texture to the penthouse layer. Frameless glass railings are introduced in the “punched” window openings (containing patio doors) to allow the proportions of the openings to remain unobscured. The frameless glass porch railings serve a similar purpose to emphasize the sculptural qualities of the brick porches.

4.2 Schematic Design Drawings / Images:



Figure 19: Rendered perspective view of the proposed apartment building with the adjacent building. The height of the building corresponds to the peak of the gable roofed building, Source: grc Architects



Figure 20: Rendered street view of the proposed apartment building set within the existing street context. Source: grc Architects.

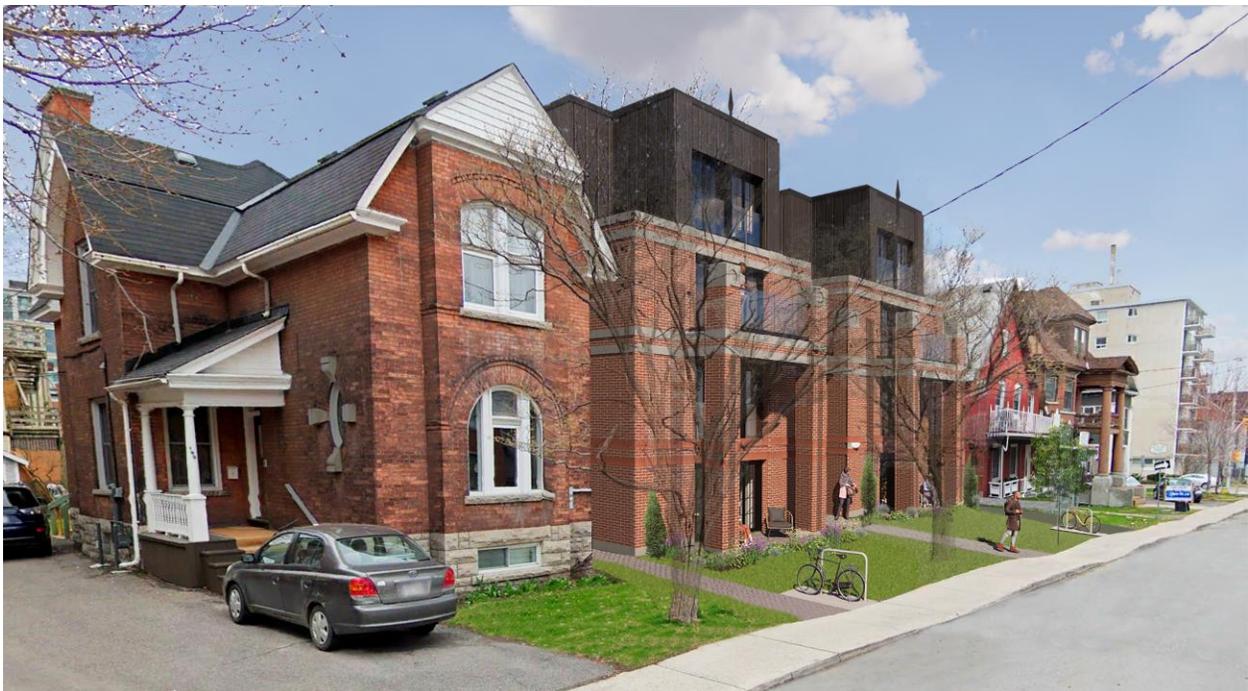


Figure 21: Rendered perspective view of the proposed apartment building with adjacent built context. Source: grc Architects.



Figure 22: Schematic fourth floor plan of the proposed apartment building. Source: grc Architects



Figure 23: Street elevation showing scale and massing on the north side of Wilbrod. The design seeks to support Standard 11 demonstrating a contemporary expression with a high quality of visual compatibility with the heritage character streetscape. Source: grc Architects

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Sandy Hill West Heritage Conservation District (SHWHCD). The guidelines contained in the Official Plan Section 4.6.1 Policies 2, and 9 and guidelines contained in the 1993 district study are used to assess the impacts. The heritage attributes and character-defining features of the HCD are itemized in Section 3.0.

