

APPLICATION TO ALTER 124 BOTELER STREET, A PROPERTY LOCATED IN THE LOWERTOWN WEST HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

DEMANDE DE MODIFICATION DU 124, RUE BOTELER, UNE PROPRIÉTÉ SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE LA BASSE-VILLE OUEST ET DÉSIGNÉE EN VERTU DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO*

SUB-COMMITTEE RECOMMENDATION

That Council:

- 1. Approve the application to alter the building at 124 Boteler Street, according to plans submitted by Atrium Design, received on June 18, 2019 and updated on July 17, 2019 and attached as Documents 4 and 5, conditional upon:**
 - a. Retaining as much historical building material, including exterior cladding as reasonably possible, in consultation with the applicant's Heritage Engineer and City Heritage staff;**
 - b. The applicant providing samples of the proposed new windows and doors, railings, and exterior cladding materials for approval by Heritage staff prior to the issuance of a Building Permit;**

- 2. Approve the application to construct a new two-and-a-half storey rear addition according to plans submitted by Atrium Design, received on June 18, 2019 and updated on July 17, 2019, and attached as Documents 4 and 5, conditional upon:**
 - a. The applicant providing samples of the exterior cladding materials for approval by Heritage staff prior to the issuance of a Building Permit;**

3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;
4. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 16, 2019.)

(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.)

RECOMMANDATION DU SOUS-COMITÉ

Que le Conseil :

1. Approuve la demande de modification du bâtiment situé au 124, rue Boteler, conformément aux plans soumis par Atrium Design, reçus le 18 juin 2019 et mis à jour le 17 juillet 2019 (documents 4 et 5 ci-joints), sous réserve des conditions suivantes :
 - a. que la plus grande partie possible des matériaux de construction historique soit conservée, notamment le revêtement extérieur dans la mesure du raisonnable, en consultation avec l'ingénieur du requérant et le personnel de la Ville responsable du patrimoine;
 - b. que le requérant fournisse des échantillons des fenêtres et des portes, des garde-fous et du revêtement extérieur, aux fins d'approbation par le personnel chargé du patrimoine, avant la délivrance d'un permis de construire;
2. Approuve la demande de construction d'une nouvelle annexe arrière de deux étages et demi, conformément aux plans soumis par Atrium Design, reçus le 18 juin 2019 et mis à jour le 17 juillet 2019 (documents 4 et 5 ci-joints), sous réserve de la condition suivante:

- a. que le requérant fournisse des échantillons du revêtement extérieur, aux fins d'approbation par le personnel chargé du patrimoine, avant la délivrance d'un permis de construire;
3. Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception;
4. Approuve la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 16 septembre 2019.)

(Nota : L'approbation de la demande de modification aux termes 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.)

Documentation/Documentation

Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated July 22, 2019
(ACS2019-PIE-RHU-0013)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 22 juillet 2019
(ACS2019-PIE-RHU-0013)

**BUILT HERITAGE SUB-COMMITTEE
REPORT 4
SEPTEMBER 11, 2019**

4

**SOUS-COMITÉ DU PATRIMOINE BÂTI
RAPPORT 4
LE 11 SEPTEMBRE 2019**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
August 8, 2019 / 8 août 2019**

**and Council / et au Conseil
September 11, 2019 / 11 septembre 2019**

**Submitted on July 22, 2019
Soumis le 22 juillet 2019**

**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 / Services de la
planification, de l'Infrastructure et du développement économique**

**Contact Person
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d'Examen des projets d'aménagement, Heritage Services Section / Section des
Services du Patrimoine
(613) 580-2424, 15203, MacKenzie.Kimm@ottawa.ca**

Ward: RIDEAU-VANIER (12)

File Number: ACS2019-PIE-RHU-0013

SUBJECT: Application to alter 124 Boteler Street, a property located in the Lowertown West Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*

OBJET: Demande de modification du 124, rue Boteler, une propriété située dans le district de conservation du patrimoine de la Basse-Ville Ouest et désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

- 1. Approve the application to alter the building at 124 Boteler Street, according to plans submitted by Atrium Design, received on June 18, 2019 and updated on July 17, 2019 and attached as Documents 4 and 5, conditional upon:**
 - a. Retaining as much historical building material, including exterior cladding as reasonably possible, in consultation with the applicant's Heritage Engineer and City Heritage staff;**
 - b. The applicant providing samples of the proposed new windows and doors, railings, and exterior cladding materials for approval by Heritage staff prior to the issuance of a Building Permit;**
- 2. Approve the application to construct a new two-and-a-half storey rear addition according to plans submitted by Atrium Design, received on June 18, 2019 and updated on July 17, 2019, and attached as Documents 4 and 5, conditional upon:**
 - a. The applicant providing samples of the exterior cladding materials for approval by Heritage staff prior to the issuance of a Building Permit;**
- 3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**

4. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 16, 2019.)

