

- 2. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT
215 MCLEOD STREET, A PROPERTY DESIGNATED UNDER PART V
OF THE *ONTARIO HERITAGE ACT***
- DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION VISANT
LE 215, RUE MCLEOD, PROPRIÉTÉ DÉSIGNÉE AUX TERMES DE LA
PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO***

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the application to demolish the Embassy of the Republic of Iraq building at 215 McLeod Street;**
- 2. Approve the application for new construction at 215 McLeod Street, as per drawings submitted by Julian Jacobs Architects Incorporated on October 28, 2013 and attached as Documents 3, 4, and 5;**
- 3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 4. Issue the heritage permit with a two-year expiry from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 25, 2014.)

(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 COMITÉ

Que le Conseil :

- 1. Approuve la demande de démolition de l'ambassade de la République d'Iraq du 215, rue McLeod;**
- 2. Approuve la demande de nouvelle construction au 215, rue McLeod, selon les dessins soumis le 28 octobre 2013 par le cabinet d'architecture Julian Jacobs, et joints sous la forme des documents 3, 4 et 5;**

3. Délégué au directeur général, Urbanisme et Gestion de la croissance, le pouvoir d'approuver des modifications mineures à la conception; et
4. Délivre le permis en matière de patrimoine assorti d'un délai d'expiration de deux ans à compter de la date d'émission.

(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 25 janvier 2014.)

(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

1. Deputy City Manager's report, Planning and Infrastructure, dated 22 November 2013 (ACS2013-PAI-PGM-0224).
Rapport de la directrice municipale adjointe, Urbanisme et Infrastructure, daté le 22 novembre 2013 (ACS2013-PAI-PGM-0224).

Report to/Rapport au :

Built Heritage Sub-Committee
Sous-comité du patrimoine bâti

and/et

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

November 22, 2013
22 novembre 2013

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: *Michael Mizzi, Chief/Chef, Development Review
Services / Services d'Examen des projets d'aménagement, Planning and Growth
Management/Urbanisme et Gestion de la croissance
(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca*

SOMERSET (14)

Ref N°: ACS2013-PAI-PGM-0224

SUBJECT: APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT
215 MCLEOD STREET, A PROPERTY DESIGNATED UNDER PART V
OF THE *ONTARIO HERITAGE ACT*

OBJET : DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION
VISANT LE 215, RUE MCLEOD, PROPRIÉTÉ DÉSIGNÉE AUX
TERMES DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE
L'ONTARIO*

REPORT RECOMMENDATIONS

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

1. Approve the application to demolish the Embassy of the Republic of Iraq
building at 215 McLeod Street;

2. Approve the application for new construction at 215 McLeod Street, as per drawings submitted by Julian Jacobs Architects Incorporated on October 28, 2013 and attached as Documents 3, 4, and 5;
3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
4. Issue the heritage permit with a two-year expiry from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 25, 2014.)

(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 démolition de l'ambassade de la République d'Iraq du 215, rue McLeod;
2. d'approuver la demande de nouvelle construction au 215, rue McLeod, selon les dessins soumis le 28 octobre 2013 par le cabinet d'architecture Julian Jacobs, et joints sous la forme des documents 3, 4 et 5;
3. de déléguer au directeur général, Urbanisme et Gestion de la croissance, le pouvoir d'approuver des modifications mineures à la conception; et
4. de délivrer le permis en matière de patrimoine assorti d'un délai d'expiration de deux ans à compter de la date d'émission.

(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 25 janvier 2014.)

(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 current Embassy of the Republic of Iraq, 215 McLeod Street, is a two-storey concrete office building completed in 1957. It is surrounded by a metal security fence and has a small security hut and a surface parking lot. Located on a mixed residential and commercial block directly across McLeod Street from the Canadian Museum of

Nature, the Embassy is located in the Centretown Heritage Conservation District (HCD). It is a Category 4 building in the HCD meaning it has no significance to it (see Documents 1 and 2).

The Centretown HCD was designated by City Council in 1997. The Statement of Heritage Character notes that, "Centretown has always been a predominantly residential area, functionally linked to Parliament Hill and the structures of government", (see Document 6).

