

**Subject: Application to alter 149 King George Street, a property designated under
Part IV of the *Ontario Heritage Act***

File Number: ACS2024-PRE-RHU-0019

Report to Built Heritage Committee on 16 January 2024

and Council 24 January 2024

**Submitted on January 2, 2024 by Court Curry, Manager, Right of Way, Heritage
and Urban Design Services, Planning, Real Estate and Economic Development
Department**

Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch

613-580-2424 ext.23582, Ashley.Kotarba@ottawa.ca

Ward: Rideau-Rockcliffe (13)

**Objet: Demande de transformation du bâtiment situé au 149, rue King
George, une propriété désignée aux termes de la partie IV de la *Loi
sur le patrimoine de l'Ontario***

Dossier: ACS2024-PRE-RHU-0019

Rapport au Comité du patrimoine bâti

le 16 janvier 2024

et au Conseil le 24 janvier 2024

**Soumis le 2 janvier 2024 par Court Curry, Gestionnaire, Services des emprises,
du patrimoine et du design urbain, Direction générale de la planification, de
l'immobilier et du développement économique**

Personne ressource: Ashley Kotarba, Urbaniste II, Planification du Patrimoine

613-580-2424 ext.23582, Ashley.Kotarba@ottawa.ca

Quartier: Rideau-Rockcliffe (13)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

1. Approve the application to alter 149 King George Street, according to plans submitted by Evolution Design Drafting dated October 20, 2023, conditional upon:
 - a. The approval of the related *Planning Act* applications;
2. Direct staff to prepare an amendment to the designation by-law (2020-345) to reflect the current heritage value of the former Overbrook Public School.
3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department.
4. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

1. d'approuver la demande de transformation du 149, rue King George selon les plans fournis par Evolution Design & Drafting le 20 octobre 2023, sous réserve :
 - a. de l'approbation des demandes connexes déposées dans le cadre de la *Loi sur l'aménagement du territoire*
2. de demander au personnel de préparer une modification au *Règlement de désignation* (n° 2020-345) afin de tenir compte de la valeur patrimoniale de l'ancienne école publique d'Overbrook;
3. de déléguer au directeur général de la Direction générale de la planification, de l'immobilier et du développement économique le pouvoir d'apporter des changements mineurs de conception;
4. d'approuver la délivrance d'un permis patrimonial valide deux ans à compter de la date de délivrance, sauf si le Conseil municipal prolonge sa validité.

BACKGROUND

The property at 149 King George Street is located at the west side of Quill Street and has frontage on both Glynn Avenue (north), King George Street (south), as well as Quill Street to the east. The property contains the former Overbrook Public School and school yard, as well as a small surface parking lot. The property is located in the Overbrook neighbourhood of Ottawa, east of the Vanier Parkway (Documents 1-2). The property was designated under Part IV of the *Ontario Heritage Act* in 2016.

The former Overbrook Public School, is a two-storey rectangular building clad in red brick and constructed in three phases in 1916, 1947 and 1955. The building is an example of the Collegiate Gothic Style, a late variation of the Gothic Revival style, inspired by the university campuses of Oxford and Cambridge in England that became popular for universities and schools across North America in the early 20th century.

The former Overbrook Public School is one of the earliest remaining buildings in Overbrook and is associated with two Ottawa architectural firms: Millson and Burgess, responsible for the design of the original building, and architect Walter Sylvester, who designed the 1947 addition. As an early 20th century institutional building, located on a prominent corner, the former public school has been a community hub since its construction. See Document 3 for the full Statement of Cultural Heritage Value.

This report has been prepared because the alteration of a property designated under Part IV of the *Ontario Heritage Act* requires the approval of City Council after consultation with the Built Heritage Committee. This proposal will require a consent application to sever the lot containing the school from the proposed townhouse dwellings, severance to create separate ownership for each unit and easements for access. Additionally, minor variances are required for reduced setbacks for the rear yard, corner side yard, lot area and rear yard area.

DISCUSSION

Project Description

The heritage permit application is for the construction of eight townhouses in the location of the existing schoolyard and surfacing parking lot on Quill Street. The new construction will be three storeys in height, clad primarily in red brick, and located approximately 9m away from the school building. The new construction has been sited to ensure visibility of the designated building from the corner of King George Street and Quill Street, a heritage attribute of the property. The project description, site plan and renderings of the proposed building are attached to this report as Documents 4-6.

The subject application is accompanied by a Heritage Impact Assessment (HIA), attached as Document 7, that assesses the impact of the proposed alteration on the heritage attributes of the designated property.

Recommendation 1

Heritage Planning staff recommend approval of the proposed townhouses for the following reasons:

1. The townhouses have been designed to respect the former Overbrook Public School in terms of materials, design and datum lines. Red brick will be used to reflect the materiality of the school, and the windows are inspired by the wall to window pattern on the historic building. Additionally, the banding and horizontality of the town houses relate to the cornice on the former Overbrook Public School.
2. The heritage attributes of the former Overbrook Public School will not be impacted. No changes are proposed to the actual building, and the new construction has been sensitively sited to ensure the historic building remains a local landmark when viewed from King George and Quill Streets.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008 to assist with the conservation of heritage resources in Ottawa. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources.