(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 ce qui suit au Conseil :

1. Approuver la demande de modification du bâtiment situé au 124, rue Boteler, conformément aux plans soumis par Atrium Design, reçus le 18 juin 2019 et mis à jour le 17 juillet 2019 (documents 4 et 5 ci-joints), sous réserve des conditions suivantes :
 - a. que la plus grande partie possible des matériaux de construction historique soit conservée, notamment le revêtement extérieur dans la mesure du raisonnable, en consultation avec l'ingénieur du requérant et le personnel de la Ville responsable du patrimoine;
 - b. que le requérant fournisse des échantillons des fenêtres et des portes, des garde-fous et du revêtement extérieur, aux fins d'approbation par le personnel chargé du patrimoine, avant la délivrance d'un permis de construire;
2. Approuver la demande de construction d'une nouvelle annexe arrière de deux étages et demi, conformément aux plans soumis par Atrium Design, reçus le 18 juin 2019 et mis à jour le 17 juillet 2019 (documents 4 et 5 ci-joints), sous réserve de la condition suivante:
 - a. que le requérant fournisse des échantillons du revêtement extérieur, aux fins d'approbation par le personnel chargé du patrimoine, avant la délivrance d'un permis de construire;

- 3. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception;**
- 4. Approuver la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 16 septembre 2019.)

(Nota : L'approbation de la demande de modification aux termes 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.)

BACKGROUND

The property at 124 Boteler Street is located on the south side of Boteler Street, approximately mid-block between Dalhousie and Cumberland Streets at the north-east boundary of the Lowertown West Heritage Conservation District (HCD) (see Location Map, Document 1). It contains a one-and-a-half-storey, wood frame building with horizontal siding, a front gable roof with dormers on both slopes and a small, one-storey rear addition. A garage is also located at the rear of the lot. The building is the last house in the District. The streetscape on Boteler Street has been significantly altered over time; however, it still features a group of five modest 19th century buildings. This group includes a two-and-a-half-storey single family brick house, two, two-storey brick semi-detached houses and a brick row house at the corner of Dalhousie Street. Houses in the HCD feature a variety of low residential building forms typically ranging between one and three storeys, featuring a mix of brick, stone, horizontal siding and other traditional building materials. Outside of the HCD and adjacent to the boundary are two contemporary buildings: to the east is the Korean Embassy, and across the street to the north is a multi-building complex for the Embassy of the United Arab Emirates (see Current Condition Photos, Document 2).

The Lowertown West HCD was designated in 1994. Its 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 3.

Constructed c. 1864, 124 Boteler Street is significant as an early example of the front gable house form in Lowertown and for its association with the Bingham Family, a prominent Lowertown family, after whom Bingham Park was named (located at Cathcart, Bolton and Dalhousie Streets). The subject property, which has been vacant for many years shares a history with the neighbouring brick building at 120 Boteler Street, which was built by the Bingham's around 1900, reflecting a common pattern of gradual development of properties by early families (Heritage Survey Form, Document 3).

The applicant has submitted this proposal to renovate and repair the existing house and to alter the building by removing an existing one-storey rear addition to construct a new two-and-a-half-storey addition in its place (see Plans, Documents 4 and 5). Minor variances are required for relief from the provisions of the Heritage Overlay, Section 60 of the Zoning By-law. This report has been prepared because applications to alter designated properties require the approval of City Council prior to the issuance of a heritage permit.

DISCUSSION

Recommendation 1

Since its construction, the building at 124 Boteler Street has undergone a number of alterations including the addition of dormers on both sides of the gable roof, the removal of the front porch, changes to the windows and their openings, and alterations to the foundation to raise the basement. The property is a Category 2 building in the Lowertown West HCD as it contributes to and is compatible with the character of the District in terms of its form, scale, materials and location on the lot (Heritage Survey Form, Document 3).

The owner recently purchased the property and upon inspection was advised that the building was in an advanced stage of deterioration. The owner initially intended to

demolish the building and construct a new house on the lot, however the HCD study discourages the complete demolition of buildings in the HCD. In consultation with staff, the owner retained a Heritage Engineer to complete a building condition report (John G. Cooke and Associates, Document 6). The condition report identified concerns relating to a number of building elements including the roof framing (as a result of the dormer additions), the foundation (at the connection of the main house with the addition), minor concerns with the floor framing, as well as some expected deterioration of the exterior cladding and mild water damage at the windows. It ultimately determined that the building was in need of repair, but that the structural condition was fair.

