

**Subject: Application for new construction at 197 and 201 Wilbrod Street,
properties designated under Part V of the *Ontario Heritage Act* as
part of the Sandy Hill West Heritage Conservation District**

File Number: ACS2022-PIE-RHU-0033

Report to Built Heritage Sub-Committee on 23 August 2022

and Planning Committee on September 22 2022

and Council 5 October 2022

**Submitted on July 18, 2022 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

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

Ward: RIDEAU-VANIER (12)

**Objet : Demande de nouvelle construction au 197 et 201, rue Wilbrod, des
propriétés désignées en vertu de la partie V de la *Loi sur le
patrimoine de l'Ontario*, étant situées dans le district de conservation
du patrimoine de la Côte-de-Sable Ouest**

Dossier : ACS2022-PIE-RHU-0033

Rapport au Sous-comité du patrimoine bâti

le 23 août 2022

et au comité de l'urbanisme le 22 septembre 2022 et

au Conseil le 5 octobre 2022

**Soumis le 18 juillet 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 : Ashley Kotarba, Urbaniste II, Planification du Patrimoine

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

Quartier : Rideau-Vanier (12)**REPORT RECOMMENDATIONS**

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

- 1. Approve the application for new construction at 197 and 201 Wilbrod Street according to plans prepared by GRC Architects, dated July 1, 2022, conditional upon:
 - a. The applicant providing samples of all the final exterior cladding materials, for approval by heritage staff, prior to the issuance of a Building Permit;****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 3. 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 Comité de l'urbanisme de recommander au Conseil :

- 1. d'approuver la demande de nouvelle construction aux 197 et 201, rue Wilbrod, selon les plans préparés par grc architects et datés du 1er juillet 2022, sous réserve des conditions suivantes :
 - a. la fourniture par le requérant, avant la délivrance du permis de construire, d'échantillons de tous les matériaux de revêtement extérieur pour approbation par le personnel responsable du patrimoine;****
- 2. de déléguer au directeur général de la Planification, de l'Immobilier et du Développement économique le pouvoir d'apporter des changements mineurs aux plans;**
- 3. d'approuver la délivrance du permis patrimonial pour une durée de deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil.**

BACKGROUND

The properties at 197 and 201 Wilbrod Street were designated under Part V of the *Ontario Heritage Act* as part of the Sandy Hill West Heritage Conservation District, which was designated in 1994 as a meeting place between residential, religious and institutional areas. The properties are classified as contributing properties with the heritage conservation district. (Documents 1-3)

These two and a half storey buildings have been heavily altered over the years, with stucco applied over the brick on the front façades, iron porches replacing the original wooden ones, and the removal of the bargeboard. Over the course of the past 10 years, several Orders under the Building Code Act were issued, and work was undertaken to brace and secure the building. The property was sold to a new owner in recent years and the current owner is seeking to redevelop the properties.

A heritage permit to demolish these two buildings was issued by Council on June 10, 2022 through report [ACS2022-PIE-RHU-0015](#) in order to allow demolition ahead of the new construction. A demolition permit application under the Building Code Act has been submitted.

This report addresses the new construction phase of the application for these properties and has been prepared because new construction in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council. An application for a minor rezoning been submitted to allow for an increase in height, a reduction in setbacks and parking, as well as relief from the heritage overlay. The heritage application and zoning by-law amendment are expected to be considered concurrently by Planning Committee and City Council.

DISCUSSION

The application is for the construction of a four-storey apartment building over the two properties. The proposed building will have a flat roof and be clad in red brick on the first three storeys, with metal panelling on the fourth storey. The massing will be symmetrical, with a central recessed entrance and two projecting porches. The massing of the fourth storey will be stepped back from the front, with the largest stepback in the centre of the building. Decorative stone banding and leaded glass windows will ornament the façade of the building. The existing finials will be salvaged and re-interpreted into the new building. Together, with the stepped massing, the finials will help to evoke the spirit of the original front gabled structures. Two oversized porches will be installed on each wing of the front façade, drawing on neighbouring porch

designs on the street. The overall siting and height of the new building will be generally in line with the neighbouring properties. Documents 5-7.

Recommendation 1

These properties are located in the Sandy Hill West Heritage Conservation District (HCD), however no HCD Plan has been adopted under the *Ontario Heritage Act* for this district. The HCD Study, adopted by Council at the time of designation does, however, have recommendations for residential infill. Overall, the proposal should respect the heritage character of the area and respect the massing of adjacent heritage properties. The proposed project meets these objectives in that the proposed height is no taller than the overall height of the existing buildings, the design takes design cues from neighbouring apartment buildings, and uses materials found in the HCD. See Document 9 for the applicable recommendations and how this proposal satisfies them.

