



## **ORIGINAL REPORT**

### **Heritage Impact Assessment**

149 King George Street  
Ottawa, Ontario

#### **Prepared For**

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3 November 2023

#### **Submitted By**

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Report: MH1222-REP.01

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**Property Information**

Municipality: Ottawa, Ontario  
Street Address: 149 King George Street, Ottawa, ON, K1K 1V2  
Legal Description: PIN 04250-0223, Part of Lot 220, All of Lots 221 to 226. Plan 342 and Park of Lot 8, Junction Gore, Being Parts 1 and 2 on 4R18429. Ottawa.  
This property parcel also includes the addresses: 14 Quill St; 16 Quill St; 18 Quill St; 20 Quill St; and 22 Quill St.

**Site Visit**

6 October 2023

## 2.0 Table of Contents

1.0	PROJECT INFORMATION .....	1
2.0	TABLE OF CONTENTS .....	2
3.0	INTRODUCTION.....	3
3.1	ABOUT THE HIA.....	3
3.2	SOURCES .....	4
3.2.1	HERITAGE PROCESS GUIDANCE.....	4
3.2.1	CITY OF OTTAWA .....	4
3.2.2	DRAWINGS PROVIDED BY THE PROPONENT.....	4
3.3	GENERAL INFORMATION .....	4
3.3.1	PROPERTY ADDRESS .....	4
3.3.2	PROPERTY ZONING .....	5
3.3.3	PLANNING APPLICATION .....	5
3.3.4	CURRENT OWNER CONTACT INFORMATION .....	5
4.0	PROPERTY DESCRIPTION .....	6
4.1	CURRENT CONDITIONS / INTRODUCTION TO DEVELOPMENT SITE .....	6
4.2	CONTEXT .....	6
4.2.1	FORMAL MUNICIPAL RECOGNITIONS OF THE PROPERTY AND IN THE AREA .....	7
5.0	STATEMENT OF SIGNIFICANCE FOR THE FORMER OVERBROOK PUBLIC SCHOOL, 149 KING GEORGE STREET .....	7
6.0	BACKGROUND RESEARCH AND ANALYSIS.....	9
6.1	HERITAGE RESOURCE DESCRIPTIONS AND HISTORIES .....	9
6.2	SITE VISIT.....	9
7.0	PROPOSED DEVELOPMENT .....	10
7.1	DESIGN AND MATERIALS .....	10
7.2	OPTIONS CONSIDERED.....	10
7.2.1	SITE PLAN.....	10
7.2.2	DESIGN AND MATERIALS.....	10
8.0	IMPACT OF PROPOSED DEVELOPMENT .....	11
8.1	GENERAL IMPACTS.....	11
8.2	POSITIVE HERITAGE IMPACTS .....	11
8.3	ADVERSE HERITAGE IMPACTS.....	11
8.4	HERITAGE IMPACT SUMMARY TABLE.....	12
9.0	ALTERNATIVES AND MITIGATION STRATEGIES .....	12
10.0	CONCLUSION .....	13
11.0	RECOMMENDATIONS .....	13
12.0	FIGURES.....	14

### 3.0 Introduction

#### 3.1 About the HIA

The City of Ottawa (City) has requested a Heritage Impact Assessment (HIA) prepared by a qualified heritage consultant to examine potential impacts from the construction of an eight-unit residential development at 149 King George Street on the former Overbrook Public School property (Figure 1, Figure 2, Figure 3, Figure 4). The property parcel to developed includes addresses: 149 King George Street, 14 Quill Street, 16 Quill Street, 18 Quill Street, 20 Quill Street, and 22 Quill Street (Figure 5). The HIA is authored by Julie Harris, CAHP, Senior Architectural Historian, Matrix Heritage, and Natalie Anderson Rathwell, Architectural Historian, Matrix Heritage.<sup>1</sup>

The development proposal contemplates eight three-story townhome units (Figure 4, Figure 6, Figure 7). The architecture and planning team for the project is The Stirling Group, Development Initiatives.

Section 4.5.2 of the City of Ottawa Official Plan contains policies outlining when an HIA is required to address potential impacts on identified built heritage and cultural landscapes, and provides evaluation requirements when a development has potential to:

- Adversely impact the cultural heritage value of properties designated under Part IV of the Ontario Heritage Act (OHA); and
- Adversely impact the cultural heritage value of districts designated under Part V of the OHA.