Upon further review, the applicant submitted the current proposal to retain and repair the existing one-and-a-half-storey building. The proposal includes recladding the structure with matching horizontal wood siding, reconstructing the roof, as well as reinstating more traditional-style windows and window openings and a sympathetically designed front porch (see Document 4, page 3). Currently, on the west slope of the gable there are two small shed dormers, while on the east there is one wide dormer. The proposal is to construct a wide shed dormer on both roof slopes.

The HCD Study provides guidance for working with significantly and slightly altered buildings (Section 7.5.2 and 7.5.3, summarized together below, for full guidelines see Document 3):

1. Historical documentation on the buildings 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.
2. Restoration should be encouraged if adequate documentation exists.
3. Removal of cladding, details and finishes which obscure the original building should be encouraged.
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 neighborhood.

5. If historical documentation does not exist for the building, the replacement of a missing element, such as a metal cornice, may still be considered if the replacement is based on a similar element from a building of comparable age and design within the District.

The Heritage Survey Form notes that the exterior cladding was replaced in the 1950s. The applicant is proposing to replace the existing exterior cladding (where it is necessary) following the completion of the extensive interior work that is needed to renovate the interior and reinstate the services for the house. Staff have no objection to recladding as wood siding has a limited lifecycle and replacement is often required. The new cladding will match the existing in material (wood) and design (horizontal lap siding), which will conserve the historical appearance of the building, which meets the guidelines for conservation in the HCD.

The Heritage Survey Form also notes that the existing dormers were later additions. At the request of Heritage staff, the removal of the dormers was considered by the owner, as this would have reinstated the roof's original form, however, having usable space on the upper floors was a requirement of the owner. In order to ensure the retention of the original house, it was determined that in this instance, the retention of the dormers was necessary to ensure the building's continued use, while also ensuring that the original gable form of the roof remained legible. The roof structure will be repaired to address the structural issues created by the previous introduction of the dormers. A single shed dormer is proposed on the west gable slope, to replace the existing two small shed dormers. Staff are of the opinion that this will provide a balance to the overall design with the matching dormer on the east, which will be an improvement on the existing dormers, without any additional impact on the character of the HCD. Both dormers will be reinstated using materials to match those of the house. Accordingly, these alterations meet the HCD guidelines for the conservation of significantly altered buildings, as per Section 7.5.2.

The house no longer has its original windows and the opening sizes have been altered. The existing fenestration pattern will be modified to better reflect the location of windows found in other vernacular front gabled houses in the HCD. The proposed replacement windows are simple, two over two wooden sash windows in rectangular frames, with new aluminum clad wood sills. The existing front door is likely original; however, it is in

poor condition. As such, the applicant is proposing a new door that is sympathetic in design and materials. This meets the HCD guidelines for restoration based on historical documentation and similar elements in the District.

The original porch was removed in the 1950s, and according to the early Fire Insurance Plans, it may have spanned the width of the house. The applicant is proposing a small, gable roofed, wooden porch above the existing front steps. Its railings will be simple in character, inspired by others in the HCD. Staff have encouraged the applicant to consider restoring the porch to its original footprint across the front of the building and will continue to work with the applicant to explore this option. However, given that the proposed porch design is based on other historic porches in the District, heritage staff have no objection to the proposed design as it meets the HCD guidelines.

The Lowertown HCD also provides guidelines in Section 7.4.1 C for front yard gardens. Currently, the small front yard features some lawn, several shrubs and one small evergreen tree. There are no proposed changes to this soft landscaping, with the exception of the addition of a few shrubs along the west side of the house.

Recommendation 2

The application includes the removal of the one-storey addition at the rear of the existing house. The HCD guidelines note that partial demolition that is required for renovations may be acceptable if it does not require the removal of significant original building fabric. Review of the Fire Insurance Plans for this property do show an early one-storey rear addition on the site (see Document 7), however it is not known if the current structure is the original, and the building condition report shows that the foundations have deteriorated where the addition is connected with the main house. Staff do not object to the removal of the existing rear addition, as it does not make a significant contribution to either the building or the Lowertown HCD.