The proposed landscape plan includes the retention of the existing street tree, and the addition of new soft landscaping in the rear yard. This includes trees, grass and bushes.

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. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff have reviewed this proposal against this document and are satisfied that the project meets the relevant standards and guidelines. The proposal maintains the character of the streetscape and HCD by ensuring a compatible mass, design, height and materials. A comprehensive analysis has been included as Document 10.

Cultural Heritage Impact Statement

Section 4.6.1 of the existing City of Ottawa Official Plan and 4.5.2 (2) of the Council approved 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. A CHIS was prepared for this proposal by Commonwealth Historic Resource Management 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 CHISs.

The CHIS concludes that:

the planned infill project at 197 -201 Wilbrod successfully responses to the intent and directions set out in the Sandy Hill West HCD Study Guidelines and will be a comfortable inclusion along Wilbrod Street. This is a well thought out infill project. The design expression is contemporary relying on precedent examples as inspiration for the form and mass. The material palette and colours selection are also evocative of earlier examples found throughout the neighbourhood.

Heritage staff concur with the findings of the CHIS.

Conditions

To ensure that the final material selection will be compatible with the character of the HCD, approval has been made conditional upon heritage staff support of the exterior cladding materials, prior to the issuance of a building permit.

Recommendation 2

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 allow Planning, Real Estate and Economic Development Department 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 buildings are demolished in a timely fashion.

Conclusion:

Staff have reviewed the application for new construction at 197-201 Wilbrod Street in accordance with the recommendations in the Sandy Hill West HCD Study and the Standards and Guidelines and have no objections to its approval.

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

The plans were posted on the City's Development Application website on July 19, 2022.

Heritage Ottawa was notified of this application on July 20, 2022 and offered the opportunity to provide comments.

Action Sandy Hill (ASH) was notified of this application on July 20, 2022.

Representatives of ASH participated in a pre-application consultation meeting on November 10, 2021 with the applicant, and provided joint comments with heritage staff on the proposal. Generally, the comments were supportive.

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner.

There are no servicing constraints identified for the proposed project 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 implications associated with this report.

ECONOMIC IMPLICATIONS

There are no economic implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications 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-Oct-07

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Context Photos

Document 3 Heritage Character Statement

Document 4 Site Plan

Document 5 Elevations

Document 6 Renderings and Streetscape Perspectives

Document 7 Landscape Plan

Document 8 Cultural Heritage Impact Statement

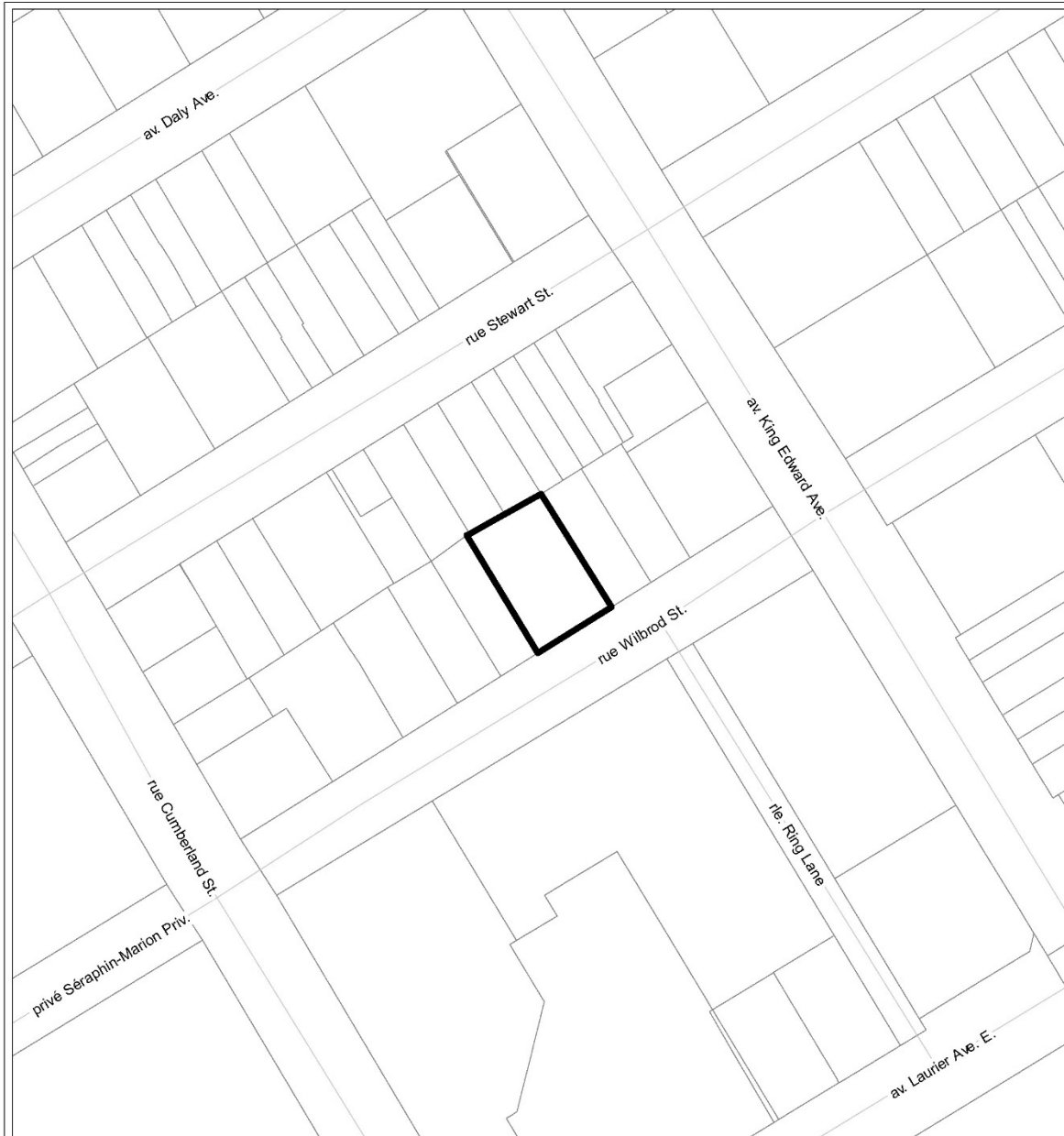
Document 9 HCD Guidelines -Evaluation Chart




