



Committee of Adjustment

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2024-03-05

City of Ottawa | Ville d'Ottawa

Comité de dérogation

March 4, 2024

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 Centreponte Drive
Ottawa, Ontario
K2G 5K7

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

RE: Applications for Consent and Minor Variance
149 King George
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
City of Ottawa
Owner: RULLINGNET CORPORATION

Dear Committee Members:

HP Urban and The Stirling Group have been retained by the Property Owner at 149 King George Street in Ottawa to assist with the development of 8, three-storey town homes. The property is square in shape and resides within the Rideau – Rockliffe area of Ottawa.

The property at 149 King George is designated under Part IV of the Ontario Heritage Act (OHA). While there will be no alterations made to the building itself, Section 33 of the OHA states that Council approval is required if an alteration is likely to affect the property's heritage attributes.

As noted, no alterations will be made to the historic building itself; rather, the development is proposed in the vacant land on the subject property shown in Figure 1 and shaded purple. All applicable Heritage applications have been granted per application D09-01-KING149. The approved staff report and the Heritage Permit are attached to this letter.

The subject property resides within the Neighbourhood land use designation in the Official Plan, Schedule B2 Inner Urban Transect. The property is zoned Residential Third Density, subzone M, exception 1461, Schedule 218 (R3M [1461], S218) in the City of Ottawa Zoning By-law. Townhouse dwellings are a permitted use under the current zoning.

The application can meet most of the provisions of the R3M zoning. To proceed with the development of 8 townhouses, consent applications to create the 8 lots and 2 minor variances – one for lot area and one for the northern corner side yard are required.



Figure 1 – 149 King George Street, proposed development located in the purple shaded area shown above.



Figure 2 – View looking West at the subject site, directly at the area proposed to be redeveloped.

SITE LOCATION

The subject property is bordered by three residential streets, King George Street to the South, Quill Street to the East and Glynn Avenue to the North. The civic address is 149 King George Street, and the legal description is 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. The lot is approximately 3161 m² and currently contains the Historic former Overbrook School.

As seen in Figure 1, the other surrounding land uses predominantly consist of residential.