5.1 Official Plan and District Study Guidelines

<p>4.6.1 – Heritage Buildings and Areas</p> <p>2. Where a structure designated under Part V of the Ontario Heritage Act is to be altered, added to, partially demolished, demolished, relocated, or where new construction in a district designated under Part V of the Ontario Heritage Act is proposed has the potential to adversely affect the heritage conservation district..... the City will require that a cultural heritage impact statement be conducted to do the following: [Amendment #96, February 22, 2012]</p>	
<p>1. Describe the positive and adverse impacts on the heritage conservation district that may reasonably be expected to result from the proposed development;</p>	<p>Response:</p> <p>Positive Impacts The demolition of two buildings that have been vacant and boarded up since 2005. They have fallen into a state of disrepair and their loss will unfortunately have a positive visual impact on the streetscape. The proposed apartment form development is in keeping with the historical development pattern within the district with a variety of architectural styles, expressions, and types. The proposed materials - red brick and concrete highlights - are consistent with the building materials of adjacent heritage properties.</p> <p>Adverse Impacts The loss of two detached residences constructed in 1876 and its impact on the streetscape.</p>

<p>2. Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts</p>	<p>Response: The two buildings have been vacant since 2005 and have fallen into a state of disrepair.</p>
<p>3. Demonstrate that the proposal will not adversely impact the cultural heritage value of the Heritage Conservation District</p>	<p>Response: The Statement of Significance for the HCD identifies the character-defining features of the district - variety of architectural styles, expressions and types and relatively consistent building materials of red brick and grey stone veneers. The proposed apartment building form and use of red brick and with concrete highlights is consistent with evolution of the built form within the district. The flat roof is consistent with the roof form on 211 Wilbrod.</p>
<p>4. When evaluating an alteration or addition to a building located in Heritage Conservation District, the impact statement will address the heritage conservation district study or the Council-approved “Heritage District Plan” of that district for design guidance. If no such plan exists, the impact statement will address the heritage study of the area for design guidance.</p>	<p>Response: See below.</p>
<p>4.6.1 Heritage Buildings and Areas</p>	
<p>3. Where development is proposed on a property that is adjacent to or within 35 metres of the boundary of a property containing a designated heritage building (Part IV OHA), a heritage conservation district (Part V of the OHA) or a federally recognized heritage property, the City may require that a cultural heritage statement be conducted by a qualified professional with expertized in cultural heritage resources. The cultural heritage impact will do the following [Amendment 396, February 22, 2012]</p>	
<p>1. Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected to result from the proposed development;</p> <div data-bbox="203 1444 552 1732" data-label="Image"> </div> <p><i>Figure 24 : An aerial view of the two properties on Wilbrod delineated in red with the 1.5 storey frame house facing onto Stewart Street.</i></p>	<p>The impact of 84 Stewart Street is minimal The 1.5 storey is something of an anomaly in the neighbourhood predating the other homes along Stewart. It is setback partially hidden by 86 Stewart and was linked to the two gable ended buildings on Wilbrod. An Insurance map 1887 (figure9) illustrates the buildings linked with a series of 1 storey structures. There will be overlook from the apartment building, but existing mature trees will screen views with little to no additional impact from shade cast by the apartment.</p>
<p>2. Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts in accordance with the policies below;</p>	<p>The rear yard setback is 7.6m it is well landscaped with a privacy fence 1.8 m high separating the properties and existing</p>

	trees with new planting will provide screening.
<p>4.6.1 – Heritage Buildings and Areas</p> <p>9. When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to or across the street from a designated heritage resource, adjacent to or across the street from the boundary of a heritage conservation district, or within heritage conservation district, the City will ensure that the proposal is compatible by:</p>	
<p>1. Respecting the massing, profile, and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010]</p>	<p>Response: The proposed apartment building respects the massing and character of the apartment form buildings at the west end of Wilbrod within the block. The proposed fourth floor flat roof clad in black metal siding is consistent with the character of 211 Wilbrod. The verticality and the twinned massing with recessed entry is suggestive of the two end gables that the apartment is replacing.</p>
	