The proposed two-and-a-half-storey gable roofed rear addition will be similar in character to the original house, but distinguishable upon close inspection. Its roofline will match the house; however, it will be slightly higher. It will also be set back two feet on the west side from the original building and clad in a composite horizontal wood siding, similar to that of the main house, but slightly wider, in order to help distinguish between the old and new construction (see Document 4, pages 4 and 5). Minor

variances for relief from the provisions of Heritage Overlay are required to permit an addition that is in line with the main house on the east side, and to permit an increased height above that of the main house by approximately 1.2 metres.

Section 7.5.4 provides guidelines which note that additions to existing structures must respect the setbacks, scale, architectural design, and materials of neighbouring buildings, and that they should contribute to the streetscape. The residential streetscape guidelines for the HCD (see Section 7.4.1 A) also recommend maintaining the front yard setback and the general overall heights of buildings on the street. There are no alterations proposed that would result in a change to the front yard setback line. A streetscape elevation submitted by the applicant (see Document 5) illustrates that the height of the addition will be consistent with the heights of the neighbouring properties, notably the height of 120 Boteler Street next door. Additionally, the proposed height and design will be compatible with the range of heights found in the District and consistent with other two-and-a-half storey gable roofed frame buildings near by, such as those at 159-161, 170-172 and 174-176 Bolton Street (Building Examples, Document 8). The scale, design, and materials will be consistent with those of neighbouring buildings and given the addition's location to the rear, it will continue to allow the existing historic buildings on the street to remain the focal point. Accordingly, the proposed addition meets the guidelines for new additions and the streetscape in the HCD.

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.

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.

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.

Standard 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Although the building at 124 Boteler Street has been modified over time, the building's original form is legible, and it reflects the evolution of the residential area. It is identified as a Category 2 building, which means it contributes to and expresses the cultural heritage value of the HCD. The proposal to repair and retain the original house, rehabilitate the front façade and reinstate the porch based on examples within the HCD will retain many of the building's remaining original elements and ensures that any new elements are compatible with the existing house and District. The existing one-storey rear addition is not a character-defining element and the proposed design, massing, and setbacks of the new addition will not obscure or significantly change the character of the main house. As the proposal meets the guidelines of the Lowertown HCD, staff are of the opinion that the proposal meets Standards 1, 10 and part a) of Standard 11.

Standard 11 recognizes that in some cases, new additions may be necessary to ensure the continued use of an historic place. When this is the case part b) of Standard 11 requires both physical and visual compatibility. The design and form of the proposed addition echoes the gable roof, window forms and uses similar materials, which ensures that the new construction complements the main house. Its height is consistent with the overall character of the HCD, and together with its setback on the west side and slight differentiation in cladding materials, the design provides a subtle distinction between new and old, is sensitive to the character of the original house, and maintains the variety of the District, while also adding a layer to architectural evolution of the area.

Part b) also requires an addition to be subordinate to the historic place. The Standards and Guidelines note that "subordination is not a question of size." Instead, subordination

is “best understood to mean that the addition must not detract from the historic place or impair its heritage value.” Although the new rear addition will be 1.2 metres taller than the existing house, it will be well set back on the lot, and set in on the west side where it will be most visible from the public realm. This will allow the existing building and particularly the historically associated brick building next door to remain in the foreground on the street. On the east, the addition will be largely obscured by the trees that line the adjacent property. The height of the addition is consistent with the overall height of buildings in the HCD, and the surrounding buildings in the block. At the edge of the District boundary, the height, massing and overall design of the proposed addition will not detract from or have a negative impact on the Lowertown West HCD. In these ways, the proposal meets part b) of Standard 11.

Finally, staff are of the opinion that the proposed work will preserve the legibility of the building’s original form and the integrity of the remaining original elements. Should the new addition be removed in the future, the original form will remain intact. For this reason, the project meets Standard 12.

Principles of the HCD

The guidelines for the Lowertown West HCD are based on four Principles that relate to preserving the architectural variety and mix of buildings from different time period, stimulating awareness and understanding of how the District has evolved and how each building contributes to that record of history, encouraging the conservation of all buildings, not just those that remain intact. Staff have reviewed these principles and are satisfied that the proposal meets their intent.

Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement was not required as part of this application as Heritage staff determined that the application would not adversely affect the HCD.

Conclusion

Staff recommend approval of the application to alter the building at 124 Boteler Street as well as construct a new rear addition, as it meets the applicable guidelines for the Lowertown West HCD, as well as Parks Canada’s *Standards and Guidelines*.

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 it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The plans and supporting documents were posted on the City's DevApps website on June 27, 2019.

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

Heritage Ottawa was notified of the application on June 27, 2019.