The heritage property considered in this HIA is Overbrook Public School, 149 King George Street, Ottawa, ON, which was fully designated by the City of Ottawa under the provisions of the Ontario Heritage Act. The designation bylaw is [By-law No. 2020-345](#).

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<sup>1</sup> Julie Harris, M. Museum Studies, CAHP, has conducted heritage studies in Ontario and other parts of Canada for Parks Canada, municipalities, provincial agencies, public organizations, and property owners for over 35 years. She served for two years as a member of Ontario's Conservation Review Board, whose work has been integrated into the Ontario Land Tribunal. Natalie Anderson Rathwell is an architectural historian and heritage specialist.

## 3.2 Sources

### 3.2.1 Heritage Process Guidance

Ontario. *Ontario Heritage Act*, R.S.O. 1990, c.O.18 [as Amended in 2020].

Ontario Heritage Trust. Ontario Heritage Act Register database. Online at: [www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register](http://www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register).

Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. *Ontario Heritage Tool Kit*. 2006. Online at: [www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml).

Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. *Standards and Guidelines for Conservation of Provincial Heritage Properties: Standards & Guidelines*. Online at: [www.mtc.gov.on.ca/en/publications/Standards\\_Conservation.pdf](http://www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf).

Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. *Eight Guiding Principles in the Conservation of Built Heritage Resources*. 2007. Online at: [www.mtc.gov.on.ca/en/publications/InfoSheet\\_8%20Guiding\\_Principles.pdf](http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf).

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2<sup>nd</sup> Edition, 2010.

### 3.2.1 City of Ottawa

Ontario Heritage Trust. *By-Law No. 2020-345, By-Law to Designate 149 King George Street*. File Number: D09-01-K1NGU9. City of Ottawa, enacted 9 December 2020. Online at: <https://www.heritagetrust.on.ca/oha/details/file?id=13115>

Ontario Heritage Trust. *Notice of intention to designate 149 King George Street*. City of Ottawa, 14 July 2016. Online at: <https://www.heritagetrust.on.ca/oha/details/file?id=22>

Ottawa. *Heritage Impact Assessment*. Accessed: October 2023. Online at: [https://documents.ottawa.ca/sites/documents/files/heritage\\_impact\\_assess\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/heritage_impact_assess_en.pdf)

### 3.2.2 Drawings Provided by the Proponent

Preliminary site plan, September 2023

Proposed site plan, October 2023.

## 3.3 General Information

### 3.3.1 Property Address

149 King George Street, Ottawa, ON, K1K 1V2  
PIN 04250-0223, Part of Lot 220, All of Lots 221 to 226. Plan 342 and Part of Lot 8, Junction Gore, Being Parts 1 and 2 on 4R18429. Ottawa.

This property parcel also includes the addresses: 14 Quill St; 16 Quill St; 18 Quill St; 20 Quill St; and 22 Quill St

### 3.3.2 Property Zoning

R3M[1461]S218.

### 3.3.3 Planning Application

Minor Variance at the Committee of Adjustment.

### 3.3.4 Current Owner Contact Information

**Owner:**

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**Client Contact:**

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## 4.0 Property Description

### 4.1 Current Conditions / Introduction to Development Site

The project site (Figure 4) consists of a regular shaped parcel of land bounded by King George Street on the south (54.78 m/179.71 ft), Quill Street on the east (54.78 m/179.71 ft), and Glynn Avenue on the north (54.78 m/179.71 ft). The total area of the property parcel is 3168.70 square metres / 34,107.54 square feet.<sup>2</sup> The proposed townhomes will occupy the parcel addresses fronting on Quill Street, with facades and driveways facing east.

The former Overbrook Public School, at 149 King George Street, is designated under Part IV of the *Ontario Heritage Act* ([By-law No. 2020-345](#)). The building was built in stages (1916, 1947 and 1955). It fronts on King George Street (Figure 8), with a vehicle laneway on the west side of the building, between King George Street and Glynn Avenue, and fenced playground areas (paved and unpaved) on the east side of the building. Beyond this is a single row of paved parking spaces along approximately two-thirds of the frontage on Quill Street (Figure 9). The fenced playground continues to the corner of Quill Street and Glynn Avenue, with the back of the former Overbrook Public School facing Glynn Avenue. The site is currently occupied by VINCI School Ottawa, a Montessori school for toddlers to kindergarten-aged children operated out of the former Overbrook Public School building.