Council approved an application under the *Ontario Heritage Act* and a Zoning By-law amendment for this site in January 2013. This report has been prepared because the design of the building has changed and an application for new construction under the *Ontario Heritage Act* is required. A Site Plan Control application is also underway. No changes to the approved zoning are required.

DISCUSSION

Recommendation 1

The Centretown HCD Study did not evaluate buildings constructed after 1948. The buildings were automatically graded as Category 4. As the existing building has no significant heritage value and is a Category 4 building in the HCD, the department has no objection to its demolition.

Recommendation 2

The proposed new Embassy is a four-storey, rectangular building. Each floor is set back from the edge of the storey below it, creating three terraces. The first three storeys are clad in stone and the fourth-storey is entirely glazed with fritted (etched) glass depicting scenes of Iraqi heritage. The shape of the building is a contemporary interpretation of a ziggurat. A ziggurat is a truncated pyramid, constructed in diminishing stages. These structures were typically constructed in ancient Mesopotamia out of clay bricks. The building will have a central entrance on McLeod Street featuring an etched stone replica of the Ishtar Gate, the eighth gate to the ancient city of Babylon (see Documents 3, 4, 5).

Heritage Conservation District Guidelines

The Centretown Heritage Conservation District Study has the following management guidelines related to Infill:

There has been a continuous process of construction, alteration, demolition and infill over the years. However, the dominant character of the area was set at the turn of the century, and the surviving buildings from this period still establish the best point of reference for the design of infill projects.

Recommendations

1. All infill should be of contemporary design, distinguishable as being of its own time. However, it must be sympathetic to the heritage character of the area, and designed to enhance these existing properties rather than calling attention to itself.
2. Materials and colours should ensure continuity in the streetscape.

There is an additional guideline in the Centretown HCD Study that encourages the elimination or screening of surface parking lots in Centretown.

The proposed Embassy responds to the Centretown HCD guidelines in a number of ways. It is of its own time, of contemporary design and sympathetic to the mixed scale of this section of the Centretown HCD. The four-storey height is appropriate and provides a transition from the higher apartment building to the east and the lower, residential style buildings to the west. The building features stone cladding and large expanses of glass. The removal of the existing fence and the creation of a formal entrance to the building will allow the Embassy to make a positive contribution to the streetscape of McLeod Street. The removal of the existing surface parking lot in favour of underground parking is also a positive contribution to the character of the HCD.

Provincial Policy Statement

Section 2.6 of the Provincial Policy Statement states that proposed development adjacent to designated heritage resources can proceed if the heritage attributes of the protected property will be conserved. In addition to its location in the Centretown HCD the proposed Embassy is located directly across the street from the Canadian Museum of Nature, a Part IV designated heritage building, a Classified Federal Heritage Building, and a National Historic Site. Given the prominence of the Museum, the impact of the proposed embassy building on the cultural heritage value of the Canadian Museum of Nature was assessed.

The Museum was built between 1905 and 1911 as the first purpose-built federal museum in Canada. It is an imposing Tyndall stone structure located at the southern terminus of Metcalfe Street. The building underwent a complete rehabilitation and restoration between 2004 and 2010 which included the addition of a striking glass lantern on its north elevation. The Canadian Register of Historic Places identifies the key heritage attributes of the building. These include its relationship to the Parliament Buildings, created by its careful siting on axis at the terminus of Metcalfe Street, its park-like setting and its symmetrical façade with a strong sense of horizontality.

The Embassy provides a counterpoint to the Museum across the street. Its use of stone reflects the exterior of the Museum and the extensive use of glass echoes the contemporary glass lantern. Overall, the proposed building will not impact any of the heritage attributes of the Museum.

Cultural Heritage Impact Statement

Section 4.6.1 of the Official Plan requires that a Cultural Heritage Impact Statement (CHIS) be submitted where a proposed demolition or new construction, "has the potential to adversely affect the heritage conservation district."

The applicant has submitted a CHIS that concludes that,

"It is the opinion of the author of this CHIS that the proposed development is consistent with the guidelines and intention of the Centretown Heritage Conservation District, with the cultural heritage guidance in the Provincial Policy Statement and, more generally, with sound heritage conservation principles."