The Lowertown Community Association (LCA) was notified of the application on June 27, 2019 and their comments were provided on July 12, 2019 (attached as Document 9).

The LCA's comments were generally positive, providing support for the retention of the historic house through the rehabilitation of the building and a new addition at the rear. The comments provided recommendations for repairing and restoring as many

character-defining elements of the house as possible. Additionally, the comments also included a suggestion to consider a permeable driveway to assist in improving drainage and stormwater run off, particularly given that the driveway is shared with 120 Boteler Street (Survey, Document 10). Staff have provided these comments to the applicant and have incorporated conditions of approval where appropriate.

The comments also note that the height of the addition is not subordinate to the main building and as such “does not conform with the Standards and Guidelines (Standard 11).” As described above, the Standards and Guidelines note that subordination is not necessarily about size, but about whether a new addition detracts from the heritage value of the resource. Staff are satisfied that on balance with the addition’s design, its location at the rear of the building and on the lot, the landscaping and in relation to the overall building heights in the area, the height of the addition is appropriate.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury is aware of the application related to this report.

LEGAL IMPLICATIONS

Pursuant to the *Ontario Heritage Act*, Council may grant the permit applied for, refuse the permit, or grant the permit with conditions within 90 days of receipt of an application to alter a property designated under Part V. If Council fails to do any of the above within the 90 days, the application is deemed to be approved. If Council refuses the permit, or grants the permit subject to conditions, the owner of the property may appeal the decision to the Local Planning Appeal Tribunal.

RISK MANAGEMENT IMPLICATIONS

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

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.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- HC4: Supports Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

