

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
February 11, 2020 / 11 février 2020**

and / et

**Planning Committee / Comité de l'urbanisme
February 27, 2020 / 27 février 2020**

**and Council / et au Conseil
March 25, 2020 / 25 mars 2020**

**Submitted on January 30, 2020
Soumis le 30 janvier 2020**

Submitted by

Soumis par:

Court Curry,

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

Contact Person

Personne ressource:

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Services du Patrimoine**

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Ward: RIDEAU-VANIER (12)

File Number: ACS2020-PIE-RHU-0005

SUBJECT: Application to Alter two heritage properties, 35-37 William Street and 41-41 1/2 William Street, designated under Part V of the *Ontario Heritage Act* and located in the ByWard Market Heritage Conservation District, according to plans by KWC Architects, received in December 2019

OBJET: Demande de modification de deux biens patrimoniaux situés aux 35 et 37, rue William, et aux 41 et 41 ½, rue William, désignés aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et situés dans le district de conservation du patrimoine du marché By, conformément aux plans de KWC Architects, reçus en décembre 2019

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to alter 35-37 William Street, a property located in the ByWard Market Heritage Conservation District, according to plans submitted by KWC Architects, received on December 19, 2019, see Elevations, Document 7 and Renderings, Document 8;
2. Approve the application to alter 41-41 ½ William Street, a property located in the ByWard Market Heritage Conservation District, according to plans submitted by KWC Architects, received on December 23, 2019, see Elevations, Document 11;
3. Delegate the authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;
4. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.

(Note: The statutory 90-day timeline for consideration of these applications under the *Ontario Heritage Act* will expire on 35-37 William Street: March 17, 2020 and 41-41 ½ William Street: March 21, 2020.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. D'approuver la demande de modification du bâtiment situé aux 35 et 37, rue William, dans le district de conservation du patrimoine du marché By, conformément aux plans soumis par KWC Architects, reçus le 19 décembre 2019 (voir les dessins en élévation [document 7] et le rendu du concept [document 8]);
2. D'approuver la demande de modification du bâtiment situé aux 41 et 41 ½, rue William, dans le district de conservation du patrimoine du marché By, conformément aux plans soumis par KWC Architects et reçus le 23 décembre 2019 (voir les dessins en élévation [document 11]);
3. De déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des changements mineurs aux plans reçus;
4. D'approuver les demandes de permis en matière de patrimoine, valide pendant deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.

(Remarque : Le délai de 90 jours prévu dans la *Loi sur le patrimoine de l'Ontario* pour l'examen de la demande prend fin le 17 mars 2020 pour la propriété située aux 35 et 37, rue William, et le 21 mars 2020 pour la propriété située aux 41 et 42 ½, rue William.)

(Remarque : L'approbation de la demande de modification d'un bâtiment en vertu de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

EXECUTIVE SUMMARY

Staff Recommend Approval

Staff recommend approval of two applications to alter properties designated under Part V of the *Ontario Heritage Act*, located at 35-37 and 41-41 ½ William Street; and delegation of authority for minor design changes to the General Manager of Planning, Infrastructure and Economic Development.

The proposed alterations for 35-37 William include: front façade repairs and a four-storey (13.4 metres) L-shaped mixed-use addition with a restaurant at grade and

apartments above. The addition's third storey is set-back about five metres from the front façade while the fourth storey is set back an additional one-and-a-half metres.

The proposed alterations for 41-41 ½ William include: reconstructed façade with new brick to match the original at 41, while 41 ½ is to be conserved and restored, and addition of a new set-back mezzanine, 1.2 metres above the height of the former roof, which is to be reconstructed at its original height.

Applicable Policy

The proposed alterations are consistent with the ByWard Market Heritage District Guidelines.

Specifically, Sections 2.4 – 2.6 sets out general principles to apply to the entire district and note that there are few high style buildings on the HCD and that “the preservation of very modest buildings is just as essential as the preservation of more monumental structures”.

Sections 3.3, 3.4 and 3.5 also speak to new development in the HCD; and include commercial and residential guidelines, which are both applicable here, as the properties are both commercial and residential mixed use.

The application is also consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada: Standard 1 a), as it involves the repair of the buildings and the restoration of the streetscape, a character-defining element in the HCD; Standard 10 as the building will be repaired with new elements compatible with the character of the historic place, and Standard 11 as the additions are clearly contemporary but sympathetic in design and expression to the sole remaining historic building remnants – the retained façades.

RÉSUMÉ

Le personnel recommande l'approbation des modifications demandées.

Le personnel recommande l'approbation de deux demandes de modification de bâtiments désignés en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*, situés aux 35 et 37 et aux 41 et 41 ½, rue William; et la délégation de pouvoirs au directeur général de Planification, Infrastructure et Développement économique pour les modifications mineures aux plans reçus.

Les modifications proposées pour la propriété située aux 35 et 37, rue William, comprennent : la réparation de la façade et la construction d'une annexe à usage polyvalent en forme de L de quatre étages (13,4 m) comprenant un restaurant au rez-de-chaussée et des appartements aux étages supérieurs. Le troisième étage de

l'annexe est en retrait d'environ 5 m par rapport à la façade, tandis que le quatrième étage est en retrait de 1,5 m supplémentaire.

Les modifications proposées pour la propriété située aux 41 et 41 ½, rue William, comprennent : la remise en état de la façade par l'emploi d'une nouvelle maçonnerie correspondant à celle utilisée à l'origine au 41 et la conservation et restauration du 41 ½ avec l'ajout d'une nouvelle mezzanine en retrait, à 1,2 m au-dessus de l'ancien toit, qui sera reconstruit à sa hauteur d'origine.

Application de la politique

Les modifications proposées sont conformes aux lignes directrices du district de conservation du patrimoine du marché By.

Plus précisément, les sections 2.4 à 2.6 énoncent des principes généraux applicables à l'ensemble du district et soulignent qu'il y a peu de bâtiments de grand style dans le district de conservation du patrimoine et que la préservation de bâtiments très modestes est tout aussi essentielle que la préservation de structures plus monumentales.

Les sections 3.3, 3.4 et 3.5 traitent également des nouveaux aménagements dans le district de conservation du patrimoine, et elles comprennent des lignes directrices relatives aux aménagements commerciaux et résidentiels qui s'appliquent toutes deux à la présente demande, les bâtiments visés étant réservés à une utilisation à la fois commerciale et résidentielle.

La demande est également conforme aux *Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada* : elle prévoit la réparation des bâtiments et la restauration du paysage de rue, qui constitue un élément caractéristique dans le district de conservation du patrimoine (norme 1[a]); la réparation des bâtiments au moyen de nouveaux éléments compatibles avec le caractère du lieu patrimonial (norme 10); la construction d'annexes manifestement contemporaines mais qui demeurent compatibles avec la conception et l'expression des seuls vestiges du bâtiment patrimonial, à savoir les façades conservées (norme 11).

BACKGROUND

The properties located at 35-37 William Street and 41-41 ½ William Street are located at the north end of William Street, south of York Street in the ByWard Market Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* in 1990. (See Location Map, Document 1 and Map of ByWard Market HCD, Document 2). William Street, together with George Street, York Street and ByWard Market Square, are the heart of the market, centred on the ByWard Market building.

William Street in this location features a series of two storey, flat roofed commercial buildings with retail at grade and secondary and roofline cornices above, and are predominantly clad in red brick, featuring storefronts with recessed doors. The street has been a commercial street since the mid 19th century and has evolved in a pattern typical of the area wherein new buildings are inserted into the streetscape when there is a gap, others are re-clad or altered. The result is a varied, fine grained streetscape that epitomizes the character of the market. (For pre- and post-fire photographs, see Document 3).

On April 12, 2019, 35-37 William Street and 41-41 ½ William Street were severely damaged by a fire. The subject properties are in the centre of the district, across from the historic ByWard Market Building, which is also designated under Part IV of the *Ontario Heritage Act*. Because of its location at the heart of the district, the reconstruction of the fire-damaged buildings, including retention of as much historic fabric as possible was considered of critical importance immediately following the fire. Since then, the property owner and the City of Ottawa have been working closely together to achieve this goal (For site plans for both projects, See Document 4). Several heritage permits have been issued under delegated authority since the fire for the properties to facilitate their rebuilding in a timely fashion. These permits are:

- To allow the buildings to be shored up immediately following the fire;
- To allow the demolition of the fire damaged portions of the buildings behind the shored-up façades;
- To allow the demolition of the front façade at 41 William to permit the removal of the debris left as a result of the fire in order to clear the site for future development; and
- To underpin the foundations to stabilize the historic walls.

