

**Subject: Application for demolition and new construction at 182 Murray Street, a
Property Designated under Part V of the *Ontario Heritage Act* and
Located in the Lowertown West Heritage Conservation District**

File Number: ACS2022-PIE-RHU-0027

Report to Built Heritage Sub-Committee on 20 June 2022

and Council 6 July 2022

**Submitted on June 8, 2022 by Court Curry, Manager, Right of Way, Heritage and
Urban Design Services, Planning, Real Estate and Economic Development
Department**

Contact Person: Greg MacPherson, Planner I, Heritage Planning Branch

613-580-2424,23665, Greg.MacPherson@ottawa.ca

Ward: RIDEAU-VANIER (12)

**Objet : Demande de démolition et de construction au 182, rue Murray, une
propriété désignée en vertu de la partie V de la *Loi sur le patrimoine
de l'Ontario* et située dans le district de conservation du patrimoine
de la Basse-Ville Ouest**

Dossier : ACS2022-PIE-RHU-0027

Rapport au Sous-comité du patrimoine bâti

le 20 juin 2022

et au Conseil le 6 juillet 2022

**Soumis le 8 juin 2022 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 : Greg MacPherson, Planificateur I, Planification du
Patrimoine**

613-580-2424,23665, Greg.MacPherson@ottawa.ca

Quartier : Rideau-Vanier (12)

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

- 1. Approve the application to demolish the existing two-storey apartment dwelling;**
- 2. Approve the application to construct a new two-storey triplex dwelling according to plans prepared by P2 Concepts, dated August 2021;**
- 3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
- 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 Sous-Comité du patrimoine bâti recommande au Conseil ce qui suit :

- 1. Approuver la demande de démolition visant l'immeuble d'appartements de deux étages;**
- 2. Approuver la demande visant la construction d'un nouveau triplex de deux étages conformément aux plans préparés par P2 Concepts et datés du mois d'août 2021;**
- 3. Déléguer au directeur général de la Planification, de l'immobilier et du Développement économique le pouvoir d'apporter des changements mineurs aux plans reçus;**
- 4. Approuver la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf prolongation accordée par le Conseil municipal.**

BACKGROUND

The property at 182 Murray Street is located on the south side of Murray Street, between Cumberland Street and Dalhousie Street in Lowertown (see Document 1 – Location Map). The building is two storeys in height, clad predominantly in beige pebbledash stucco and features a hipped roof. The front façade of the first storey is clad in a vertical painted siding, and there is a small canopy over the front entrance supported by metal posts (See Document 2 – Site Photos, for images of existing

conditions). The building was constructed circa 1878 but has been extensively altered over time and suffered recent fire damage leading to its poor condition. The subject property is across the street from two properties designated under Part IV of the *Ontario Heritage Act*: Ecole Guiges at 159 Murray Street and St. Brigid's Church at 310 St. Patrick Street.

The property is located in the Lowertown West Heritage Conservation District (HCD) which was designated under Part V of the *Ontario Heritage Act* in 1994. As part of the HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD and assigned a category between 1-4. At that time, 182 Murray Street was identified as a Grade 3 property in the HCD (see Document 3 – Heritage Survey and Evaluation Form).

The Lowertown West HCD's cultural heritage value lies in its role in the residential settlement in the city of Ottawa during the 19th and 20th centuries. The District includes a number of significant institutional buildings but is primarily comprised of a rich collection of residential buildings which together demonstrate the area's early history as well as its gradual evolution over time. The HCD is also significant for its association with the history of Ottawa's working people as well as many prominent early settlers, both French and English speaking, and the physical record of that social history that is demonstrated by the modest buildings in the area. For the full description of the HCD's cultural heritage value, please see the Document 4 – Statement of Cultural Heritage Value.

This report has been prepared because applications for demolition and new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council. The applicant is proposing to demolish the existing two-storey apartment and construct a two-storey triplex apartment dwelling. A minor variance granting relief from the Heritage Overlay provisions of Section 60 of Zoning By-law 2008-250 will be required to facilitate this application.

DISCUSSION

Project Description

The subject proposal is comprised of two applications under the *Ontario Heritage Act*. The first proposes to demolish the existing two-storey apartment dwelling at 182 Murray Street. The second application proposes to construct a two-storey triplex dwelling at 182 Murray Street. This application also proposes minor landscape changes.

The subject property contains a two-storey apartment dwelling constructed circa 1878. The building is clad predominantly in beige pebbledash stucco and features a hipped roof. The first storey of the front façade is clad in a vertical painted siding, and there is a small canopy over the front entrance supported by metal posts. According to Fire Insurance Plans, the building was originally addressed as 184 Murray Street and featured a brick façade facing Murray Street. Over time, the building has been significantly altered and few original exterior features remain aside from the massing of the front façade. Images from 1949 show the building clad in brick and featuring a two-storey stone balcony on the front façade, both features which have been removed. The building has recently suffered internal fire damage and is currently unoccupied. Given the limited integrity of the existing building and its poor condition, the applicant is proposing to demolish the building. The application is accompanied by an engineering letter prepared by TCL Structural Engineers which addresses the condition of the building and further recommends its demolition (see Document 9 – Engineering Letter).