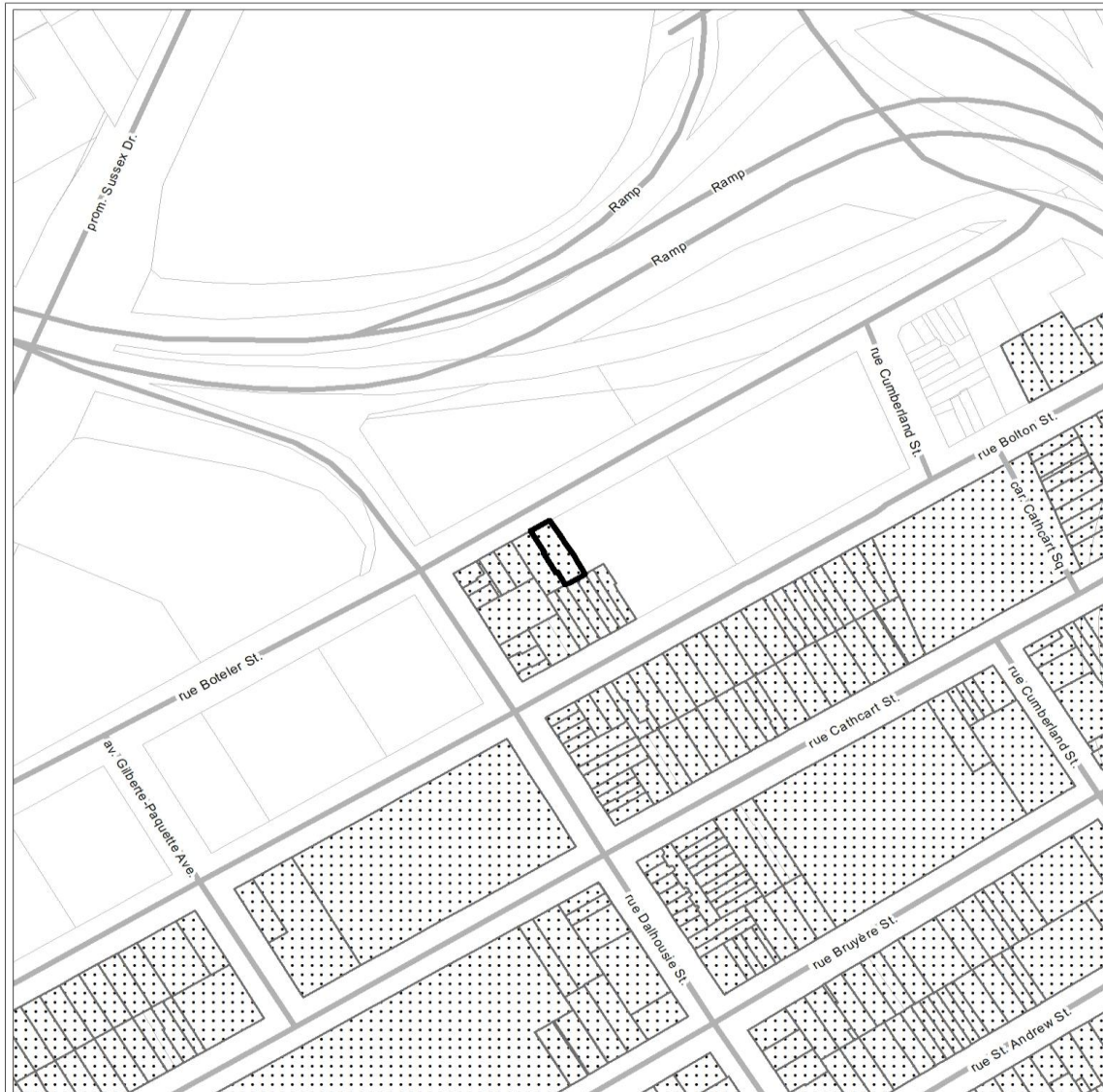
SUPPORTING DOCUMENTATION




- Document 1 Location Map
- Document 2 Current Conditions Photos
- Document 3 Heritage Character Statement, Survey Form and HCD Guidelines
- Document 4 Site/Landscape Plan, Renderings, and Elevations
- Document 5 Streetscape Rendering
- Document 6 Building Condition Report, J G Cooke and Associates
- Document 7 Historic Documentation
- Document 8 Building Examples
- Document 9 Comments from LCA, received July 12, 2019
- Document 10 Survey

DISPOSITION

City Clerk and Solicitor Department, Legislative 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-BOTE124	19-0739-B	 124 rue Boteler Street	
I:\CO\2019\Heritage\Boteler_124			
<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>		 <small>NOT TO SCALE</small>	
REVISION / RÉVISION - 2019 / 07 / 18			