APPLICATION OVERVIEW

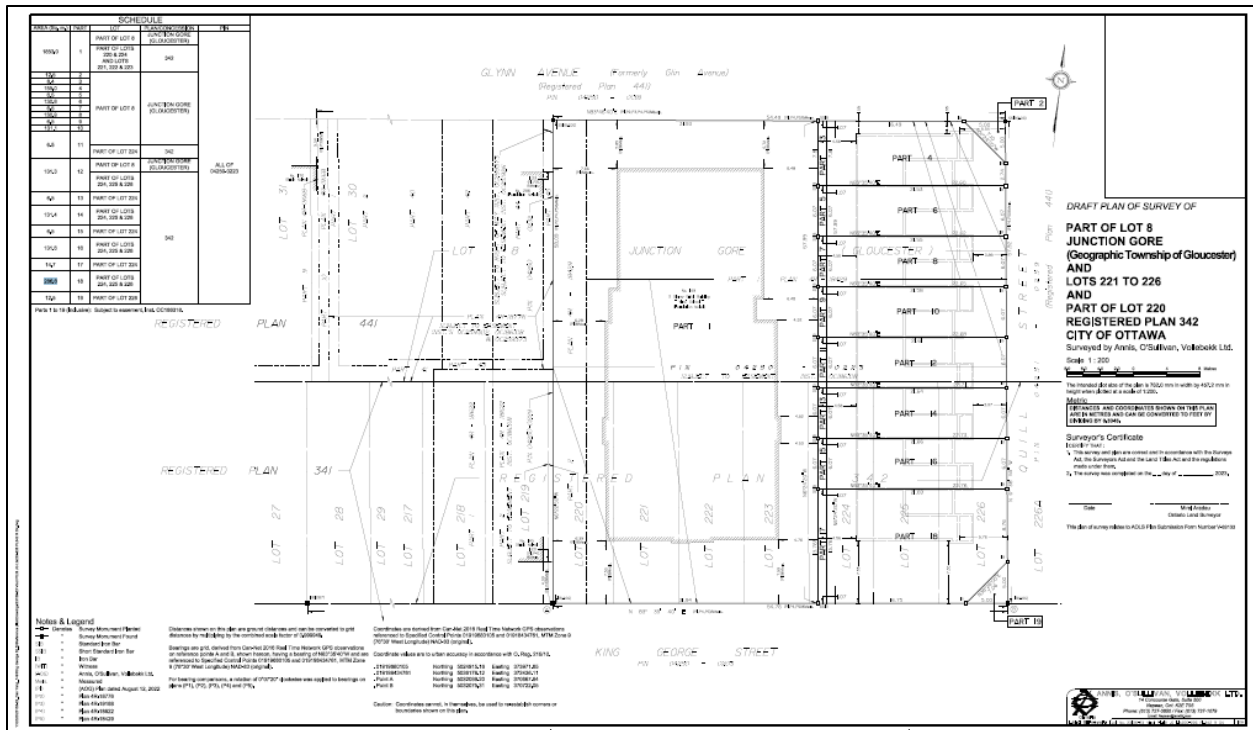


Figure 3 – Draft Reference Plan

As shown in Figure 3 above, the property known as 149 King George is proposed to be severed to create the individual lots for the proposed Townhomes.

- Existing School shown as Part 1
- Lot 1 comprised of Part 2,3,4.
- Lot 2 comprised of Part 5,6
- Lot 3 comprised of Part 7,8
- Lot 4 comprised of Part 9,10
- Lot 5 comprised of Part 11,12
- Lot 6 comprised of Part 13,14
- Lot 7 comprised of Part 15, 16
- Lot 8 comprised of Part 17,18, and 19.

As discussed further in this letter, minor variances are requested to proceed with the proposed development.

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and

came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

Section 1.0 speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy, and resilient communities.

- *The proposed severances and minor variance adhere to this policy as it will add eight new lots creating an increase in value to the land and to the community while maintaining compatibility with its surrounding area.*

Section 1.1 speaks about managing and directing land use to achieve efficient and resilient development.

- *The subject site is located within a built-up community with the proposed severances offering opportunities for eight additional lots for the purpose of townhomes. This promotes the sustainability of these communities without affecting settlement area boundaries or the surrounding environment.*

Section 1.6 speaks about infrastructure and public service facilities.

- *The proposed units will require services through the existing City infrastructure already in place. This makes good use of existing services that have the capacity to support these two new lots.*

Section 2.2 speaks to Water, with no water resources identified on the subject property.

Section 2.3 speaks to Agriculture, with no identified agricultural resources or prime agricultural areas identified the subject property.

Section 2.4 speaks to Minerals and Petroleum, with no identified resources found on the subject property while **Section 2.5** speaks to Mineral Aggregate Resources, with no identified resources found on the subject property.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety

- *The subject site does not contain any identified natural hazards or known man-made hazards and there have been no documented sources of contamination on the property.*

As shown above, the proposed consent applications align with the Provincial Policy Statement (2020).

CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as

well as specific policies dependent upon land use designations. Schedule B2– Inner Urban – of the Official Plan identifies the land designation for the subject property as Neighbourhood.