These permits and the development proposal detailed in this report will ensure that the historic façades of the fire-damaged buildings are retained and incorporated into new buildings rebuilt to approximately the same footprint behind the remaining façades, although 35-37 William Street will be extended to the rear.

The owners are anxious to proceed with new construction and have submitted applications to enable the final approval process to commence. Applications for site plan control and a minor rezoning are required for 35-37 William Street, while 41-41 ½ required minor variances only and these have been granted.

DISCUSSION

Recommendations 1 and 2

35-37 William Street

The restaurant, Vittoria Trattoria, has been located at 35-37 William Street since 1995. Like many other buildings in the ByWard Market, the building has a complicated history. Initially constructed as a two-and-a-half storey hotel in the 1870s, it served as a hotel until 1901 and was then rebuilt as a retail space, and finally as a restaurant in the 1980s. (See Document 5 for Fire Insurance Plans of William Street that illustrate its development and Document 6, Heritage Survey Form, 35-37 William Street).

The current proposal is to repair the front façade that has been shored up since the fire and construct an addition to it. The building will largely occupy the same footprint as prior to the fire but will extend east into the unused rear yard of 62 York Street. It will feature the original buildings (stone at 35 William and brick at 37 William) at the street face and rise from two to four storeys (13.4) metres. The new storeys will be set back about five metres from the front façade, with a further step back of one-and-a-half metres between the third and fourth storey. The storefronts will evoke the character of the traditional storefronts of the HCD and feature wide bulk heads with large main floor windows and recessed doorways. New windows will be one-over-one aluminum clad wood windows. Wooden cornices will be installed at both 35 and 37 William Street.

The new portion of the building will be an L-shaped, mixed use building with a restaurant at grade and apartments above. The apartment units will be accessed from York Street through a secure gate, and the new entrance will feature stone cladding salvaged from the original building. The addition's architectural expression will be contemporary in character and will feature glass and solid curtain walls, with metal rectangular metal screens that stand proud of the walls on the west façade, facing the ByWard Market. The screens' colour is inspired by the historic stone of 35 William Street and is intended to blend with the soft grey stone. Balcony railings will be glass, to minimize their visibility. The windowless walls will be sintered ceramic panels (For Elevations, see Document 7, for Renderings, see Document 8).

City staff requested a view analysis be undertaken from several key vantage point to ensure that the two new storeys had a minimal impact on the Cultural Heritage Value of the ByWard Market. The results of this analysis, included as Document 9, show that although the two-storey addition will be visible, its large set back from William Street means that it will have a minimal visual impact on the character of the HCD to its west. The view from the east from York Street is more evident, however, the neighbouring

structures to the rear are more recent and the simple expression of the proposed addition is consistent with its rear yard neighbours.

41-41 ½ William Street

The building at 41-41 ½ William Street was the last to be constructed on the east side of William Street. Fire Insurance Plans show that its site was vacant as late as 1922. (See Document 5, Fire Insurance Plans and Heritage Survey Form, Document 10). Its light-coloured brick supports this late construction date. The catastrophic fire of April 2019 severely damaged 41-41 ½ William Street. In August 2019 a heritage permit was issued to permit the removal of the front wall of 41 William Street to permit the clearing of fire-damaged debris from site. This façade will be reconstructed with new brick to match the original and 41 ½ William Street will be conserved and restored. There will be a new set-back mezzanine, 1.2 metres above the height of the former roof, which is to be reconstructed at its original height. This mezzanine will be clad in dark gray stucco panels with a line of rectangular windows designed to echo the clerestory windows found elsewhere in the market. In addition to the new mezzanine, the front wall of 41 William Street will be rebuilt using new bricks to replicate its previous character, new one-over-one windows and, a new cornice to match the former cornice will be installed and new storefronts with bulk heads and recessed entranceways will be constructed on the ground floor (see Elevation, Document 11).

ByWard Market Heritage Conservation District Guidelines

The Building Improvement and design Guidelines of the 1990 ByWard Market Conservation Study include guidelines to manage change within the HCD. Sections 2.4 – 2.6 of the guidelines sets out general principles to apply to the entire district and note that there are few high style buildings on the HCD and that “the preservation of very modest buildings is just as essential as the preservation of more monumental structures”. In addition, the Study states that, since the HCD has never displayed one consistent style, it would be inaccurate to encourage consistency of style when replacing and renewing historic buildings. Finally, the general principles state that work should respect the character of the HCD but be of its own time and “designed in a contemporary vernacular consistent with the traditions of the area”.

Staff have reviewed these principles and are satisfied that the proposals for 35–37 William Street and 41–41 ½ William Street meet their intent and that the work proposed will ensure the buildings continue to make a positive contribution to the unique character of William Street.

The guidelines in Section 3.3, 3.4 and 3.5 also speak to new development in the HCD; and include commercial and residential guidelines, which are both applicable here, as

the properties are mixed use. The commercial guidelines also emphasize the importance of maintaining the pattern of retail at grade with commercial above, preserving cornices, second storey windows and the district's characteristic small storefronts. In addition, the guidelines ensure that infill respects the scale of existing heritage properties and streetscapes. For complete guidelines, please see Document 12.

The current project to rehabilitate the front façades and reconstruct the lost portions of the fire-damaged buildings, add two storeys to 35–37 William and a small setback mezzanine to 41–41 ½ William Street and update the storefronts and windows is consistent with these guidelines.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

Standard 1: a) Conserve the heritage value of an historic place; b) do not remove, replace or substantially alter its intact or repairable character defining elements.

The proposed work on the fire-damaged buildings is consistent with Standard 1 a), as it involves the repair of the buildings and the restoration of the streetscape, a character-defining element in the HCD.

Standard 10: a) Repair rather than replace character-defining elements; b) where character defining elements are too severely deteriorated to repair...make the form, material and detailing of the new elements compatible with the character of the historic place.

The character-defining elements of 35–37 and 41–41 ½ William Street were severely damaged in the April fire, which are to be replaced with similar elements that reflect the heritage character of the designated structures.

Standard 11: a) Conserve the heritage value and character-defining-elements when creating any new additions to an historic place or any related new construction; b) make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Additions are planned to both properties; a four-storey addition to the rear of 35–37 and a half-storey mezzanine to 41–41 ½ William. Both additions are set back from the front façades of the buildings and historic William Street. Both are clearly contemporary but sympathetic in design and expression to the sole remaining historic building remnants – the retained façades.

Cultural Heritage Impact Statement

35-37 William Street

A Cultural Heritage Impact Statement was prepared by Robertson Martin Architects for 35-37 William Street. There was no requirement for a CHIS for 41-41 ½ as the proposed intervention has limited potential for adverse impact on the HCD. The Cultural Heritage Impact Statement is attached as Document 13.

The CHIS reviewed the ByWard Market HCD Plan, the Standards and Guidelines, and the zoning by-law, and heritage staff's preliminary comments, among other documents.

The conclusion of the CHIS stated:

With respect to 35 and 37 William Street buildings, the proposal, in general, conforms with the requirements of the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition)* as well as the *ByWard Market Heritage Conservation District Study*. The original parts of the buildings, which are to be retained and rehabilitated, have been treated in such a way that they will continue to contribute positively to the heritage character of the neighbourhood.

Through strategic application of materials, colours, massing, form and 'gasket' connection with the heritage building to remain, the *Architect* achieves a well-balanced design. The new development will maintain the original rhythm of the streetscape and is visually compatible within the context of the heritage neighbourhood, while remaining distinguishable from the surrounding historic buildings.

The Consultant team appreciates the design revisions completed up to this point, which have addressed concerns with setbacks, materiality, design and their impact on the overall heritage character of the ByWard Market Heritage Conservation District.

Heritage staff concur with the findings on the HCD.

Conclusion

The Heritage Section recommends the approval of the applications to alter 35-37 William Street and 41-41 ½ William Street as the proposed plans meets the applicable guidelines in the ByWard Market HCD, as well as the Standards and Guidelines. In addition, view analysis has revealed minimal impact on the Cultural Heritage Value of the designated place.