Document 10 Standards and Guidelines for the Conservation of Historic Places in Canada 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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-WILB197	22-0249-L		197-201 rue Wilbrod St.
I:\CO\2022\Heritage\Wilbrod_197_201			
<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 Terranet Entreprises 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 - 2022 / 03 / 24		 <small>NOT TO SCALE</small>	

Document 2 – Current Photos



Document 3 –Heritage Character Statement

The following Heritage Character Statement applies to the overall study area, the context in which the proposed Heritage Conservation District is situated.

Unlike many other heritage areas, Sandy Hill West is not a strongly defined community. Instead, it is a buffer zone and meeting place between strong defined areas.

The built form of Sandy Hill West is outstanding for its high proportion of early building stock. Most of this form was created in the 1880-1920 period, with contributions from the surrounding earlier 1840-80 and later 1920-50 periods.

The building uses in Sandy Hill West are primarily residential in character. The size and functional scale of the residential stock represented, however, is very broad. It varies from small 1 ½ storey working-class single-family houses which are vernacular and builder inspired, to large ornate villas and multi-family row houses designed by architects for the upper class. Apartments, both tenement and low-rise, are also found in this area. In short, the area contains examples of most pre-1940 residential building types- even though many of these structures are no longer used for their original purposes.

One of the unique features of the area is the number of nineteenth century churches it contains. When it was first settled, Sandy Hill West was host to churches of many denominations which served the broad constituency of Ottawa East or, in some cases, the entire city. Most of these institutions have survived, and many have retained links across the city.