The complete CHIS is included as Document 7.

The proposed new Iraqi Embassy building will make a positive contribution to the Centretown HCD through its prominent location on McLeod Street, the quality of its design, its use of complementary materials and the removal of a surface parking lot from the HCD. In addition, the stone and glass construction of the proposed building will not have an adverse impact on the cultural heritage value of the Canadian Museum of Nature. For these reasons, the department supports this application.

Recommendation 3

Occasionally, minor changes to a building emerge during the working drawings phase. This recommendation is included to allow the Planning and Growth Management Department to approve 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 and according to the approved heritage permit.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The Centretown Citizens Community Association was notified of the application and offered the opportunity to provide comments.

Heritage Ottawa was notified of the application and has no concerns with the proposal.

Neighbours within 30 metres of the property were notified of the application and offered the opportunity to provide comments.

COMMENTS BY THE WARD COUNCILLOR

Councillor Diane Holmes is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

TECHNOLOGY IMPLICATIONS

Information Technology approved this report without comments.

TERM OF COUNCIL PRIORITIES

HC4: Improve arts and heritage.

APPLICATION PROCESS TIMELINE STATUS

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

The 90-day timeline expires on January 25, 2014.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Current Conditions
- Document 3 Site Plan
- Document 4 Elevations
- Document 5 Renderings
- Document 6 Statement of Heritage Character
- Document 7 Cultural Heritage Impact Statement (Previously distributed to all members of Council and held on file with the City Clerk)

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.

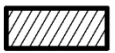
LOCATION MAP

DOCUMENT 1



Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par le Services d'infrastructure
 et Viabilité des collectivités

D09-01-MCLEO215	12-1796-C
I:\CO\2012\Heritage\McLeod215	
2012 / 12 / 17	
REVISION DATE DE RÉVISION	