Heritage staff worked in close collaboration with the property owners and the architect to develop the current proposals for the properties at 35-37 William Street, 41-41 ½ William Street. Immediately after the fire, city staff expressed a desire to see as much as possible of the fire-damaged buildings retained. To achieve that goal, a variety of experts were retained, which led to the stabilization of the front façades, and the eventual conservation of three of the four storefronts and the remediation of the properties to allow new construction to proceed. The collective efforts of the property owners and their consultant team resulted in an imaginative project which retains the qualities of the streetscape, while adding new residential units and improving the functionality of the commercial spaces at grade.

Recommendation 3

Minor design changes to a building may emerge during the working drawing phase of the project and through the site plan process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development to undertake these changes.

Recommendation 4

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 projects are completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that since it involved the appropriate repair of fire damaged buildings and an addition that will enhance the character of the heritage conservation district and add additional housing units to the City, it is consistent the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this application.

CONSULTATION

Heritage Ottawa was notified of the application on January 9, 2020. No response was received.

The Lowertown Community Association was notified of the application on January 8, 2020. No response was received.

Notification

The plans and supporting documents were posted on the City's DevApps website on January 9, 2020.

Neighbours within 30 metres of the subject property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comments for the 35-37 William Street:

"I am supportive of the proposal for the alteration of the fire-damaged buildings, 35-37 William Street. I am happy to see the project moving forward, and, with respect to the heritage and the character of the ByWard Market. With regard to specific plans, I would like to see some added visual relief to the windowless walls (facing east and west) as well as set back the proposed balcony railing on the third floor from the William Street façade.

Additionally, I would like to add windows on the first floor of the east façade, to break up the hard surface and add light, this could be in the form of high horizontal windows. I would also like to ensure roof-top projections are located in a spot to minimize impact to the streetscape and add some kind of detail in design to add a visual interest to the large, blank wall on the west facing wall."

Councillor Fleury provided the following comments for 41-41 ½ William Street:

"I am supportive of the application for 41-41 ½ William Street, with respect to adding a window to the band of windows in the west-facing mezzanine to evoke the character of clerestory windows elsewhere in the ByWard Market."

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The ground floors of both 35-37 William Street and 41-41 ½ William Street are directly accessible from the street. There is an elevator that serves all floors of 35-37 William Street. The ground floor of 41-41 ½ William Street is accessible.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Healthy and Caring Communities HC4 Support Arts, Heritage and Culture
- Economic Prosperity EP2 Support growth of local economy
- Governance, Planning and Decision Making

APPLICATION PROCESS TIMELINE STATUS

The 2020 meeting schedule did not allow applications received by the final application date to be processed within the the 90-day statutory requirement under the *Ontario Heritage Act*, however, both applicants agreed to extensions until June 30, 2020.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Map of ByWard Market Heritage Conservation District