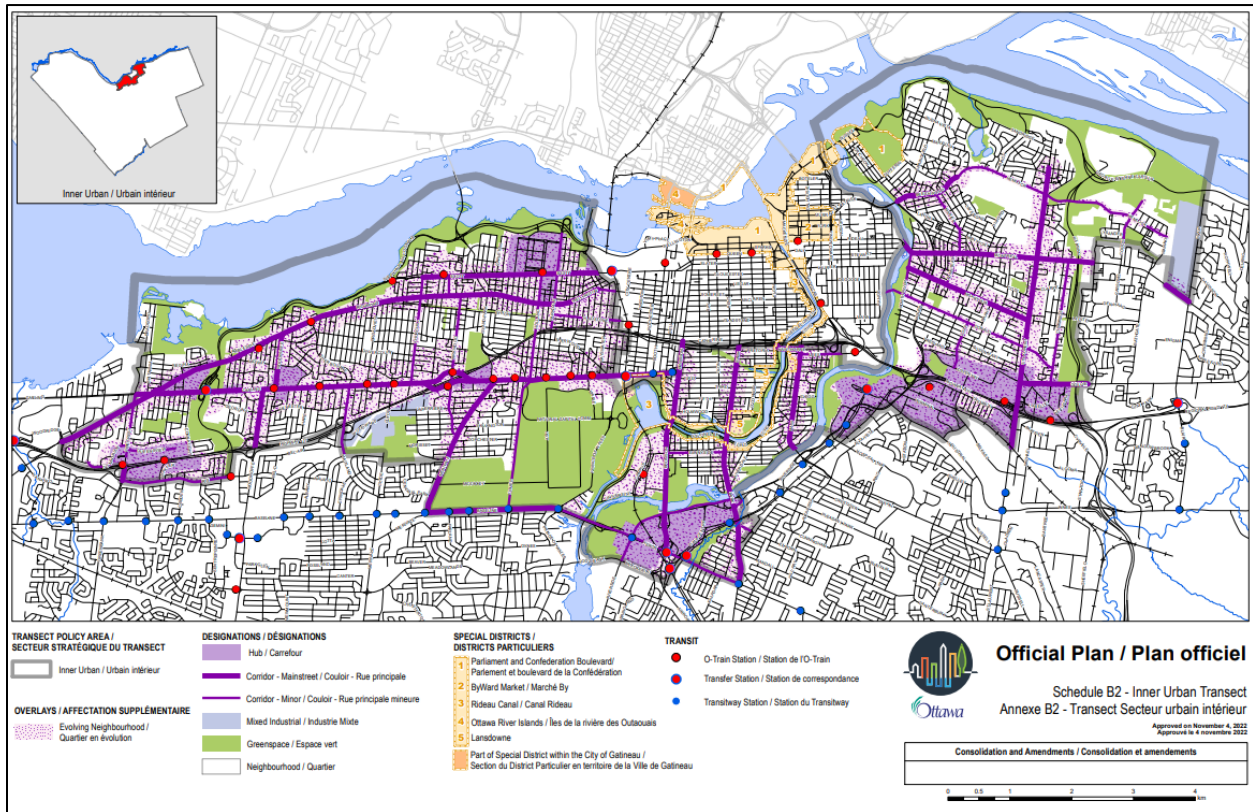


Figure 4 – City of Ottawa Official Plan (2022), Schedule B2, Inner Urban Transect

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City’s Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered the geographic distribution of new dwelling types and/or sizes to 2046;
- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed consent and minor variance applications at 149 King George which would allow for intensification on the subject site meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.1** states that the urban area and villages shall be the focus of growth and development.
- **Policy 1 in Section 3.2** sets the target amount of dwelling growth in the urban area that is to occur through intensification at 51%, representing the proportion of new residential dwelling units
 - *The proposed development replaces vacant land in the Inner Urban Area and proposes to build eight townhouse dwellings which contributes towards the City's intensification target.*
- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property is designated Neighbourhood, and the proposal seeks to provide for gentle intensification of the vacant portion of the site.*
 - *As shown in Figure 4, above, the subject site is within close proximity to a number of Corridors and the St. Laurent Hub.*
- **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.
 - *The subject site is within proximity to existing municipal infrastructure. Extensions will be required to access the site, but capacity is not a concern.*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.
 - *The proposed development seeks to develop the subject site with eight townhouse dwellings. Unit sizes are proposed to be roughly 2100 square feet.*

As defined in the Official Plan... *“Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.”*

Section 6.3.1 of the Plan speaks to the function of Neighbourhoods and Policy 4) notes that “the Zoning By-law and approvals under the Planning Act shall allow a range of residential and nonresidential built forms within the Neighbourhood designation”, including: b) “Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);”