The proposed two-storey triplex dwelling features a flat front façade with a recessed entrance and simple fenestration pattern, a combination roofline, and horizontal grey-painted Hardie Plank wood composite siding. New grass and a metal fence will be installed in the front yard, and an interlock walkway will provide access to side entrances on the west façade of the building. An existing asphalt driveway on the east side of the building will be reinstated following construction (See Document 5 – Site Plan, Document 6 – Elevations, and Document 7 – Renderings)

The application for new construction is accompanied by a Cultural Heritage Impact Statement (see Document 8) that assesses the impact of the demolition and new construction on the character of the HCD and adjacent buildings designated under Part IV of the Ontario Heritage Act.

Recommendations 1 and 2:

Lowertown West HCD Study Guidelines

Applications for demolition and new construction in the Lowertown West HCD are subject to the guidelines in the Lowertown West HCD Study. The following subsections of the HCD study guidelines are applicable to the proposal:

- 7.4 Streetscape Guidelines
- 7.5 Conservation Guidelines

Heritage staff have reviewed the proposal against the applicable guidelines of the Lowertown West HCD Study (see Document 10 – HCD Plan Evaluation Chart) and determined that the application is generally consistent with the guidelines for the following reasons:

- The proposed building is designed in a style sympathetic to the character of the Lowertown West HCD, incorporating a roofline and cladding material characteristic of the area within a contemporarily designed building. The proposed building will be compatible with the HCD in terms of massing, proportions, setbacks, and rooflines.
- The proposed landscape design enhances the streetscape, incorporating a new metal fence and new grass lawn on Murray Street.
- The subject property is identified as a Grade 3 property in the Lowertown West HCD. Minimal historic material remains at the building and its present condition limits its potential for restoration. Further, historic research has not revealed any significant associations related to the existing building.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada ("Standards & Guidelines") 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: Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character defining element.
- Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposal is consistent with these Standards. The proposal will not result in the removal, replacement or substantial alteration of a character defining element of the Heritage Conservation District. The proposed replacement building is physically and

visually compatible with the surrounding HCD and adjacent Part IV designated buildings and contributes positively to the character of the HCD

Cultural Heritage Impact Statement

Section 4.6.1 of the existing City of Ottawa Official Plan and 4.5.2 (2) of the draft New Official plan requires that a Cultural Heritage Impact Statement (CHIS) be submitted where a proposed development has the potential to adversely affect the heritage resource or adjacent heritage resources. A scoped CHIS was prepared for this proposal by IDEA Inc. and is attached as Document 8. Heritage staff have reviewed the document and have determined that it meets the requirements of the City's Guidelines for Cultural Heritage Impact Statements/HIAs.

The CHIS concludes that the existing building at 182 Murray Street contributes minimally to the heritage character of the HCD and that its demolition and the construction of the proposed dwelling would have a positive impact on the character of the HCD.

Heritage staff generally concur with the findings of the CHIS.

Conclusion:

Staff have reviewed the application for demolition and construction at 182 Murray Street in accordance with the objectives, policies and guidelines of the Lowertown HCD Study and Guidelines and the Standards and Guidelines and have no objections to its approval.

Recommendation 3:

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

Recommendation 3:

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 it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The Lowertown Community Association Heritage Committee participated in a pre-consultation meeting with staff and the applicant on December 15, 2021. Staff and the Lowertown Community Association provided comments on the proposal following the meeting and the proposal was revised to better align with the guidelines of the Rockcliffe Park HCD Plan.

This application was posted on the City's Development Application Search Tool (DevApps) webpage on May 16, 2022.

The Lowertown Community Association was notified of the Heritage Permit application on April 12, 2022 and offered the opportunity to provide written or verbal comments.

Heritage Ottawa was notified of the application on April 17, 2022 and offered the opportunity to provide written or verbal comments.

Neighbours within 30 metres of the 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 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 implications.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations of this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental 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 2022-Jul-26

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	Existing Conditions
Document 3	Heritage Survey Form
Document 4	Statement of Cultural Heritage Value
Document 5	Site Plan
Document 6	Elevations
Document 7	Renderings
Document 8	Cultural Heritage Impact Statement
Document 9	Engineering Letter
Document 10	HCD Plan Evaluation Chart

DISPOSITION

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

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <p> 182 rue Murray Street</p> <p> NOT TO SCALE</p>
D09-01-MURR182	22-0460-Y	
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REVISION / RÉVISION - 2022 / 05 / 17		