Please see Section 6.0 for the Statement of Significance and list of heritage attributes for the former Overbrook Public School designated property.

### 4.2 Context

The site at 149 King George Street is a flat parcel of land in the Overbrook neighbourhood of Ottawa, which is bordered by the neighbourhoods of Vanier and Castle Heights at Donald Street to the north, St. Laurent Boulevard to the east, the Queensway to the south, and the Rideau River to the west. The site is towards the middle of the neighbourhood, two blocks east of the Vanier Parkway. The Overbrook Community Centre is opposite the site, on the east side of Quill Street, with residential homes (detached, attached, and townhouses) surrounding the site on all other sides (Figure 3 and Figure 5). The residential properties surrounding the site include buildings of various sizes, styles and dates, most of which were built in the mid to late 20<sup>th</sup> century as single-family homes, duplexes and townhouses.<sup>3</sup> Two rows of six two-storey townhouses are found on the west of the subject property on Glynn Avenue, and a row of four four-storey townhouses constructed in 2021, similar to the proposed new development, is located at the northwest corner of Glynn Avenue and Quill Street.

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<sup>2</sup> GeoOttawa, 149 King George St., Parcel Geometry. (Accessed September 2023).  
<https://maps.ottawa.ca/geottawa/>

<sup>3</sup> The historical evolution of the area is visible on the GeoOttawa application, which shows only a few houses on King George Street in 1928. By the 1960s, the neighbourhood is fully developed with infill continuing to the present day.

#### 4.2.1 Formal Municipal Recognitions of the Property and in the Area

149 King George Street is the only formally Individually Designated heritage property under Part IV of the *Ontario Heritage Act* within the neighbourhood of Overbrook.<sup>4</sup> Overbrook does not contain any Heritage Conservation Districts under Part V of the *Ontario Heritage Act*. There are no other fully designated properties or properties listed on the City of Ottawa Heritage Register within 400 m of the subject property. 149 King George Street is not part of a heritage district designated under Part V of the *Ontario Heritage Act*, and is not subject to a heritage district plan.

### 5.0 Statement of Significance for the Former Overbrook Public School, 149 King George Street

The former Overbrook Public School, 149 King George Street, was formally designated under Part IV of the Ontario Heritage Act by the City of Ottawa in 2021 through [By-law No. 2020-345](#). The following Statement of Significance is included in the by-law.

#### **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**

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 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> century. In the 1940s, Sylvester designed additions to several schools in former Gloucester Township.

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<sup>4</sup> GeoOttawa, 149 King George St., Layers: Planning, Heritage. (Accessed September 2023). <https://maps.ottawa.ca/geoottawa/>.



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 facades;
- prominent cornice with stone frieze;
- the central projecting bay on the south facade including:
  - double door with transom window and brick voussoirs and limestone key stone 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 facade;
- rectangular window openings with continuous sills in groups of six on the 1947 east and west facades;
- 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 façades.

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.

## 6.0 Background Research and Analysis

### 6.1 Heritage Resource Descriptions and Histories

The Former Overbrook Public School as visited on 6 October 2023 continues to exhibit the attributes identified in the Statement of Significance (above).

### 6.2 Site Visit

On 6 October 2023 a site visit was conducted by Natalie Anderson Rathwell, Architectural Historian, Matrix Heritage. Because the proposed development will not touch the fabric of the former Overbrook Public School, the site visit was focused on the context of the building, specifically its role as a local landmark that has served as a community hub and serves as a reminder of the community's early development. Photographs were taken from vantage points along Quill Street, King George Street, Glynn Avenue, Queen Mary Street, and from in front of the Overbrook Community Center (Figure 10, Figure 11, Figure 12 and Figure 13). The proposed development will impact the relationship of the school to Quill Street and views of the school from the surrounding streets. The façade of the former Overbrook Public School on King George Street is not visible from any significant distance, other than from the grounds of the community center, at Quill Street and Queen Mary Street.