Document 3 Photographs before and after the April 2019 fire

Document 4 Site plans

Document 5 Fire Insurance Plans

Document 6 Heritage Survey Form, 35–37 William Street

Document 7 Elevations, 35-37 William

Document 8 Renderings: views from within the ByWard Market HCD

Document 9 Rendering, 35-37 William Street, 41-41 ½ William Street

Document 10 Heritage Survey Form, 41 William Street

Document 11 Elevation, 41-41 ½ William Street

Document 12 ByWard Market Heritage Conservation District Guidelines

Document 13 Cultural Heritage Impact Statement

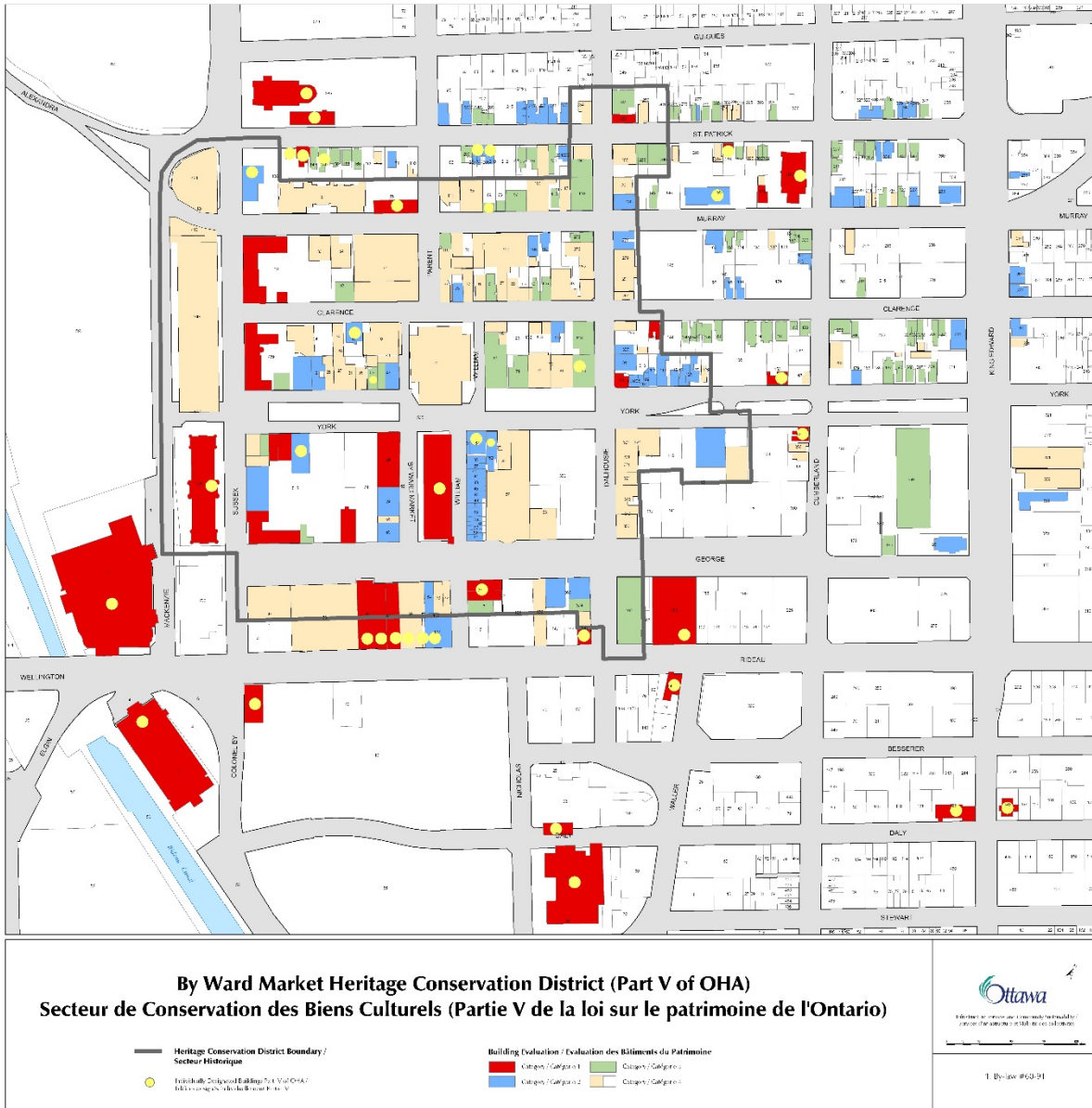
DISPOSITION

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



Document 2 – Map of ByWard Market Heritage Conservation District



Document 3 – Photographs

Prior to the April 2019 Fire



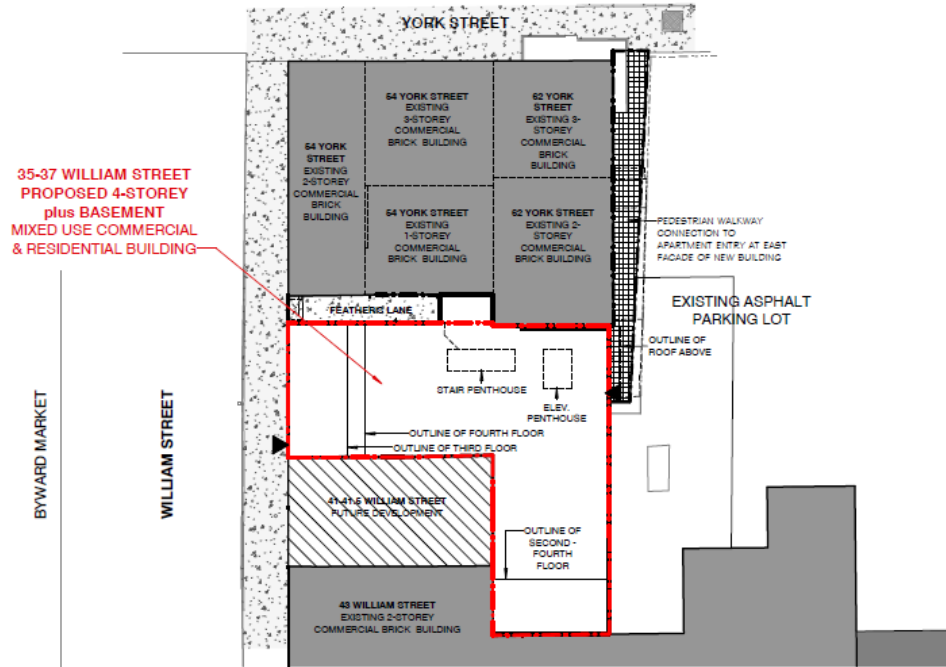
Google Maps, 2016



Post April 2019 Fire

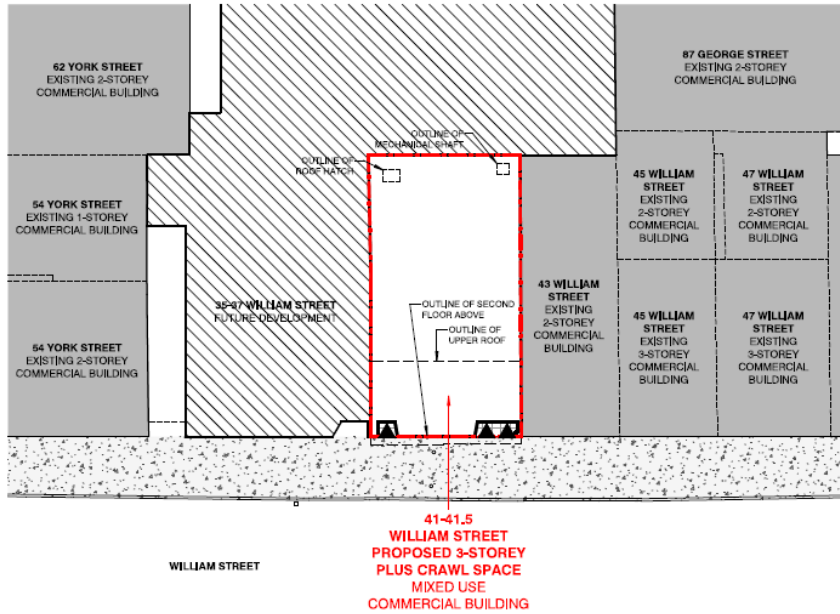


Document 4 – Site Plans



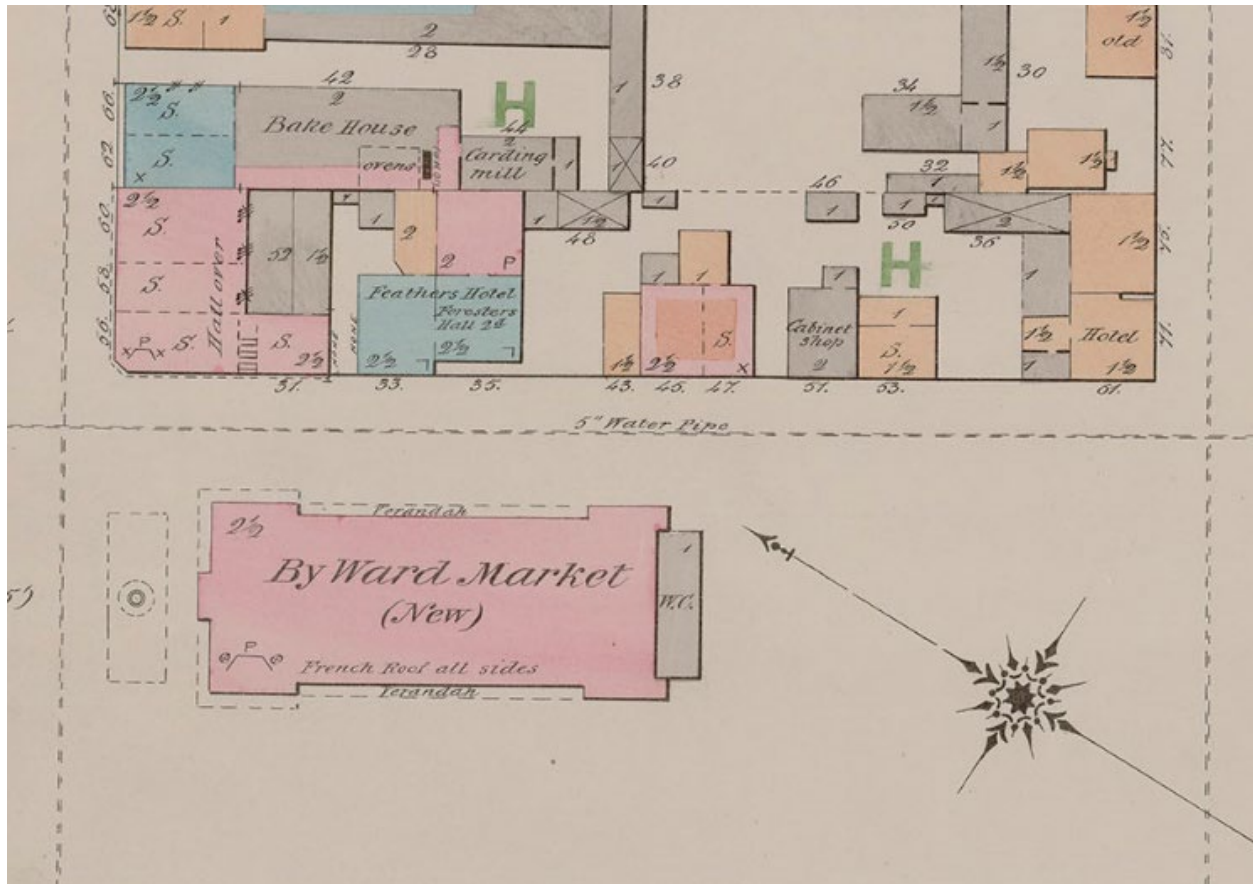
360 Parkdale Avenue, Suite 201, Ottawa Ontario Canada K1P 6K4 | Phone (613) 238-2117 | Fax (613) 238-8888 | E-mail: info@bca.com