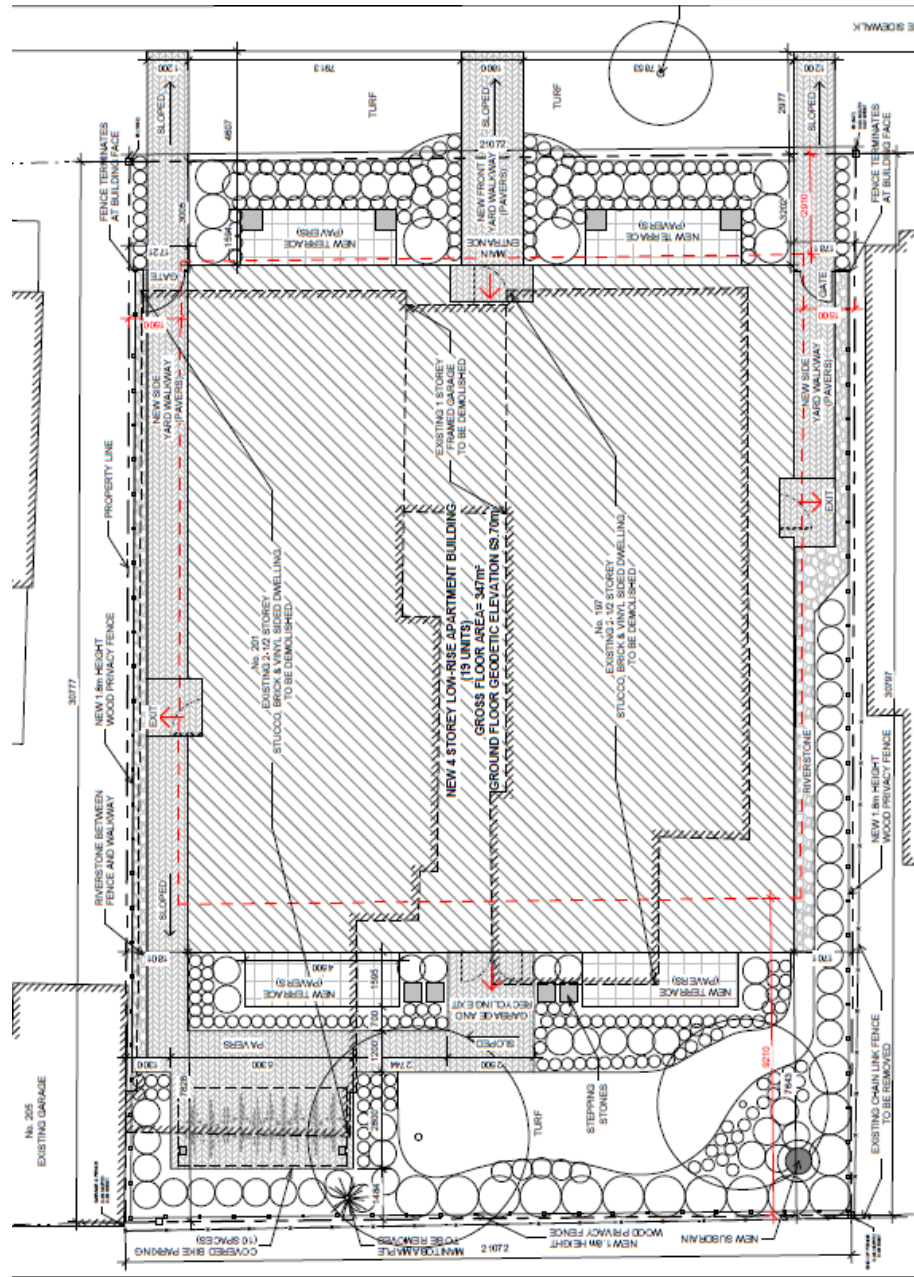
The single major institution in the area, the University of Ottawa, is significant in its own right as Canada's first bilingual university. The historical themes that describe its past are all major ones – the contribution of the Oblate Order to community development and education in Canada, the history of French education in the province of Ontario, and the contribution of bilingualism and French/English relations to the development of our nation. Many of these are enriched by their reflection in the history of this area, for the university and Sandy Hill West have developed together.

Sandy Hill West has never existed or developed in a vacuum. Its past is linked to the histories of Canada, of Ontario and of Ottawa. Its development reflects the major social, cultural and economic patterns of the ByWard Market and Rideau St., linked as it was to the mainstream development of Lowertown. Its population is associated with the major political developments of the capital -its establishment, its major figures, and its

bureaucracy. The residential patterns and community facilities evident in Sandy Hill West also reflect and share those of the Sandy Hill area.

Sandy Hill West is a transition area. It is a small eight-block area where the diverse themes of the surrounding areas meet, mix and emerge as district entities on opposing borders. As such, the area holds intact remnants of many divergent parts of our cultural heritage- elements that have disappeared in their purer contexts.