Section 6.3.2 (1) further notes that “The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order

to strengthen, guide towards or seed conditions for 15- minute neighbourhoods. Innovative building forms include, but are not limited to... development of a single lot or a consolidation of lots to produce missing middle housing;”

- *As noted on the cover page, if approved, these applications would allow for the creation of missing middle housing units on a vacant portion of a lot where no dwellings have existed to date.*

Section 11.5 (Title: **Provide direction to Committee of Adjustment processes**) gives guidance on lot size and fabric when it indicates that in support of the Inner Urban Transect Policies that encourage development applications that provide for a low-rise built form, generally permitting 3 storeys, the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential that is consistent with the planned context.

The proposed development is ground oriented intensification and is appropriate in the planned context. The proposal lot area variances do not compromise key zoning standards such as rear yard setback and the side yard setback is appropriate considering the context of the heritage building.

As demonstrated above, the proposed severances and minor variances comply with and are supported by the policies found within the City of Ottawa Official Plan (2022) and the direction provided to the Committee in the Plan.

CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted above, the subject site is zoned Residential Third Density, subzone M, exception 1461, Schedule 218 (R3M [1461], S218).

Section 159 outlines the permitted uses within the R3 Zone as follows:

- bed and breakfast
- detached dwelling
- diplomatic mission
- duplex dwelling
- group home
- home-based business
- home-based daycare
- linked-detached dwelling
- park
- planned unit development

- retirement home
- additional dwelling unit
- semi-detached dwelling
- three-unit dwelling
- *townhouse dwelling*
- urban agriculture

The property is zoned with exception [1461], Schedule 218 which permits the following additional uses:

- apartment
- community centre
- community health and social services centre
- cultural, social and counselling centre
- daycare
- library
- office, limited to municipal services
- museum
- place of worship
- retirement home
- school
- training centre, limited to job instruction or training associated with a school

The below tables outline how this proposed development meets the R3M zoning provisions as provided by Table 158A and illustrated on the attached site plan. It further denotes which Lots require minor variances and for which provision – shown in **RED**.

R3M Provisions – Townhouse	Required	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Minimum Lot Width	6m	7.75	6.07	6.07	6.07	6.07	6.07	6.07	13.77
Minimum Lot Area	180 m ²	175.9	137.3	137.4	137.6	137.8	137.9	138.1	301.3
Building Height	11m	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44
Minimum Front Yard	6m	6	6	6	6	6	6	6	6
Minimum Rear Yard	4m	4.56	4.56	4.56	4.56	4.56	4.56	4.56	4.56
Minimum Interior Side Yard	1.2m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Corner Side Yard	4.5m	1.55	N/A	N/A	N/A	N/A	N/A	N/A	7.25

As shown above, the proposed development complies with most of the R3M Zoning provisions, but a minor variance is required for the minimum lot area on each newly created lot and for the corner side yard provision on one lot.