35-37 William Street

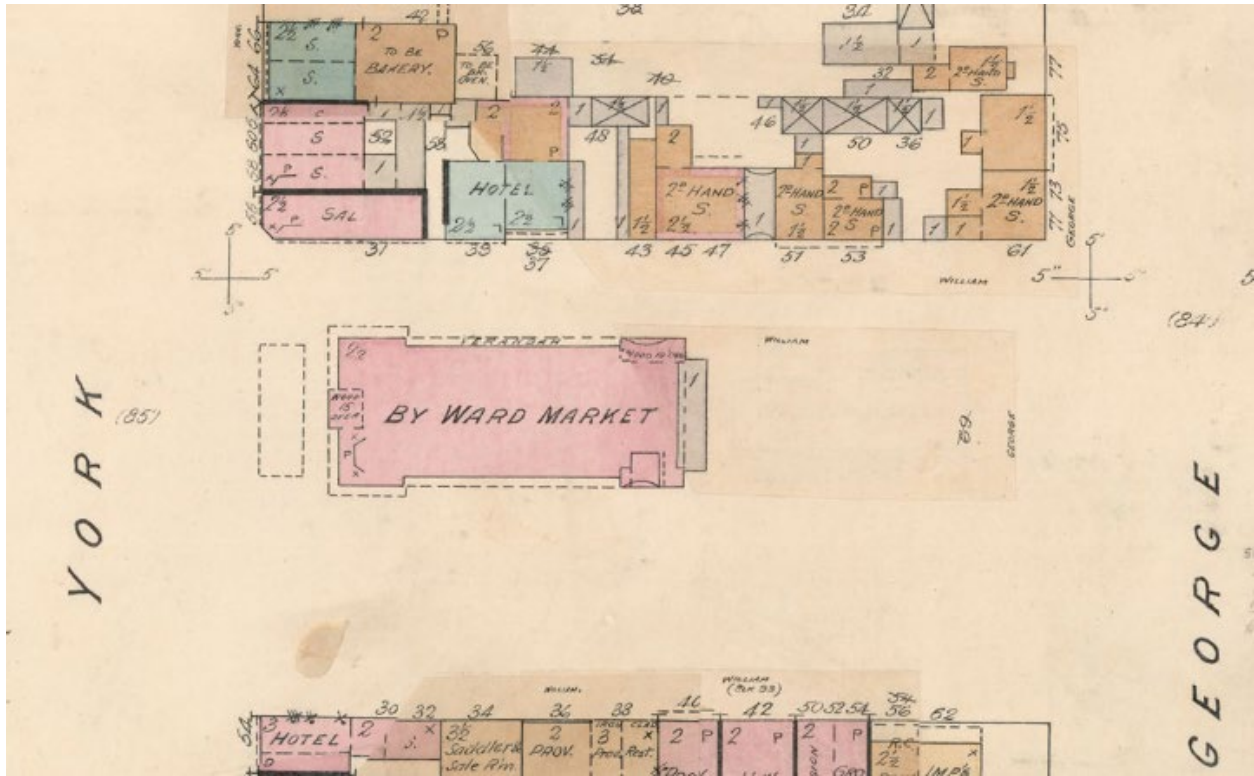


41-41 1/2 William Street

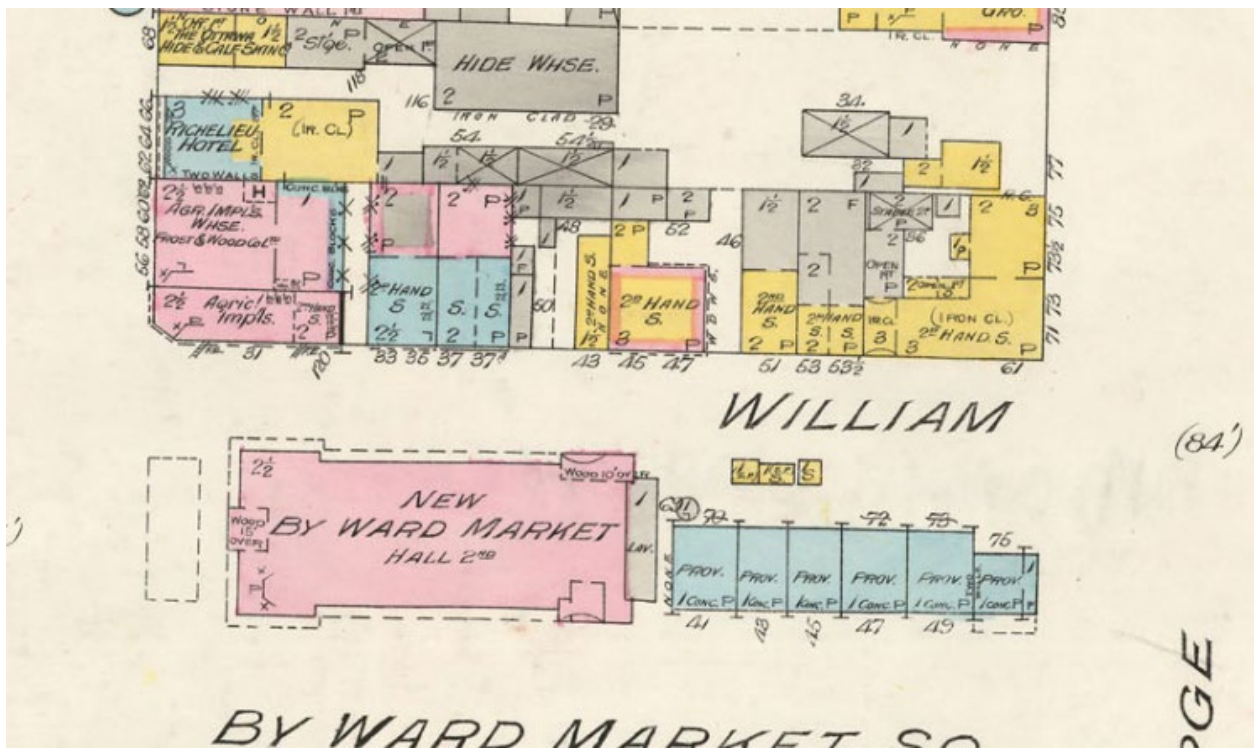
Document 5 – Fire Insurance Plans



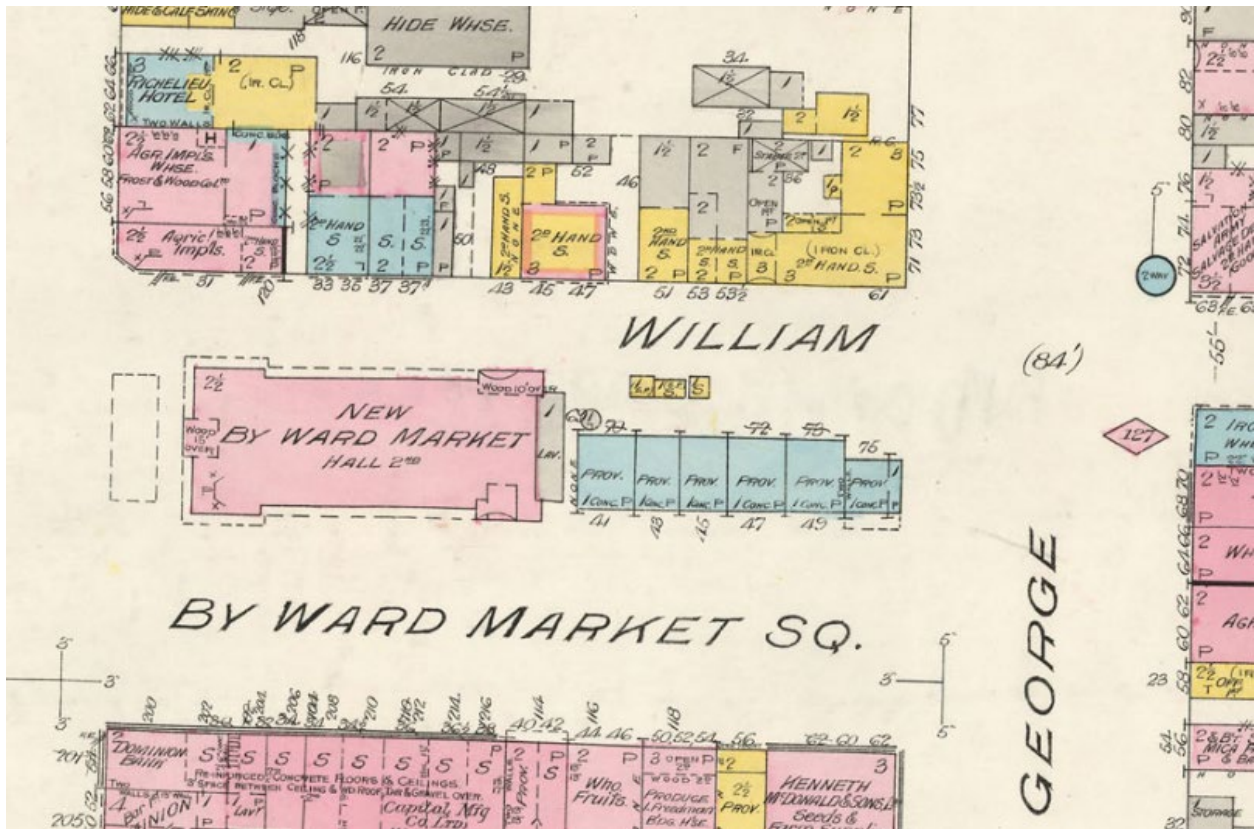
1878: The building was the Feathers Hotel, two-and-a-half storeys in height. The land to the south, the current location of 41-41 1/2 William Street is vacant.