Document 2 – Current Conditions

Existing Building



View of streetscape looking to the west on Boteler Street



View looking east on Boteler Street showing north side of streetscape

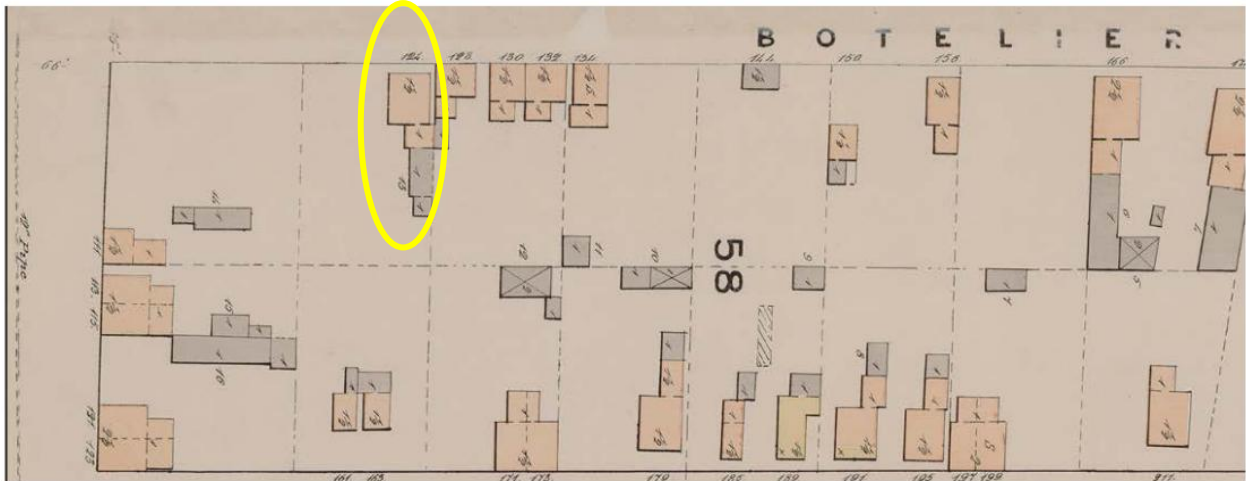


View on Boteler Street looking east, showing south side of streetscape

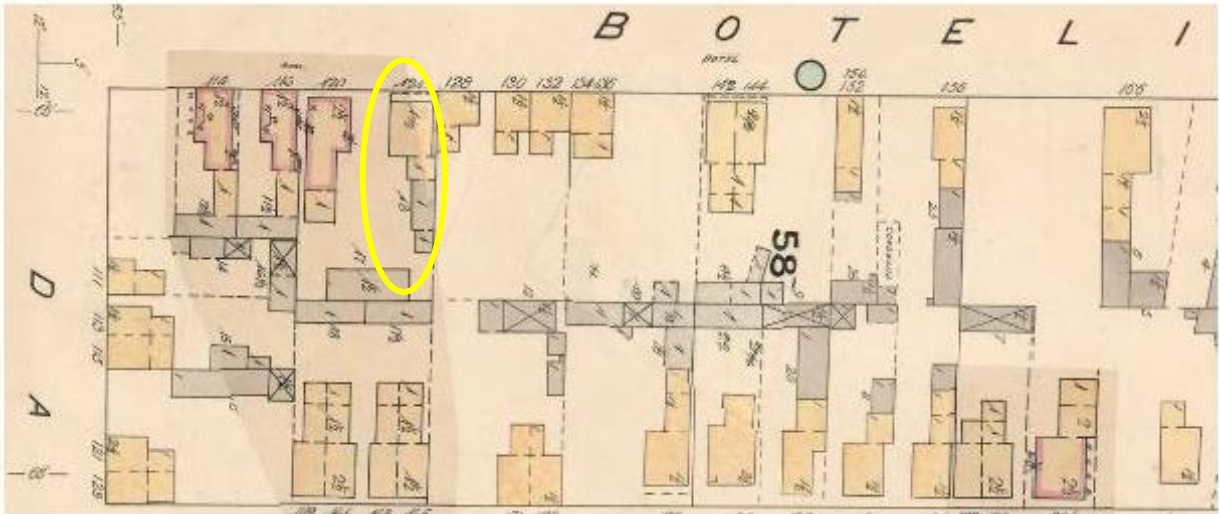


Document 7 – Historic Documentation

1878 Fire Insurance Plan



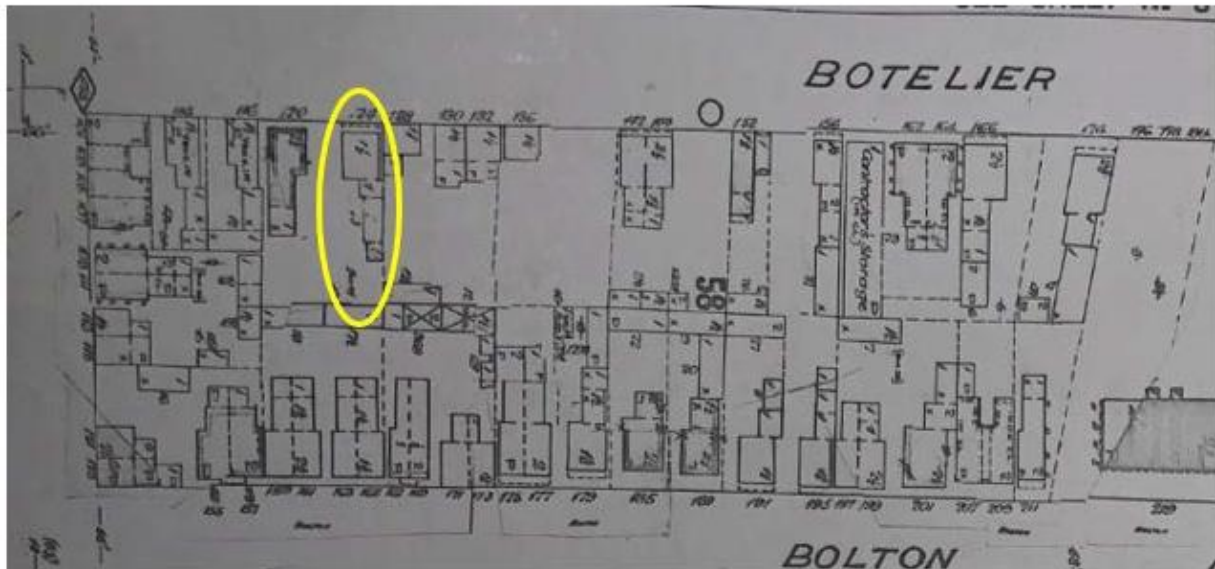
1901 Fire Insurance Plan, showing full width porch