Document 2 – Existing Conditions



Document 10 – HCD Plan Evaluation Chart

Section of HCD Plan	Applicable Policy (#) and Guidelines (x)	Staff comment
7.4.1 Residential Streets	<p>A – Building Patterns</p> <p>(1) Maintain the building front yard setback line established by the existing neighbouring buildings on the street.</p>	<p>The proposal is consistent with this guideline. The location of the proposed building on the lot matches the setback of the existing building and is consistent with adjacent buildings.</p>
	<p>A – Building Patterns</p> <p>(2) Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street.</p>	<p>The proposal is consistent with this guideline. The proposed building is two storeys in height, matching that of the existing building and consistent with neighbouring properties.</p>
	<p>C – Front Yard Gardens</p> <p>(1) Design front yard garden landscaping in character with the street. Generally, paved surfaces should cover no more than half of the front yard, with the remainder of the yard being comprised of trees, shrubs, ground covers and grass in any combination. Avoid paving areas immediately around existing trees, leaving an open area of 1.25 metres in diameter or</p>	<p>The proposal is consistent with this guideline. As part of the proposed development, grass will be planted in the front yard. Approximately 75% of the front yard area will be grass covered.</p>

	<p>greater, depending on the size of the tree trunk</p>	
	<p>C – Front Yard Gardens</p> <p>(2) Encourage the use of fences along the front property line or parallel to the sidewalk as a pattern along the residential street. Fences should generally be no more than 1.0 tall and should be of the picket variety. Metal or painted wood is appropriate as are some brick or stone elements within the fence, providing that it is primarily open. A solid board fence is not recommended for the front yard.</p>	<p>The proposal is consistent with this guideline. The development proposes the inclusion of a 36” tall iron fence along the north property line.</p>
<p>7.5.2 Working with Very Altered Buildings</p>	<p>(1) Historical documentation on the building should be reviewed to appreciate what the original appearance of the building might have been. A careful examination of the building itself may reveal much about its earlier character.</p> <p>(2) Restoration of the building may not be possible and should not be attempted without adequate historical documentation.</p>	<p>The proposal is consistent with these guidelines. Based on an analysis of available historical documentation, limited historic fabric remains as part of the existing building. Portions of the existing building may date back to circa 1878 according to fire insurance plans for the area. However, the building has been significantly altered over time and few original features remain aside from the massing of the front façade. Images from 1949 show the building clad in brick and featuring a two-storey stone balcony on the</p>

	<p>(3) Removal of cladding, details and finishes which obscure the original building should be encouraged.</p> <p>(4) It should be recognized that even the very altered buildings form part of the character of Lowertown West. Work on these buildings should emphasize the conservation of their remaining historical fabric and the improvement or enhancement of the later alterations to better relate to the neighbourhood.</p>	<p>front façade. The proposed new building incorporates design features appropriate for the HCD, including the use of a horizontal siding material for exterior cladding and a simplified, consistent fenestration pattern. Further, the applicant has submitted an engineering brief which concludes that the condition of the existing building does not support restoration.</p>
7.5.4 Guidelines for Demolition	<p>(1) As a general principle, demolition of structures within the district will not be recommended for approval by City Council</p> <p>(3) Structures deemed not to have heritage significance may be considered for demolition if an appropriate replacement structure is proposed.</p>	<p>The subject property is identified within the Lowertown West HCD Plan as a Category 3 property. Given the lack of remaining historic fabric and the proposal for an appropriate replacement structure, the proposal is consistent with this guideline.</p>
7.5.5 Guidelines for Infill Buildings	<p>(1) Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring building</p>	<p>The proposal is consistent with this guideline:</p> <p>Scale:</p> <ul style="list-style-type: none"> The scale of the proposed building is appropriate for the area. The proposed building matches the two-storey scale of the existing building

		<p>and is compatible with adjacent buildings.</p> <p>Setbacks</p> <ul style="list-style-type: none">• The proposed setback is appropriate for the area, matching that of the existing building and being compatible with adjacent buildings. <p>Architectural Design and Materials:</p> <ul style="list-style-type: none">• The massing of the proposed building is appropriate for the area, being similar to and compatible with adjacent buildings.• The proposed cladding material is compatible with the character of the HCD. Horizontal siding is a common material in the HCD and featured on several nearby buildings on Murray. The use of a single cladding material throughout the building further strengthens the compatibility of the proposed building within the HCD, blending a traditional cladding material with a contemporary interpretation of a common building form in the HCD.• The proposed roofline is compatible with the HCD.• The style of the proposed building is appropriate for the HCD. The design of the building draws from the vernacular architecture of the HCD but
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		is not an attempt to recreate a historic design.
	(2) Small scale development, working within existing lot divisions, should be encouraged.	The proposal is consistent with this guideline. The development does not exceed the scale of the existing building and is contained within the existing lot.
	(3) Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are.	The proposal is consistent with this guideline. The proposed building is contemporary in design but incorporates materials, such as the horizontal siding, and forms, such as the combination roof line, that relate the building to others throughout the HCD.