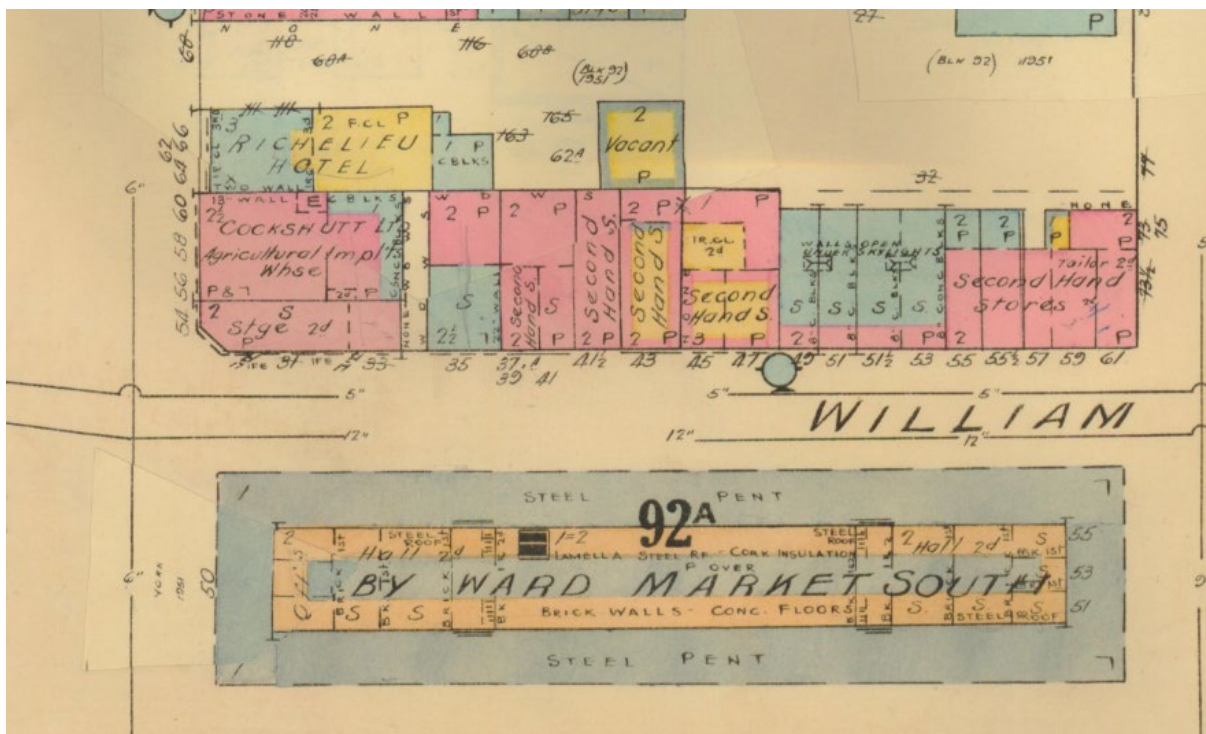
1901 – The hotel use continues, and the southerly land remains vacant.



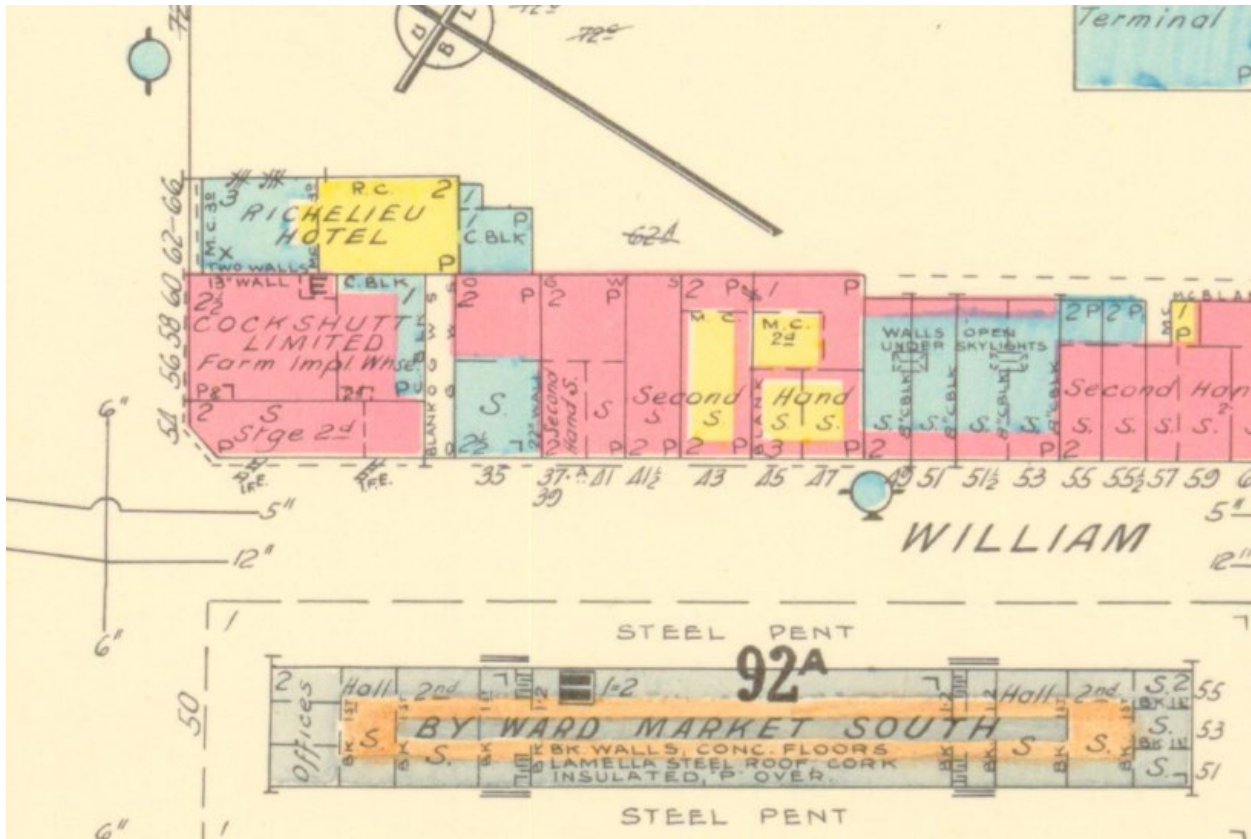
1912 – By this time, the hotel has been subdivided and become a store. The land to the south is vacant, aside from a narrow wooden shed.



1922 – There were no changes between 1912 and 1922.



1948 – By this time, 41-41 1/2 have been constructed, two storeys in height, with retail at grade.



1963 – There were no changes between 1948 and 1963.

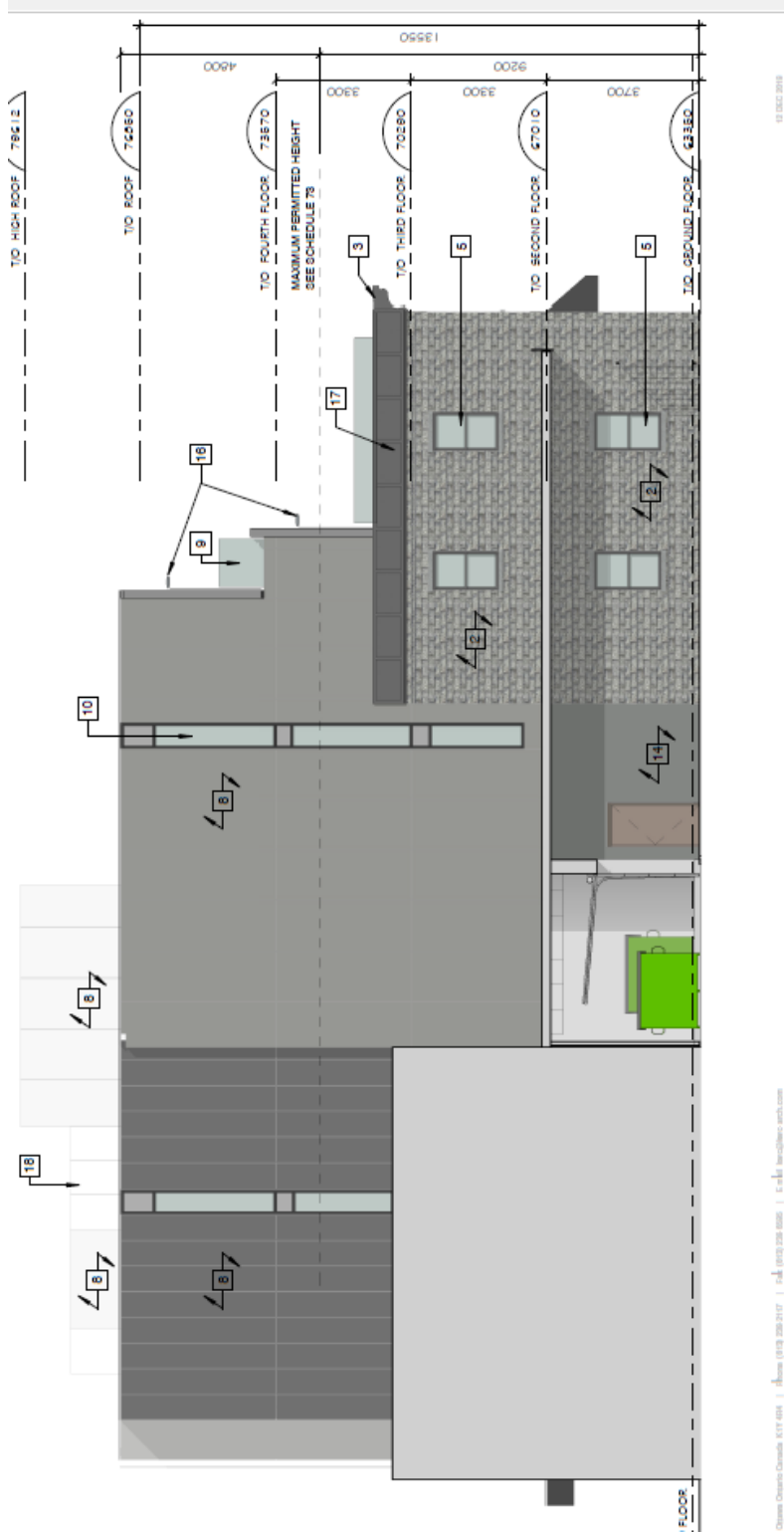
Document 7 – Elevations, 35-37 William Street