The Statement of Significance states that the former Overbrook Public School is, “Prominently located on a corner,” and that, “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.” The Statement addresses the whole property, which includes the playground on its east side (Figure 2, Figure 12, Figure 13). The open space of the playground and parking area sustains the heritage property's corner location and supports its contextual value as a local landmark. The playground, side lots and setbacks of the property were required for schools and were an integral part of school architecture (as it is today).<sup>5</sup> While the “playground” as it exists today is not identified directly in the list of heritage attributes, the reference to the building's property and corner location are indicative of a recognition of the importance of open space in the design, function and history of the property.

The proposed development has potential to impact both views of the former Overbrook Public School, and its context as a local landmark along King George and Quill streets. The exterior space that has been used as a playground since 1916 will also be substantially removed by the proposed project. The option proposed by the proponent to help reduce the impact from the new development is to keep the development as close as possible to Glynn Avenue, thereby pulling back the development about 3 m away from King George Street. This small, but very helpful change, will make the façade of the school more visible. See section 9.0 Alternatives and Mitigation Strategies. Impacts of the proposed development are described under section 8.0.

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<sup>5</sup> Various scholars have written on the importance of playgrounds in the design of schools and school properties in the period when public education developed in Ontario from the mid 19<sup>th</sup> century onwards. For one example see: Bruce Curtis, “The Playground in Ontario: Theory and Practice,” online at <https://journals.lib.unb.ca/index.php/MCR/article/view/17243/22735>.

## 7.0 Proposed Development

The proposed development is a row of eight three-storey townhomes, fronting on Quill Street between King George Street and Glynn Avenue (Figure 6, Figure 7). Each townhome will have a projecting front porch, single-lane driveway, and single-car garage. Each of the driveways will be separated from its neighbour by a small area of lawn in front of the corresponding porch, with the exception of the middle units, which will mirror each other to create symmetry within the row. The backyards of each of the townhomes will be fenced. The townhome which is the end unit at King George Street will be set back to be almost in line with the front elevation of the school (Figure 4).

### 7.1 Design and Materials

The façade of each townhome will be clad in red brick and wood/wood-toned siding, with charcoal coloured window frames and mullions, doors, railings, eaves and structural supports. The use of red brick follows on the advice of City of Ottawa heritage staff and will resonate with the brick exterior of the former Overbrook Public School, as will the proportions of the windows. Third-storey balconies and second storey Juliet-balconies will have glass railings with metal surrounds. The entire ground-level of the main east façade will be clad in brick, as will the areas of the second and third storeys above each entry door. The areas of the second and third storeys above each garage will be clad in wood-toned siding. Brick will wrap around the north-east and south-east corners of the two end units, and the remainder of the north, south, and west sides of the row of townhomes will be clad in grey siding, banded with a line of darker grey at each floor division. Each unit will be capped with two levels of a gable roof in dark grey or black.

The design of the interior includes bedrooms on the ground floor and second floor with the primary living space and kitchen upstairs on the third floor, and flexible living space in the basement.

### 7.2 Options Considered

#### 7.2.1 Site Plan

A preliminary site plan (Figure 14) had the row of townhomes centered on the block. This would position the townhomes 3 meters in front of the elevation of the former Overbrook Public School building (Figure 15).

#### 7.2.2 Design and Materials

An alternative design for the townhomes used light grey brick (Figure 16). On advice from the City, the proponent adjusted the colours to be more in keeping with the brick school.

## **8.0 Impact of Proposed Development**

### **8.1 General Impacts**

The proposed development will result in the current playground and parking area of the former Overbrook Public School heritage property being occupied by eight residential townhomes. These townhomes will stretch along the length of Quill Street between King George Street and Glynn Avenue. The proposed townhomes will be slightly taller than the former Overbrook Public School (Figure 17). The orientation of the townhomes towards Quill Street will be in keeping with the orientation of the Overbrook Community Center opposite them, and in keeping with the homes on Quill Street, north of Glynn Avenue.

The proposed development will be in keeping with the character of the neighbourhood immediately surrounding the school, which consists of detached or attached single-family homes.

The creation of additional, high quality, family housing is likely to enhance the quality of the streetscape along Quill Street between King George Street and Glynn Avenue. The existing playground consists extensively of asphalt, with only a few newly planted or self-seeded trees (excluding several more substantial maple and oak trees along King George Street and along Glynn Avenue) (Figure 5 and Figure 9).