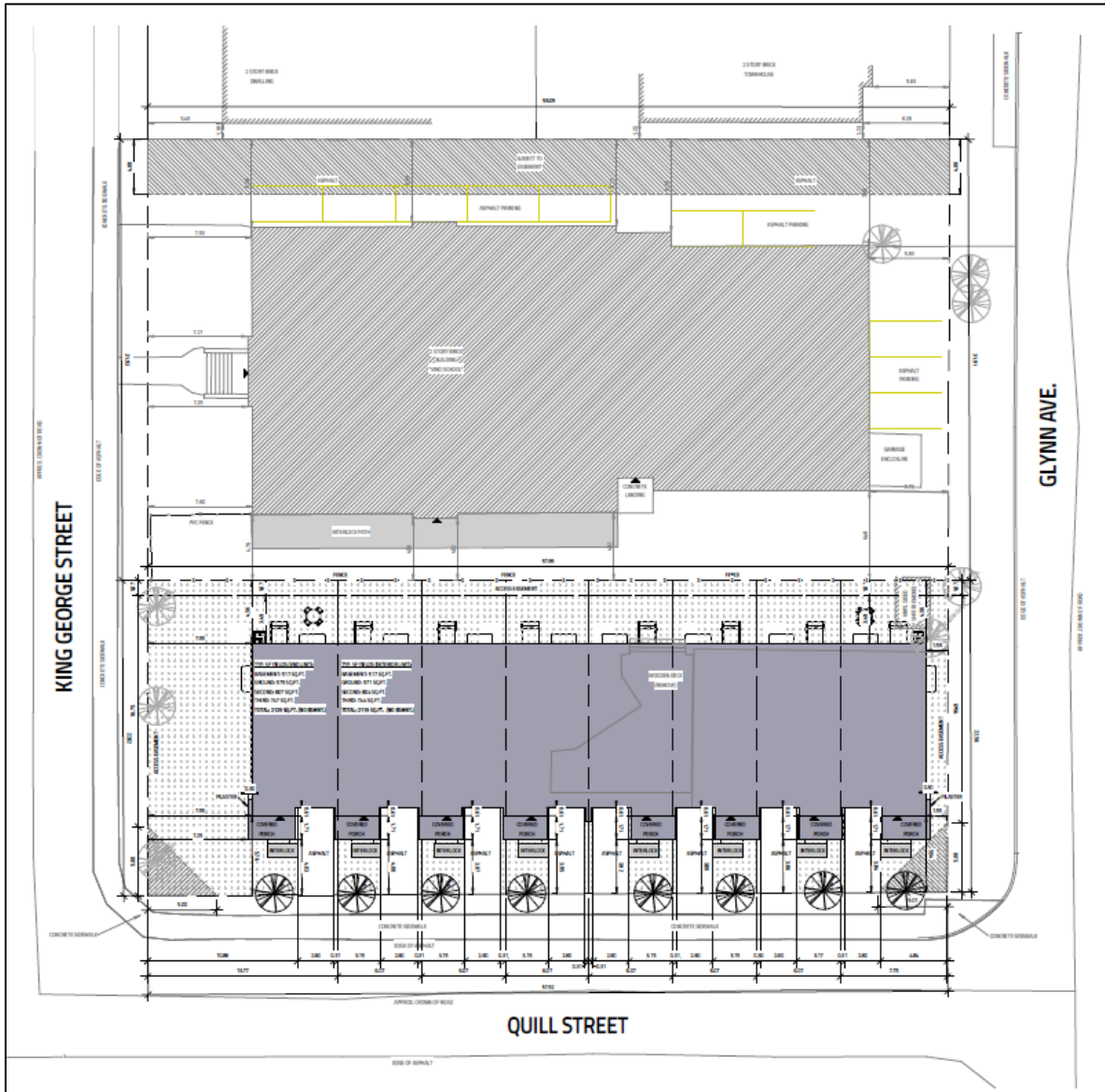


Figure 5 – Proposed Site Plan, 149 King George

COMMUNITY CONTEXT



Figure 6 – Northwest corner of Quill and Glynn, redevelopment of a multi-unit building. The subject property is visible in the background.



Figure 7 – View south while standing on Glynn Avenue. Vacant land was redeveloped for the purpose of Townhomes. Again, the subject site, for context, is in the background.