The proposal conserves the historic place by retaining the designated building in its entirety and locating the development on the playground and surface parking lot, which are not attributes identified in the Statement of Cultural Heritage Value. Through its sensitive design and siting, the proposed alteration is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Heritage Impact Assessment

Section 4.5.2 (2) of the City of Ottawa Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposed development has the potential to adversely affect a heritage resource. A Heritage Impact Assessment was prepared for this proposal by Matrix Heritage and is attached as Document 7. Heritage staff have reviewed the document and have determined that it meets the requirements of the City's Guidelines for HIAs.

The HIA concludes that:

On balance, the proposed development is positive for the neighbourhood and for the conservation of heritage attributes. The main façade of the building will remain visible from almost a block away and from the approach along Quill Street.

Heritage staff generally concur with the findings of the HIA.

Condition

The proposal requires a consent application to sever the lot containing the school from the proposed townhouse dwellings, and severance to create separate ownership for each unit. Additionally, minor variances are required for reduced setbacks and lot area. In order to ensure that the heritage permit application is consistent with relevant planning policies and considerations, heritage staff recommend that the heritage permit be conditional upon approval from the Committee of Adjustment.

Conclusion

Staff have reviewed the application for alteration at 149 King George Street against the Standards and Guidelines and have no objections to its approval. The proposal will achieve the broader city goal of intensification while maintaining the heritage attributes of the former Overbrook Public School.

Recommendation 2

The property's designation by-law was adopted in 2020 and will no longer accurately describe the property's cultural heritage value. Staff are seeking direction to amend the designation by-law to include a revised statement of cultural heritage value and list of attributes that reflect the property's new conditions. In general, this would include:

- Removing the statement and attribute about the school building being located on the corner. Through this proposal, the former Overbrook Public School will no longer be situated on the corner as the new townhouses will be constructed on Quill Street. However, the building will remain a landmark in the community.

As the purpose of this amendment is to clarify and correct the Statement of Cultural Heritage Value and Attributes, this amendment would be prepared according to the process outlined in Section 30.1(2) 1 of the *Ontario Heritage Act*. The proposed by-law amendment will be listed on a future agenda of Ottawa City Council.

Recommendation 3

Delegate authority for minor design changes to the General Manager, Planning Real Estate and Economic Development Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development Department to approve these changes should they arise.

Recommendation 4

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Application materials were posted on the City's Development Application website on November 30, 2023.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on February 12, 2024.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Statement of Cultural Heritage Value

Document 4 Project Description

Document 5 Proposed Site Plan

Document 6 Proposed Renderings



Document 7 Heritage Impact Assessment

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>149 rue King George Street</p> </div>
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<p>REVISION / RÉVISION - 2023 / 11 / 21</p>		

Document 2 – Site Photos



Front façade of 149 King George Street



Front façade of 149 King George Street



Corner of King George and Quill Streets



Side (east) façade of 149 King George Street

Document 3 – Statement of Cultural Heritage Value

Description of Property

The former Overbrook Public School, 149 King George Street, is a two-storey rectangular building clad in red brick and constructed in three phases in 1916, 1947 and 1955. The building is located on the corner of King George and Quill Streets in the Overbrook neighbourhood.

Statement of Cultural Heritage Value or Interest

The former Overbrook Public School has design value as a simple example of the Collegiate Gothic style, popular for school construction across North America from 1900-1930. A late variation of the Gothic Revival style, the Collegiate Gothic style was inspired by the British universities of Oxford and Cambridge. Features of the building typical of the style include the use of red brick and limestone, symmetrical facades with evenly spaced windows and the decorative stone details. The building also has physical value because it was designed in anticipation of later additions; it was an asymmetric two room school, which remained until 1947, when a large L-shaped addition was built to accommodate the first children of the baby boom.

Overbrook Public School has historic value for its association with the development of public schools in former Gloucester Township in the early 20th century. Constructed beginning in 1916, Overbrook Public School is one of the earliest remaining buildings in Overbrook. The building has associative value as an example of the work of two Ottawa architectural firms. Millson and Burgess, responsible for the design of the original building in 1916, was a prolific architectural firm in Ottawa in the early 20th century, designing a variety of buildings including churches, libraries and private residences in Ottawa and the surrounding area. Architect Walter Sylvester designed the 1947 addition to the building. Sylvester was a long time Overbrook resident and trained under celebrated Ottawa architect W.E. Noffke in the early 20th century. In the 1940s, Sylvester designed additions to several schools in former Gloucester Township.

Prominently located on a corner, Overbrook Public School has contextual value as a local landmark which has served as a community hub and serves as a reminder of the community's early development.

Heritage Attributes

Key elements that embody Overbrook Public School's cultural heritage value as an example of the Collegiate Gothic style include:

- two-storey massing with a high basement and flat roof;
- red brick construction with limestone details;
- symmetrical façades;
- prominent cornice with stone frieze;
- the central projecting bay on the south façade including:
 - double door with transom window and brick voussoirs and limestone keystone over the door;
 - carved date stone,
 - stone panel inscribed with the words “Overbrook Public School”;
 - brick pilasters with limestone caps that break the cornice; and
 - parapet capped with a brick and stone pediment;
- rectangular window openings with stone sills and brick lintels in groups of three on south facade and the 1916 portion of the west façade;
- rectangular window openings with continuous sills in groups of six on the 1947 east and west façades;
- entrance bays on the east and west facades with large stairwell windows, double doors with transom windows and stone capped brick pilasters and pedimented parapets; and
- decorative stone and brick details on the east and west facades.

The contextual value of the former Overbrook Public School as a local landmark is embodied through its location at the corner of King George Street and Quill Street.

Only the 1916 and 1947 portions of the building are included in the designation. Later additions and the interior of the building are excluded from this designation.