### **8.2 Positive Heritage Impacts**

While there are no positive impacts on the heritage property, positive impacts of the proposed development on the community include increased residential development at a scale appropriate to the surrounding area and creating a more complete streetscape along Quill Street.

### **8.3 Adverse Heritage Impacts**

The proposed development has potential to immediately and adversely affect one heritage attribute identified in the Statement of Significance:

- 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.

The proposed development will remove opportunities to return the playground area to an open space or amenity space for adaptive reuse of the school, but this is only a potential future opportunity. The current opportunity is to build a set of townhomes, each with its own private open space at the rear, that will help sustain a setback between the historic building and new buildings.

### 8.4 Heritage Impact Summary Table<sup>6</sup>

<b>Potential Positive Impacts</b>	
Restoration of building, including replacement of missing attributes	N/A.
Restoration of an historic streetscape or enhancement of the quality of the place	Neutral.
Adaptive re-use of a cultural heritage resource to ensure its ongoing viability	N/A.
Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.	N/A.
<b>Potential Negative Impacts</b>	
Demolition of any, or part of any, heritage attributes or features	Potential negative impact in the construction of a building on open space that is part of the heritage property.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building	No negative impact on the fabric of the former school building.
Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape	Negative impact because a portion of the landscape's open space will be replaced by buildings.
Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship	No. While views will be changed, the relationship between the school and surroundings will continue.
Obstruction of significant identified views or vistas within, from heritage conservation districts	N/A.
A change in land use where the change affects the property's cultural heritage value	No change in land use that is directly impacting the heritage values of the property.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource	There does not appear to be a change of grade for the development.

### 9.0 Alternatives and Mitigation Strategies

As presented in Figure 4, the proposed development mitigates the effects on the, “contextual value of the former Overbrook Public School as a local landmark[,] embodied through, its location at the corner of King George Street and Quill Street,” (see 5.0) by aligning the southernmost townhome unit with the setback of the King George Street façade of the former Overbrook Public School. This leaves an area of open space at the corner of King George and Quill Streets and allows the maximum view of the heritage fabric of the school from the east and south-east for this number of townhomes. Leaving a small amount of open space on the corner will improve reading the historic property as a former school, and the school building will be more visible as a landmark. The new units will be set back from the King George Street façade of the building in the same way as existing houses along the north side of King George Street, allowing the former school to retain its prominence when viewed from the west.

<sup>6</sup> This list of impacts is taken from the City of Ottawa Guide to Cultural Heritage Impact Statements (2012).

## **10.0 Conclusion**

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 (as far as the corner of Quill and Queen Mary streets) and from the approach along Quill Street.

The use of the majority of the playground for the former Overbrook Public School for the proposed townhomes may limit the options for adaptive re-use of a cultural heritage resource to ensure its ongoing viability, but this is not certain and would depend on the options presented at the time of an adaptive reuse program.

## **11.0 Recommendations**

The proposal for a set of townhomes at 149 King George Street should be approved when considering the context of potential impacts on the cultural heritage value and attributes of the former Overbrook Public School.

12.0 Figures



Figure 1. Former Overbrook Public School, a fully designated heritage property located at 149 King George Street, Ottawa, ON. South façade, facing King George Street. Source: Matrix Heritage/Natalie Anderson Rathwell.



Figure 2. Former Overbrook Public School property boundaries for the Designated Property. Source: GeoOttawa map.



Figure 3. 149 King George Street, Ottawa, location. Source: GeoOttawa.