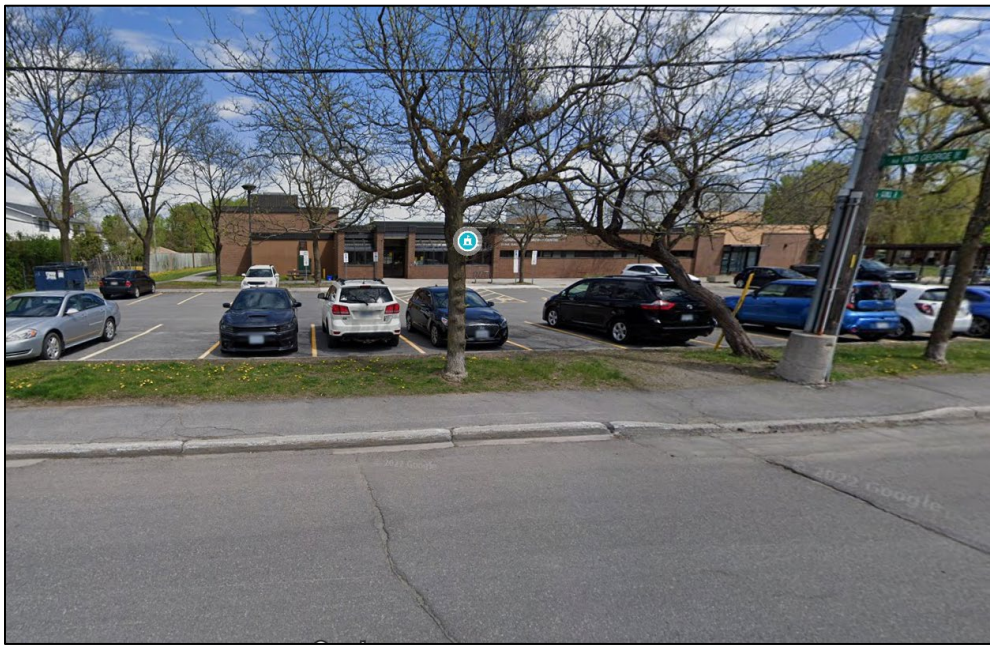


Figure 8 – View east while standing on the subject site; the Overbrook Community Centre is directly across the street.

DISCUSSION

As shown in the Community Context portion of this Letter, the proposed development of eight townhomes is very much in keeping with the existing streetscape of the Neighbourhood. The requested lot area variances are minor in relation to the existing fabric of the neighbourhood. While not being able to meet the Lot Area requirement, the proposed development does meet every other provision of the R3M Zoning. The subject site is well served by the community amenities in the area. Most notably of course would be the Overbrook Community Centre directly across Quill Street and the Overbrook Park just further East.

As mentioned on the cover page of this Letter, the subject property is Designated under Part IV of the Ontario Heritage Act. An application was made to the Built-Heritage Committee as Section 33 of the OHA states that Council approval is required if an alteration is likely to affect the property’s heritage attributes. Through this process, a Heritage Consultant was hired by the Owner to review the proposed development. It was determined that the Corner Side Yard Setback on Lot 8 should be increased from the minimum required under the zoning (4.5m) to 7.25m to further protect the historic view of the former Overbrook School from the corner of King George Street and Quill Street.

The below renderings illustrate what was originally proposed and then subsequently the revised proposal showing an increased corner side yard setback intended to further protect the Heritage Attributes of 149 King George.



Figure 9 – Original proposal showing the minimum Corner Side Yard Setback at 4.5m while standing at the corner of King George Street and Quill Street.



Figure 10 – Revised proposal showing an increased Corner Side Yard setback at 7.25m.

Increasing the Corner Side Yard Setback on Lot 8 results in a non-compliant Corner Side Yard Setback on the opposite corner, Lot 1.

In a traditional streetscape, alignment is an important factor. One would want to ensure that a consistent front yard is shown when looking down the street from the corner of that street. In this case, when standing at the corner of Glynn Avenue and Quill Street looking West down Glynn (where the corner side yard variance is requested), you can see that the abutting building (the school) is setback not for a yard but rather for a parking lot. See Figure 11 below for a present view from the Corner in question.



Figure 11 – View looking West down Glynn Avenue from the corner of Glynn Avenue and Quill Street.



While this is non-traditional, it is not the requested corner side yard variance that would break up the streetscape along Glynn, the existing parking lot already does that.

As you look east down Glynn Avenue, a single detached home is found at 224 Glynn Avenue and a semidetached dwelling is found at 228 and 230 Glynn Avenue. As shown in Figure 12 below, the single is significantly set back from Glynn Avenue (over 6 metres), however the semidetached unit is significantly more forward relative to the single. Thus, a varied setback along Glynn Avenue is not out of keeping with the existing streetscape.