Location Map / Plan de révision
HERITAGE / Patrimoine
215 McLeod Street

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

CURRENT CONDITIONS

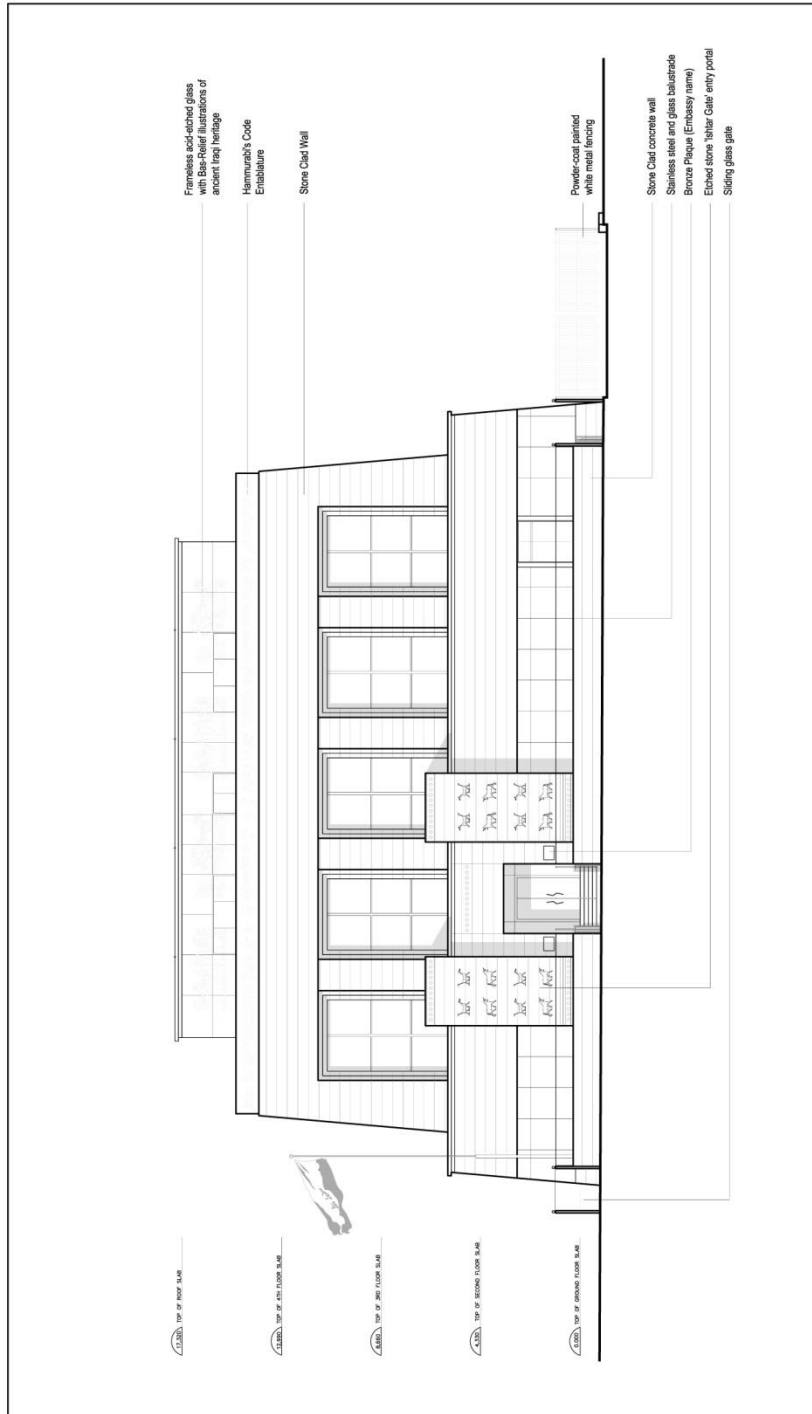
DOCUMENT 2





ELEVATIONS