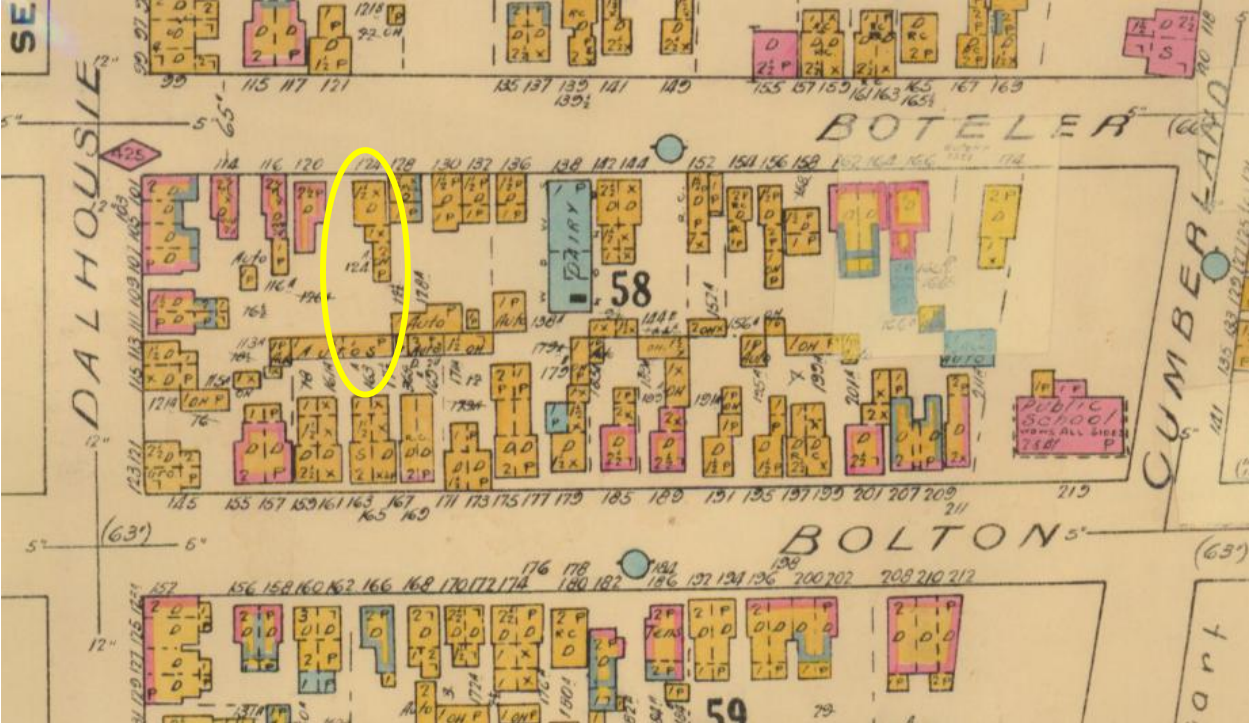
1912 Fire Insurance Plan, showing full width porch



1922 Fire Insurance Plans, showing full width porch



1948 Fire Insurance Plan, showing porch missing



Document 8 – Building Examples

Examples of nearby 2.5-storey, gable roofed, buildings with horizontal cladding in the District

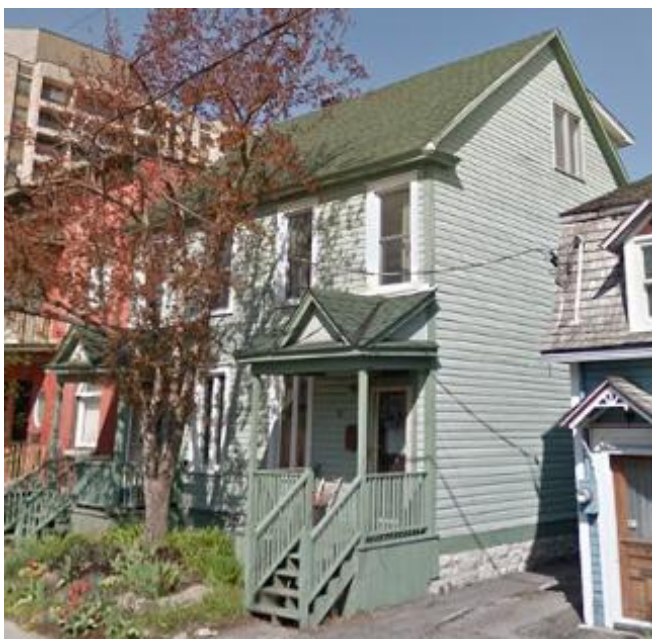
170-172 and 174-176 Bolton Street



21 Cathcart Square



159-161 Bolton Street



246 Cathcart Street



Examples of gable-fronted houses with taller rear additions in Ottawa

239 MacKay Street



60 Crichton Street



61 Springhurst Avenue



62 Crichton Street



Document 10 – Survey (124 Boteler Street in bold)