Figure 12 – View looking East down Glynn Avenue from the corner of Quill and Glynn. A varied setback along Glynn Avenue is evident.

When you take the context of the lot, the location relative to the Heritage School and the surrounding streetscape – the reduction is not out of character with the neighbourhood streetscape. Further, when you match the minor variance with City Council’s Heritage approval, a very strong case can be made that this is appropriate development for the site.

VINCI School

It should be noted that the school – shown as Part 1 on the draft Reference Plan – will continue to operate. The school will continue to have ample outdoor spaces to serve the children that attend. The below plan illustrates over 4000 square feet of outdoor space remaining for the school’s use. This space is in keeping with the Ministry requirements.

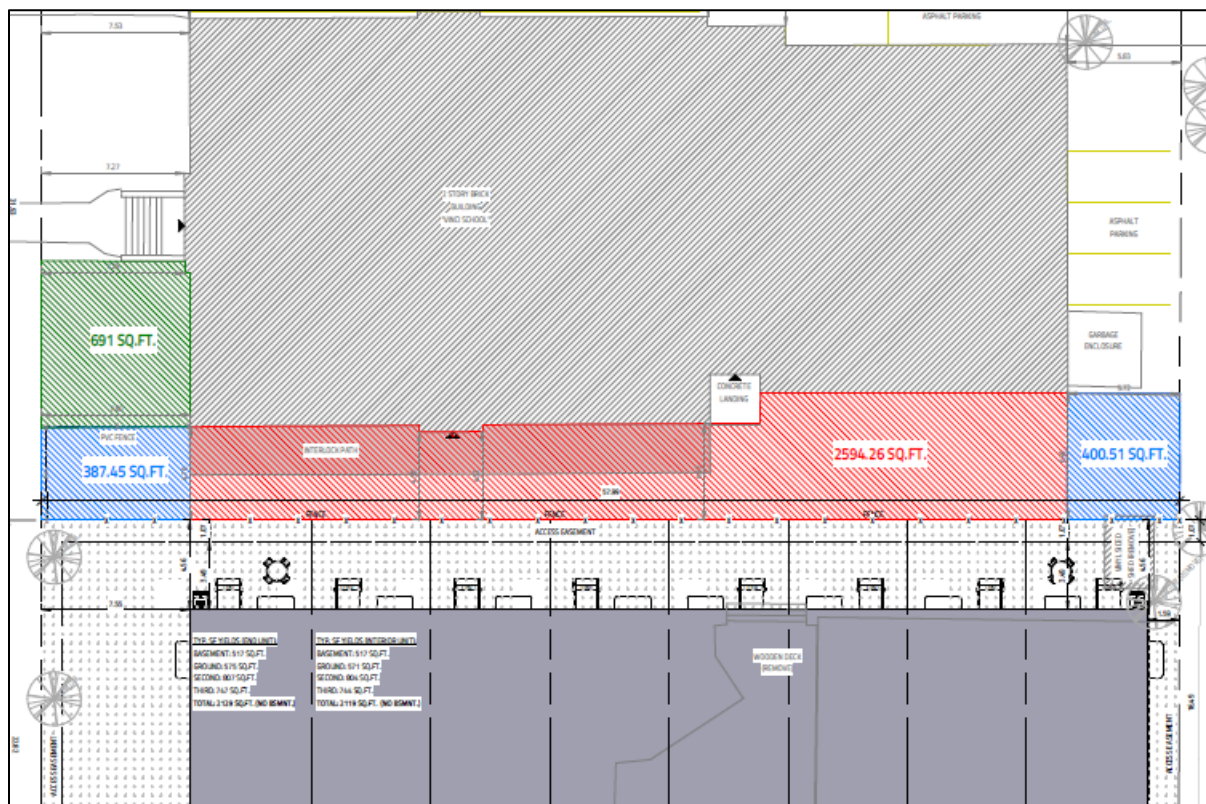


Figure 13 – Outdoor Space Plan for the VINCI School

Planning Act Section 51 – Part 25 Compliance

Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on	Yes	The Provincial Policy Statement (PPS) provides direction on