<p><i>Figure 25: 197 and 201 Wilbrod have been vacant since 2003 or earlier. They have deteriorated beyond the threshold of preservation and are a loss to the integrity of the Sandy Hill West Heritage Conservation District.</i></p>	
<p>2. Approximating the width of nearby heritage buildings when constructing new buildings facing the street;</p>	<p>Response: The proposed apartment approximates the width of the 2 demolished buildings - a recessed central entrance with two flanking bays extending three-storeys in height. The tow bays are approximately the same width as the end gables being replaced.</p>
<p>3. Approximating the established setback pattern on the street;</p>	<p>Response: The apartment building is set to the established setback pattern of the street.</p>

<p>4. Being physically oriented to the street in a similar fashion to existing heritage buildings;</p>	<p>Response: The dominant pattern in the heritage buildings both detached residences and apartment buildings extending along Wilbrod between King Edward and Cumberland is a two or one storey porch on the detached residences and recessed or projecting balconies on the apartment buildings.</p>
<p>5. Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;</p>	<p>Response: The proposed four-storey building will increase the shadowing of the landscaped open spaces associated with the building at 84 Stewart Street to the north of the site.</p>
<p>6. Having minimal impact on the heritage qualities of the street as a public place in heritage areas;</p>	<p>Response: The heritage quality of the street is established by the landscape treatment including, foundation plantings, hedges, street trees and fencing to delineate private space. The landscape treatment being proposed will revive an unkempt yard with security fencing. The plan re-establishes the relationship to the street with street trees, foundation planting grassed front lawn and walkways.</p>
<p>7. Minimizing the loss of landscaped open space;</p>	<p>Response: No impact.</p>
<p>Sandy Hill West HCD Study Guidelines</p>	
<p>VI.4.3.4 Infill: Residential</p>	
<p>1. The infill in areas zoned residential or mixed use must respect the heritage character of the area as a whole as well as the more immediate environment.</p>	<p>Response: The proposed development respects the established heritage character of properties extending along the north side of Wilbrod.</p>
<p>2. In the case of replacement, the new work should duplicate the mass, lot location and scale of the existing, as set out in HR (Heritage Residential) zoning requirements. For new work on vacant sites, the front and side yard setback should be the same as for adjacent heritage properties.</p>	<p>Response: The guideline is similar to the Section 60 Heritage Overlay provisions within the zoning bylaw. Relief from the provisions of Section 60 is required for the proposed development.</p>
<p>3. Small lot development should be encouraged, rather than large scale redevelopment through land assembly.</p>	<p>Response: The proposed development includes two original lots that have been</p>

	consolidated, similar to the historical development pattern of the apartment buildings at the west end of Wilbrod.
<p>4. The building form should respect the massing of adjacent heritage properties. For row housing and other low-scale, multi-unit developments, the side gable and flat roof forms have traditionally been used in the area and continue to be the most viable options. For single units, the front gable form is also appropriate. Materials and detailing should respect and reinforce the character of what exists, without direct imitation. Brick veneer, wood trim, strong cornice lines, carefully proportioned window and door placement, and porches and balconies are all elements that can be incorporated in new construction.</p>	<p>Response: The flat roof form is appropriate for the multi-unit apartment building. The massing is reflective of the two front gables and the materials – red brick and concrete – are compatible, and architectural detailing – cornice and banding and vertical articulation – is consistent with the apartment building form. The pillars delineating the two bays that reference the two-storey porches and balconies that are typical of heritage properties on the street are robust, over scaled with a shallow projection.</p>
<p>VI.5 Landscape: Streetscape & Landscape Guidelines The existing and historic character and form of the streetscapes and green spaces of the district are integrally related to the area's street patterns, the relationship of buildings to front lot lines, and the height, form, and mass of adjacent buildings.</p>	
<p>Fencing, private green space, street trees,</p>	<p>The grass area with walkways to the front entrances retains the street edge and maintains the front yard treatment. See the landscape plan Figure 16.</p>

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- A fourth storey may be contemplated on this site; however, a proper streetscape rendering is required in order to assess the impact. It will be important to maintain a consistent scale along Wilbrod Street, therefore the fourth storey may be required to be stepped back from the street in order to achieve this.