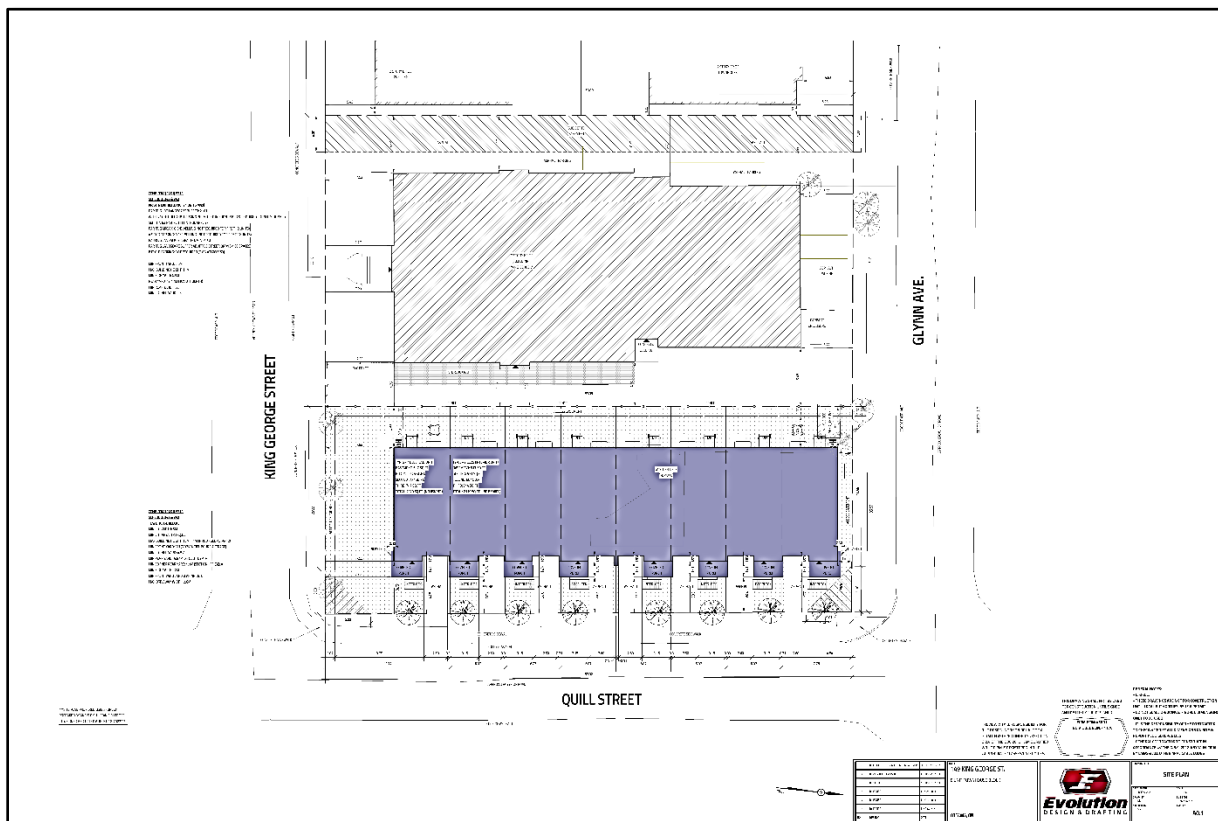


Figure 4: Site plan for 149 King George Street. Source: The Stirling Group, Development Initiatives, October 2023.





Figure 5. 149 King George Street aerial view and lot geometry. Source: GeoOttawa.



Figure 6. 149 King George Street, rendering of proposed development, facing Quill Street. NOTE: The selection of grey brick shown here has been amended to red brick. Source: The Stirling Group, Development Initiatives, August 2023.



Figure 7. 149 King George Street, rendering of proposed development, west side, facing the east side of the former Overbrook Public School. Source: The Stirling Group, Development Initiatives, August 2023.



Figure 8. South façade, 149 King George Street, 6 Oct. 2023. This façade was the main elevation of the original school building erected in 1916. The development site is located on the right (east side) of the building. Source: Matrix Heritage/Natalie Anderson Rathwell.



**Figure 9. 149 King George Street, view from the southeast, looking towards the development site on Quill Street, 6 Oct. 2023. Source: Matrix Heritage/Natalie Anderson Rathwell.**



**Figure 10. View of the development site along Quill Street, 6 Oct. 2023. Source: Matrix Heritage/Natalie Anderson Rathwell.**