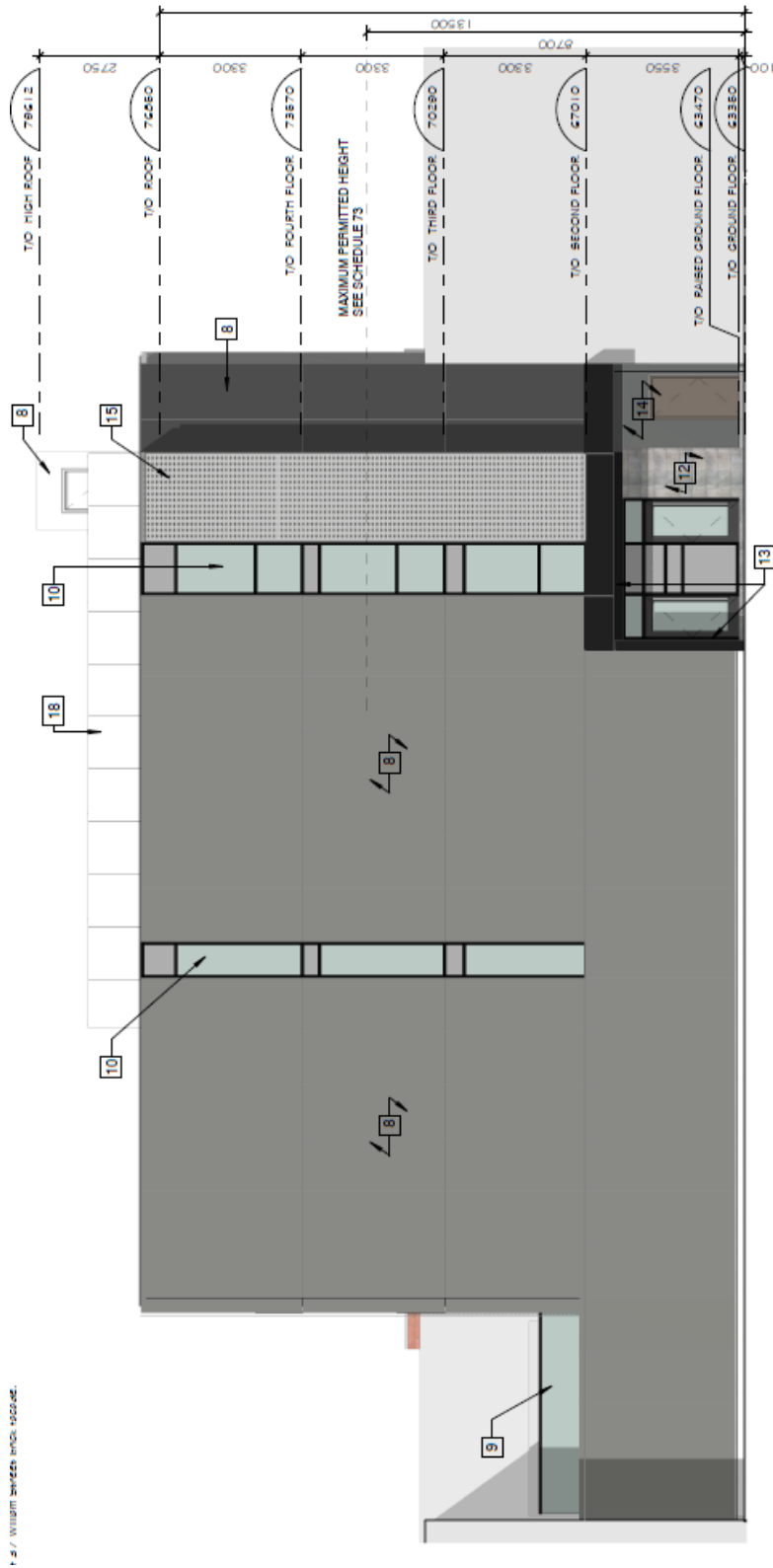
13.052.2019

4160 Dundas | 416-491-225-2117 | 416-491-225-2255 | 5-ville-heritage-arch.com

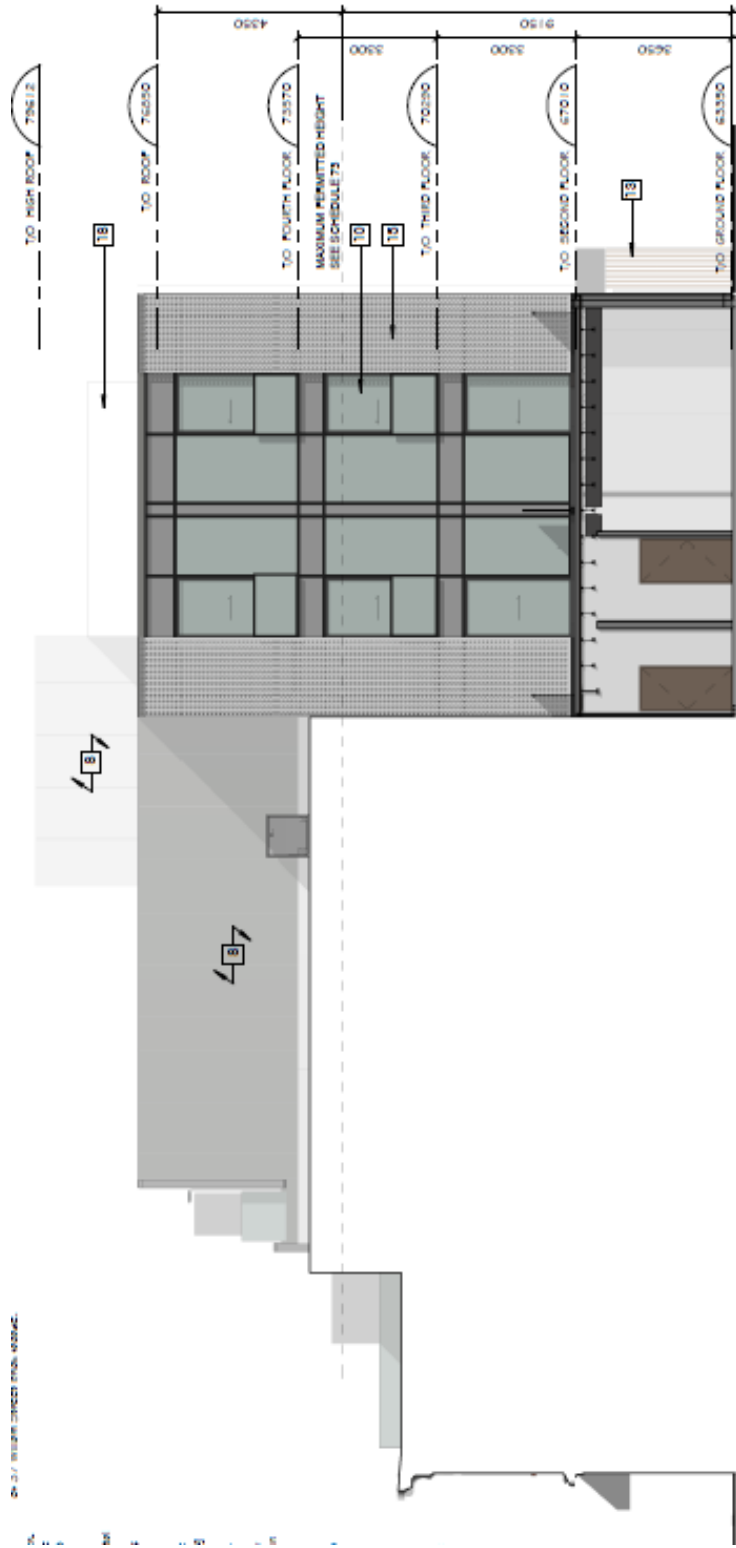
West (front) elevation



South elevation, showing shared garbage storage in Feathers Lane



East Elevation, showing entrance to apartments



South elevation, showing apartment units behind 41-41 1/2 William Street

Document 8 – Views from within the ByWard Market HCD



VIEW A FROM WEST SIDE OF WILLIAM STREET
35-37 WILLIAM STREET RECONSTRUCTION AFTER FIRE

OCTOBER 11, 2019 **SK-12**
BARRY PADOLSKY
ASSOCIATES INC.
ARCHITECTS

For illustrative purposes only; 37 William Street to have grey paint removed from front façade, addition to match plans by KWC architects in this report.



VIEW B FROM WEST SIDE OF WILLIAM STREET
35-37 WILLIAM STREET RECONSTRUCTION AFTER FIRE

OCTOBER 11, 2019 **SK-13**
BARRY PADOLSKY
ASSOCIATES INC.
ARCHITECTS

For illustrative purposes only; 37 William Street to have grey paint removed from front façade, addition to match plans by KWC architects in this report.



KWC architects

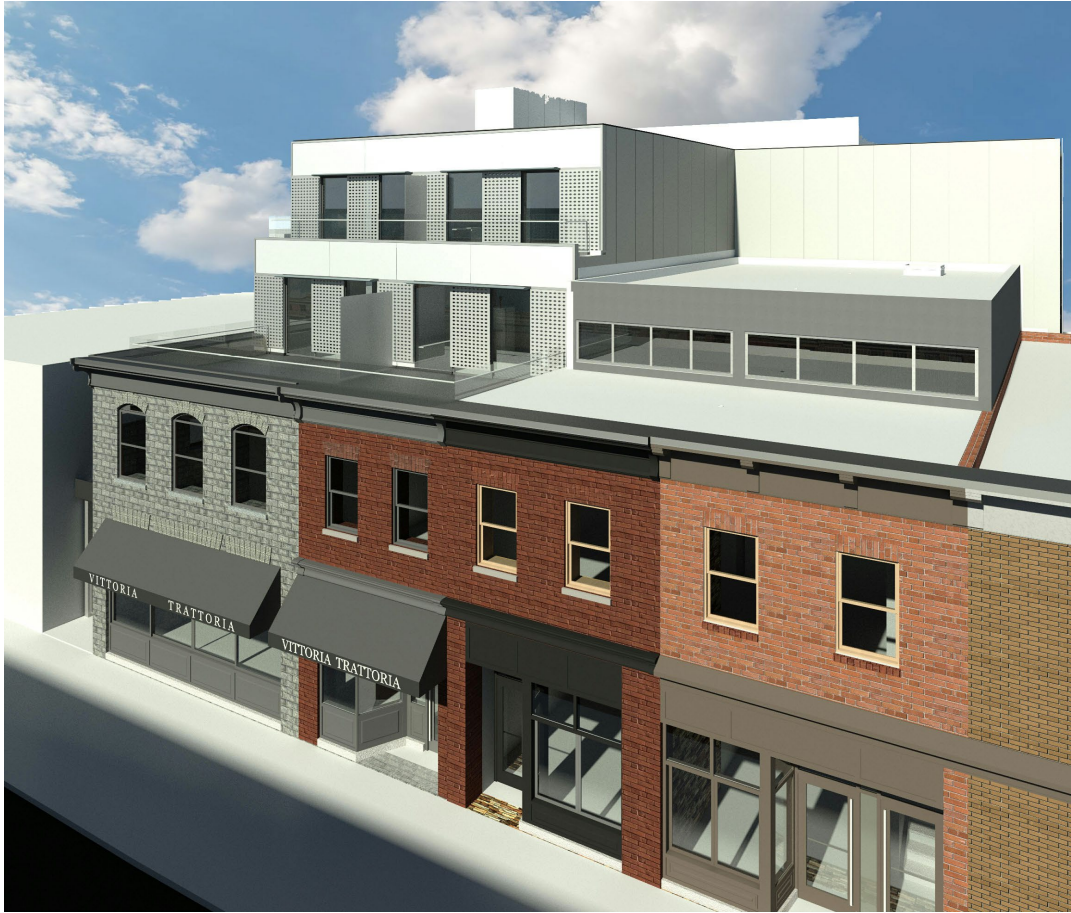


VIEW C FROM WEST SIDE OF WILLIAM STREET
35-37 WILLIAM STREET RECONSTRUCTION AFTER FIRE

OCTOBER 11, 2019 **SK-14**
BARRY PADOLSKY
ASSOCIATES INC.
ARCHITECTS

For illustrative purposes only; 37 William Street to have grey paint removed from front façade, and to match plans in this report by KWC architects.

Document 9 – Rendering of both projects



KWC architects

Document 11 – Elevation, 41-42 ½ William Street



Document 12 – ByWard Market Heritage Conservation District Guidelines

3.4 Infill: Commercial and Mixed Use

Comments:

Infill includes both additions to existing properties and new developments on vacant lots. The Market area has been undergoing a continuous process of infill for a hundred and fifty years.

Recommendations:

1. Infill in commercial areas must respect the scale and character of existing heritage properties and streetscapes.
2. The traditional pattern on commercial façades in the market area is grade level commercial or retail, with signage and cornice lines providing a visual separation from commercial or residential occupancies above. The different levels are also distinguished by larger window areas at grade and smaller windows, often with decorative surrounds, on the upper floors. Such patterns should be respected. The creation of split-level ground floors or new mezzanine levels should be discouraged.
3. The horizontal scale of development is important. Traditional store widths of about thirty feet ensued continuous sidewalk activity. Enclosed malls or lobbies are inappropriate, where they create widely spaced entry and exit points.