Figure 26: Bird's eye view of the new apartment positioned as part of the Wilbrod streetscape. Source: grc Architects.

Discussion: The new apartment is set back in line with other buildings along the street, traditional red brick is used as the cladding material and the setback and flat roof treatment of the upper floor help to integrate with the rest of the street.

- Consider simplifying the design details, including windows, and ornamentation.

Discussion: The porch design is intentionally “robust” using a porch form that is represented on the street and appropriate to the flat roof low rise apartment building typology. The architectural design incorporates two prominent porches projecting into the building’s front yard. These elements are introduced to reinforce the traditional role played by the projecting porches in animating Wilbrod’s streetscape.

5.2 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Sandy Hill West HCD include:

- The proposed development has interpreted the Sandy Hill guidelines and is respectful of the Standards and Guidelines (in particular Standard 11).
- The proposed development respects the established heritage character of properties extending along the north side of Wilbrod.
- The existing houses were originally red brick. As brick is the dominant building material on the north side of Wilbrod Street (and the Sandy Hill West HCD), this choice will contribute to the new building’s compatibility with the Wilbrod streetscape.
- The fourth storey is appropriate, in that it is stepped back from the street facade to maintain a consistent scale along Wilbrod Street.
-

Adverse impacts of the proposed development include:

- The two buildings constructed in 1876 are contributing properties (Group 3) within the context of the Sandy Hill West HCD. The properties are currently fenced, and the buildings boarded up and have been left to deteriorate beyond repair.
- The demolition of two designated buildings will have a negative impact on the street.
- The proposed four-storey building will increase the shadowing of the landscaped open spaces associated with the building at 84 Stewart Street to the north of the site.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

The following are some alternatives that could be explored, including:

- A stronger projecting cornice line at the fourth-floor level to visually separate the three-storey form clad in brick and the fourth-floor flat roof metal siding form.

- Consider the use of a lighter tone metal cladding on the fourth-floor level.
- Consider the use of metal railings on the recessed balconies.
- Consider eliminating the banding and medallions from the facade.

6.2 Mitigation measures

- Complete the documentation of the two buildings being demolished including the as-found drawings and photographic record for submission to the city archives.
- Provide a small interpretive panel either near the street or within the lobby briefly outlining the site history.
- The Sandy Hill Conservation Guidelines should be expanded to target for environmental performance with a policy for green demolition, which includes a comprehensive and meaningful strategy for demolition, retention, and re-use of materials such as the finials that have been incorporated into the new eave line.

6.3 Conclusions

The Statement of Significance for the HCD identifies the character-defining features of the district's variety of architectural styles, expressions and types, and relatively consistent use of building materials. The proposed apartment building responds to these features in terms of the built form, use of red brick with concrete highlights and the robust veranda treatment. The flat roof is consistent with the roof form on 211 Wilbrod and helps to animate the roofline.

It is the author's view that the planned infill project at 197 -201 Wilbrod successfully responds to the intent and directions set out in the Sandy Hill West HCD Study Guidelines and will be a comfortable inclusion along Wilbrod Street. This is a well thought out infill project. The design expression is contemporary relying on precedent examples as inspiration for the form and mass. The material palette and colours selection are also evocative of earlier examples found throughout the neighbourhood.

7.0 AUTHOR'S QUALIFICATIONS

Commonwealth Historic Resource Management is a consulting firm that offers services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.