<p>matters of provincial interest as referred to in section 2.</p>		<p>matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS and supports one of its main tenets, specifically Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>
<p>(b) Whether the proposed subdivision is premature or in the public interest;</p>	<p>Yes</p>	<p>The subject lands are already zoned for the proposed type of development. The consent is therefore in the public interest as it allows the conveyance of the subject lands to new owners.</p>
<p>(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</p>	<p>Yes</p>	<p>The parcels conform to the appropriate OP policies.</p>
<p>(d) The suitability of the land for the purposes for which it is to be subdivided;</p>	<p>Yes</p>	<p>The consent application is meant to facilitate the creation of 8 new townhouse homes</p>

		which has the appropriate zoning. Any development that occurs will adhere to City zoning and building regulations.
(e) If any affordable housing is being proposed the suitability of the proposed units for affordable housing;	No	
(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;	No	
(g) The dimensions and shapes of the proposed lots;	Yes	The retained parcel is of an appropriate size to continue to function in the same manner as it does today. The severed parcel is of a size and dimension that is an appropriate in the context of the streetscape as demonstrated in this Planning Letter.
(h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on the adjoining land;	No	
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	No	

(k) The adequacy of school sites;	No
(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be conveyed or dedicated for public purposes;	No
(m) The extent to which the plan's design optimized the available supply, means of supplying, efficient use and conservation of energy; and	No
(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31(2); 2006, c. 23, s. 22 (3,4); 2016, c. 25, Sched. 4, s. 8 (2).	No

FOUR TESTS

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.

The requested variances are minor in nature and will have no impact on adjacent properties.

2. The variance is desirable for the appropriate development or use of the property.

The requested variance is appropriate so that sensitive infill development can be constructed.

3. The general intent and purpose of the Zoning By-law is maintained.

Townhomes are a permitted use in the R3M zone. The surrounding properties are all zoned R3M as well. As shown in the Community Context section above, several of the surrounding properties are developed in a similar manner to what is proposed.

4. The general intent and purpose of the Official Plan is maintained.

The site is designated Neighbourhood and as such the construction of eight Townhomes is consistent with the strategic direction of the Official Plan.

SUMMARY

The proposed severances are consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with the intent of the Zoning By-Law requirements of the Residential Third Density, subzone M (R3M) zone. As shown the proposal complies with Planning Act Section 51 – Part 25 for the consent application and the four tests of a minor variance under the Planning Act.

Please contact us if you require any additional information.

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group

Attachment:

- Staff Report-Heritage Approval
- Heritage Permit

HERITAGE PERMIT

THE COUNCIL OF THE CITY OF OTTAWA HEREBY ISSUES THIS PERMIT UNDER SECTION 33 OF
THE *ONTARIO HERITAGE ACT*:

Property Address: 149 King George Street

To :	Peter Hume and Alison Clarke 2405 St. Laurent Boulevard Ottawa, ON K1G 5B4	Rullingnet Corporation 149 King George Street Ottawa, ON K1K 1V2
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To: **Alter 149 King George Street, according to plans submitted by Evolution Design Drafting dated October 20, 2023**

SUBJECT TO THE FOLLOWING CONDITIONS

- The approval of the related *Planning Act* applications

DATE OF ISSUANCE:
January 26, 2024

CONTACT INFORMATION: Ashley Kotarba, Planner II, (613) 580-2424 ext. 23582
Ashley.Kotarba@ottawa.ca

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE.
THIS PERMIT DOES NOT CONSTITUTE APPROVAL UNDER THE *ONTARIO BUILDING CODE ACT*.
ANY CHANGES TO THE ABOVE NOTED PLAN REQUIRE APPROVAL UNDER THE *ONTARIO HERITAGE ACT*



DEPUTY CLERK



MAYOR

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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-KING149	23-1087-D	 149 rue King George Street	
I:\COI\2023\Heritage\KingGeorge_149			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. Ceci n'est PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2023 / 11 / 21			

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.