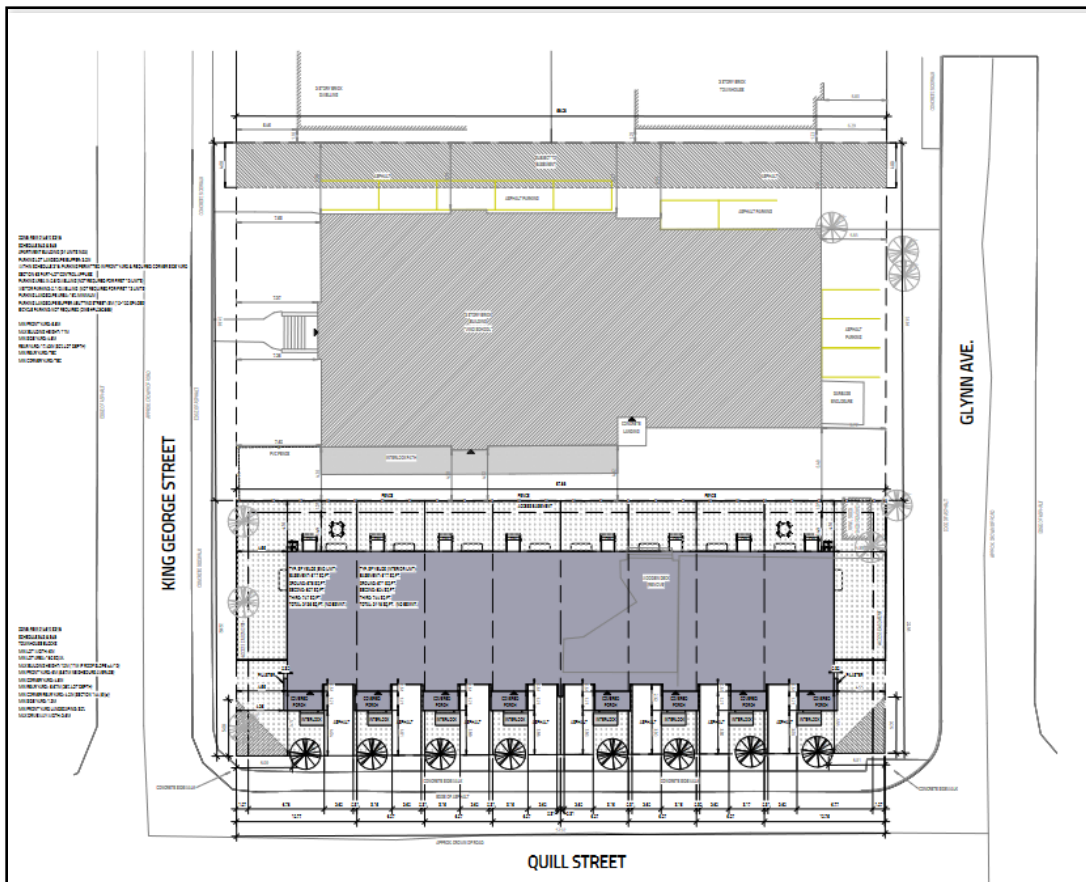
**Figure 11. View of 149 King George Street, looking east on Glynn Avenue, 6 Oct. 2023. Source: Matrix Heritage/Natalie Anderson Rathwell.**



**Figure 12. View of the former Overbrook Public School streetscape, looking east on King George Street, 6 Oct. 2023. Source: Matrix Heritage/Natalie Anderson Rathwell.**



**Figure 13. View of 149 King George Street from the south-west corner of Quill Street and King George Street, 6 Oct. 2023.**  
Source: Matrix Heritage/Natalie Anderson Rathwell.



**Figure 14: Preliminary site plan for 149 King George Street, with proposed townhome units centered along Quill Street.**  
Source: The Stirling Group, Development Initiatives, August 2023.



Figure 15. Rendering, south face of proposed development at 149 King George Street, based on a preliminary plan; the proposed plan has this end of the building set almost in line with the front elevation of the school. Source: The Stirling Group, Development Initiatives, August 2023.



Figure 16. 149 King George Street, rendering of proposed development, facing Quill Street. Source: The Stirling Group, Development Initiatives, August 2023.



Figure 17. Rendering, south face of proposed development at 149 King George Street, with units set back to be almost in line with the front elevation of the school. The Source: The Stirling Group, Development Initiatives, November 2023.



Figure 18. Former Overbrook Public School site with outlines of the original 1916 school building (in blue) and the 1947 addition (in green) as seen in a slightly oblique aerial view in 1958. Source: GeoOttawa.