Document 4 – Site Plan



Document 5 – Elevations



1 South Elevation
A200 1 : 100



Front façade



1 North Elevation
A201 1 : 100



Rear façade



2 East Elevation
A201 1:100

Side façade



2 West Elevation
A200 1:100

Side façade

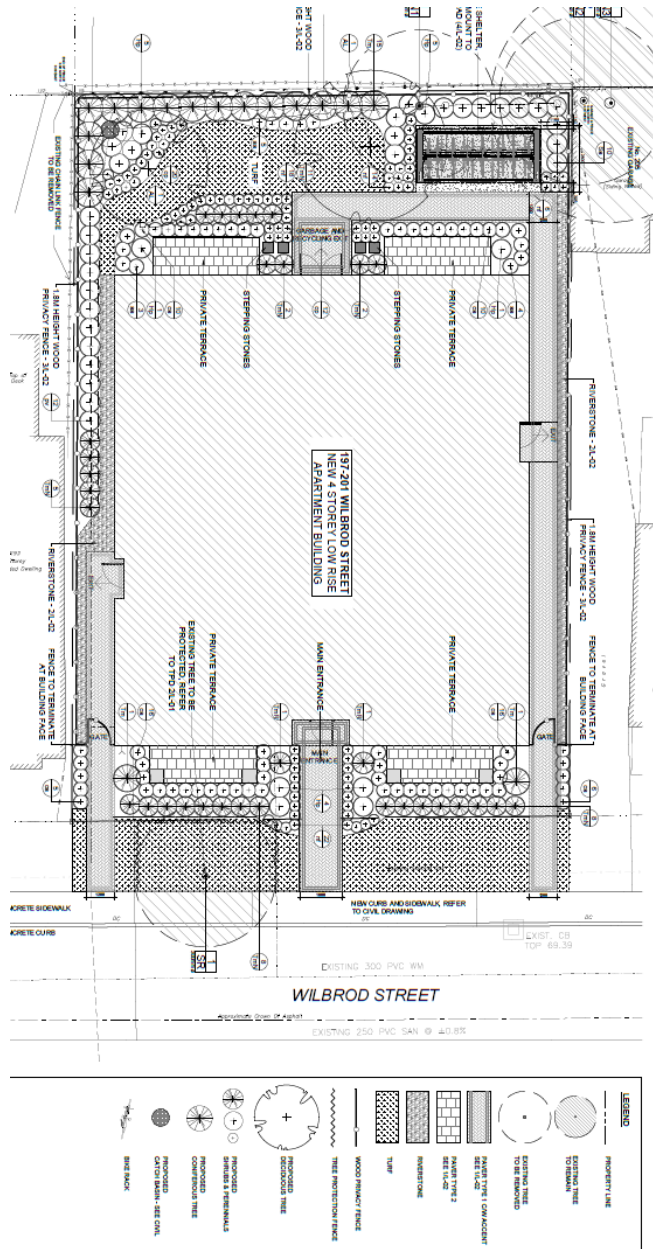
Document 6 –Renderings and Streetscape Perspectives





NORTH SIDE OF WILBROD STREET CUMBERLAND TO KING EDWARD

Document 7 – Landscape Plan



Document 9 - HCD Guidelines -Evaluation Chart

Section of HCD Study	Applicable Policy (#) and Guidelines (x)	Staff comment
VI.4.3.4 Infill: Residential	1. The infill in area zoned residential or mixed use must respect the heritage character of the area as a whole as well as the more immediate environment.	The heritage character of the area and streetscape is represented by low-rise buildings, with a mix of roof styles. The proposal respects this varied streetscape in terms of form, massing and height through its use of materials, design and size.
	2. In the case of replacement, the new work should duplicate the mass, lot location and scale of the existing, as set out in the HR (Heritage Residential) zoning requirements.	The proposal takes both design and massing cues from the immediate streetscape in terms of articulation, design elements and form. The proposal echoes the massing of the two front gabled houses. The placement of the new building is within the general area of the two houses to be demolished.
	3. The building form should respect the massing of adjacent heritage properties. For row housing and other low-scale, multi-unit development, the side gable and flat roof forms have traditionally been used in the area and continue to be the most viable options. ... Materials and detailing should respect and reinforce the character of what exists, without direct imitation. Brick veneer, wood trim, strong cornice lines,	The form of the new building is inspired by the two existing front gabled houses. The new mass will be stepped up and stepped back to evoke the form of the two houses. While the new roof will be flat, similar to other low-scale apartment buildings on the block, the push and pull of the fourth storey mass will reflect the front gable forms of the existing houses. The proposed material will be brick, with the use of concrete banding to add in detail. This type of ornamentation is seen

	<p>carefully proportioned window and doors placements, and porches and balconies are all elements that can be incorporated in new construction.</p>	<p>on other apartment buildings in the HCD. In order to provide balconies for the front units, two porches will be added to the front façade. The scale and form of these porches draw inspiration from neighbouring porch volumes.</p>
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Document 10 - Standards and Guidelines for the Conservation of Historic Places in Canada Evaluation Chart

<p>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.</p>	<p>According to the Heritage Character Statement, the Sandy Hill West HCD's heritage value lies in its high proportion of early building stock, with a primarily residential character. It also notes the high number of nineteenth century churches and large institutional area occupied by the University of Ottawa. The proposed alterations will conserve the heritage values of the Sandy Hill West HCD by maintaining the character of the streetscape.</p>
<p>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.</p>	<p>The building will be compatible with the neighbouring heritage buildings in terms of its form and massing, overall height and setbacks, while still being distinguishable as new.</p>