DOCUMENT 4



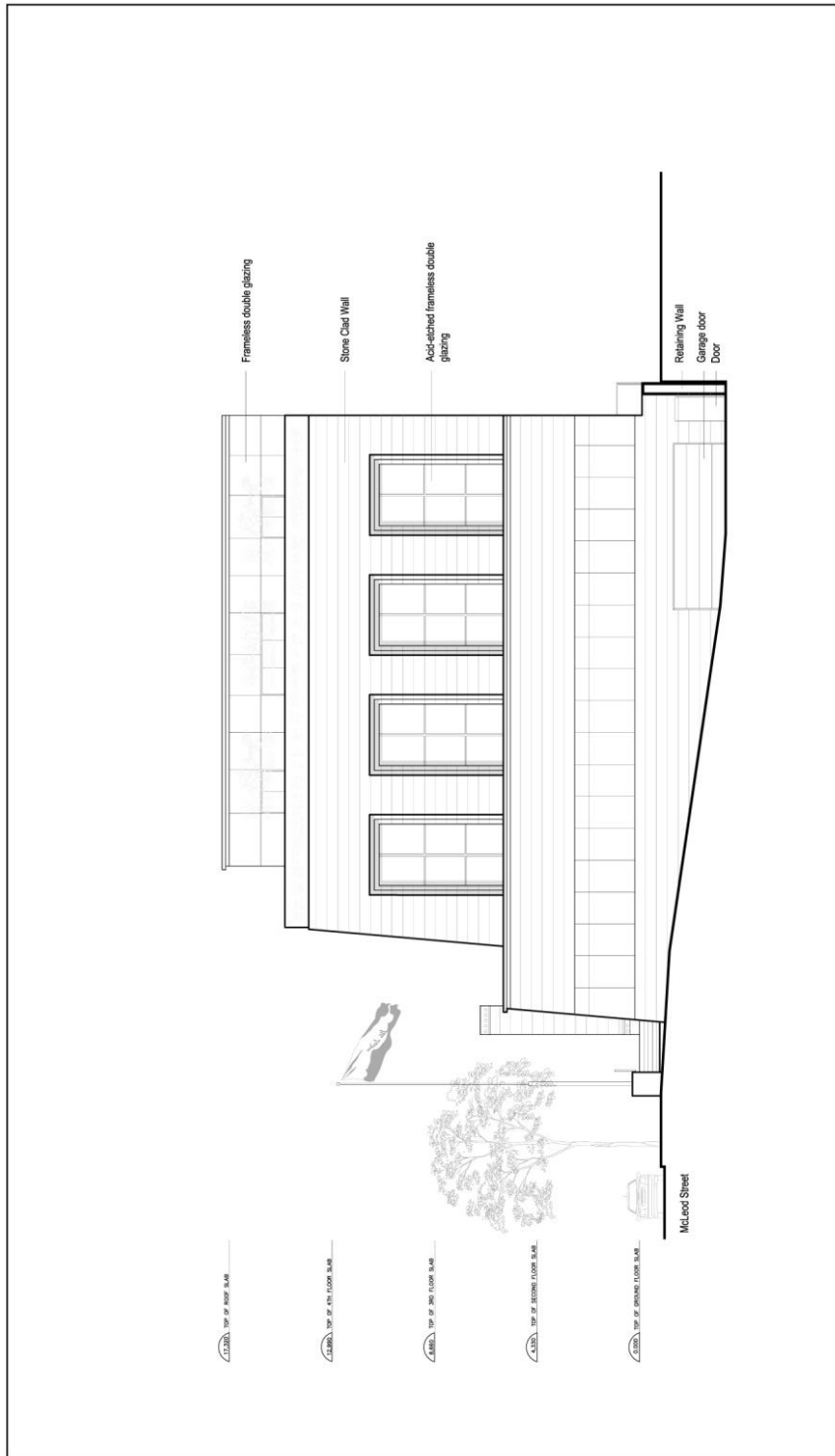
SCALE: 1 : 150

JULIAN JACOBS ARCHITECTS

EMBASSY BUILDING
 EMBASSY OF THE REPUBLIC OF IRAQ

SOUTH/ FRONT ELEVATION

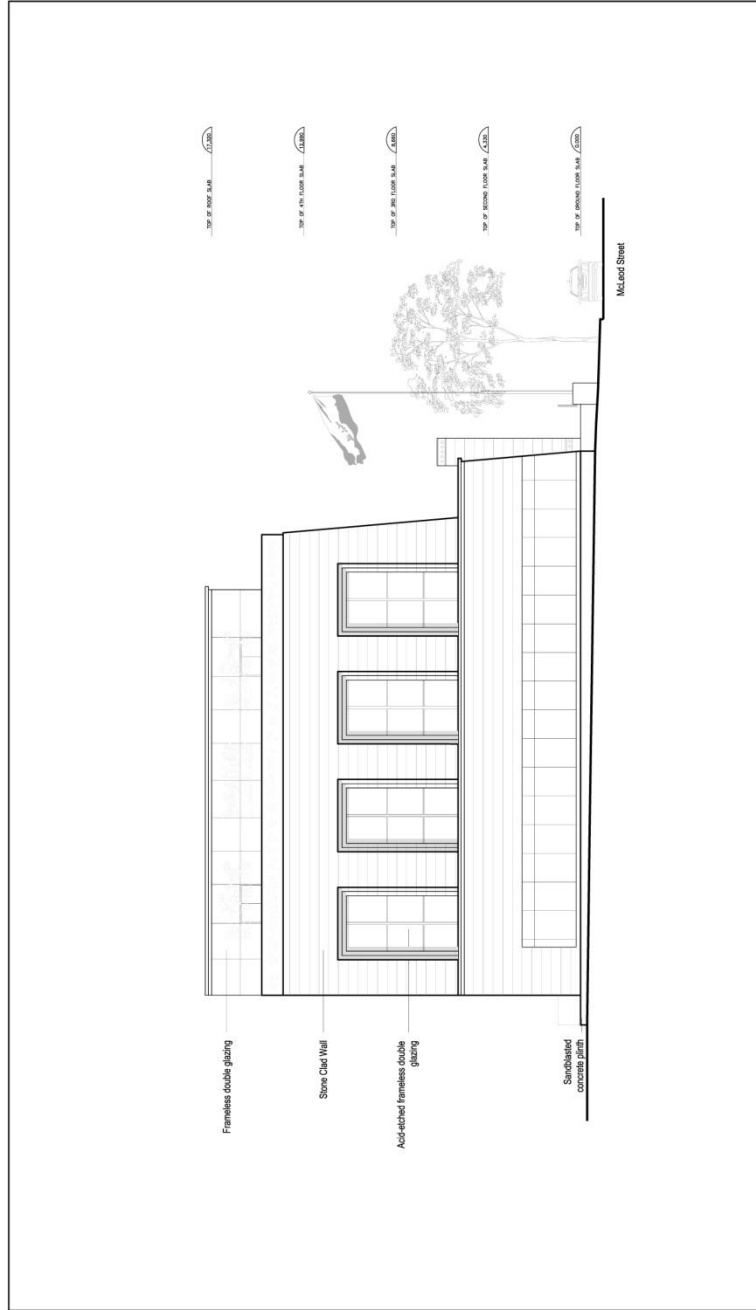