4. Mid-nineteenth century storefronts had substantial columns at regular intervals, with fairly confined window openings. By the late nineteenth century, cast iron columns and beams, and larger glass sizes, allowed more openness. Structural systems by the mid-twentieth century allowed continuous walls of glass. In designing new infill, the historic pattern of the buildings previously on the site and of adjacent properties should be considered and reflected in the new work.
5. Mid-nineteenth Building setbacks and heights should respect adjacent heritage properties and the streetscape. Road widening allowances should not be considered within the district.
6. Carriageways and rear courtyards should be maintained where possible. Mid-block pedestrian links are one way of enhancing the commercial viability of these areas. In general, the pattern of high-density development at the street edge should be respected.

7. Parking in rear yards, with access through carriageways or side lanes, is the only surface parking that is appropriate in the district. Wide access ramps should not be used for any kind of parking as they disrupt the continuity of the street edge.
8. Distinctive features and good examples of design and craftsmanship should be retained. The contribution of all periods to the history of the property should be respected

3.5 Infill: Residential

Comment:

Infill in mixed use/residential areas includes both additions to existing properties and new developments on vacant land.

Recommendations:

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.
2. Open space should generally be maintained on the rear portion of lots, with access using carriageways or side lanes. In the case of multiple-unit dwellings, entrances could be both from the sidewalk and from courtyards. The front yard setback should be the same as for adjacent heritage properties.
3. Small lot development should be encouraged, rather than land assembly. The density can be to the maximum allowed under height and lot coverage zoning.
4. The building form should respect the massing of adjacent heritage properties. For high-density, low-rise development, the side gable and flat roof forms have traditionally been used and continue to be the most viable options. For less dense single-family development, the front gable form could be used. Materials and detailing should reflect contemporary taste and availability, controlled only by the requirement to respect and reinforce the character of what exists. Infill must not disrupt any further the already fragile sense of continuity in many parts of the market district.
5. Mixed use developments are historically appropriate throughout the area, and could be considered on a case by case basis