JULY 2013



EAST ELEVATION
JULY 2013

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

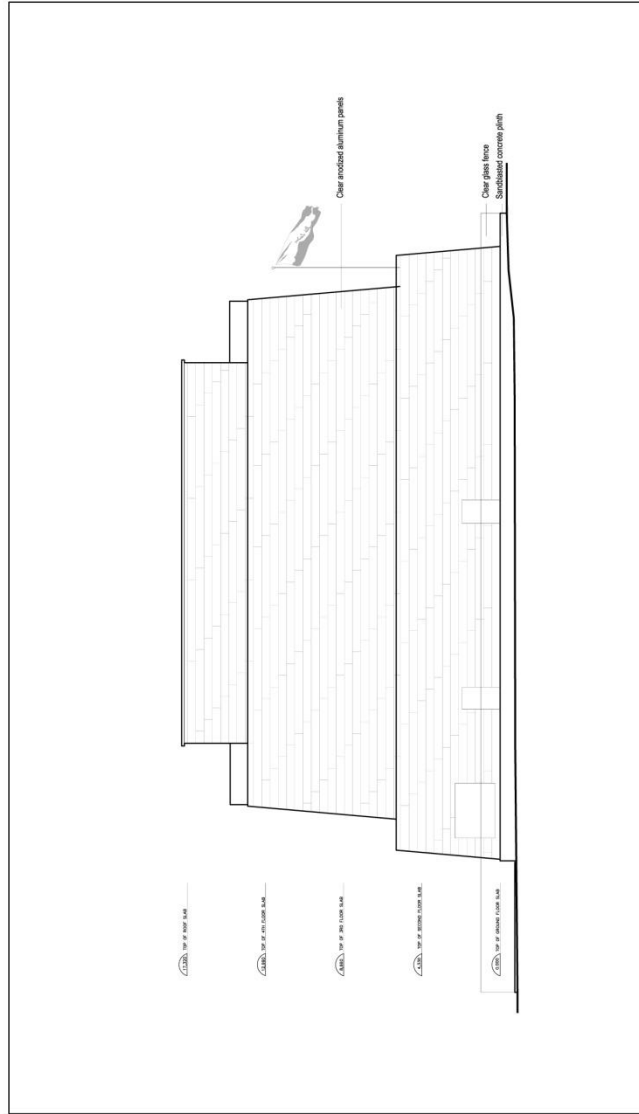
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JULIAN JACOBS ARCHITECTS



WEST ELEVATION
JULY 2013

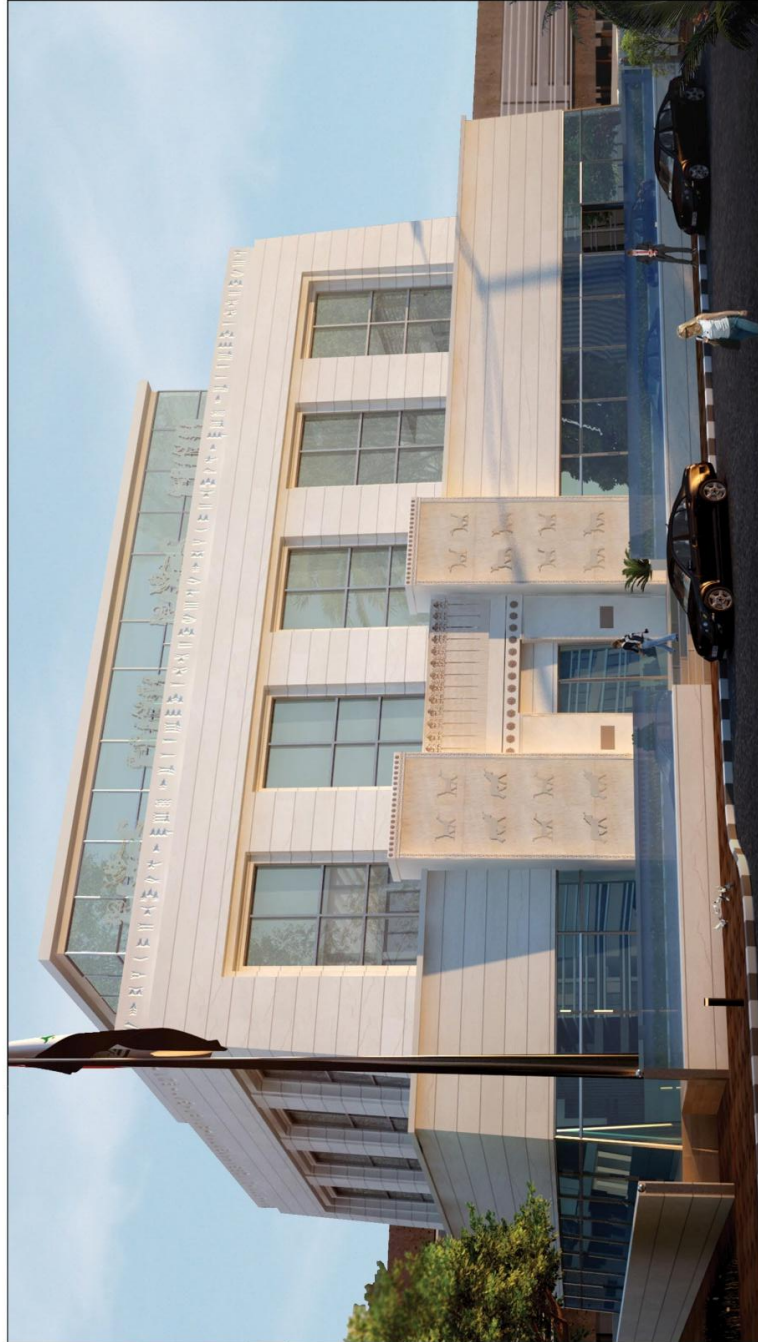
EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1 : 150
JULIAN JACOBS ARCHITECTS



RENDERING

DOCUMENT 5



PERSPECTIVE
JULY 2013

EMBASSY BUILDING
EMBASSY OF THE REPUBLIC OF IRAQ

JULIAN JACOBS ARCHITECTS

STATEMENT OF HERITAGE CHARACTER

DOCUMENT 6

Centretown has always been a predominantly residential area, functionally linked to Parliament Hill and the structures of government. Over the past century, it has housed many individuals important to Canada's development as a nation.

The built fabric of this area is overwhelmingly residential. It is dominated by dwellings from the 1890-1914 periods, built to accommodate an expanding civil service within walking distance of Parliament Hill and government offices. There is a wide variety of housing types from this period, mixed in scale and level of sophistication. It had an early suburban quality, laid out and built up by speculative developers with repetitive groupings.

There is a sprinkling of pre-1890 buildings on the north and south perimeters, which predate any major development. There are also apartment buildings constructed and redeveloped during the 1914-1918 period in response to the need to house additional parliamentary, military, civil service and support personnel. In the recent 1960-1990 period, the predominantly low-scale environment has been punctuated by high-rise residential development.

Over the past century, this area has functioned as soft support for the administrative and commercial activity linked to Parliament Hill. In addition to residences, it has accommodated club facilities, organizational headquarters, institutions, professional offices and transportation services, all associated with Ottawa's role as national capital. Conversely, many of the facilities that complement Centretown's existence as a residential community have traditionally been situated in the blocks between Laurier and Wellington, closer to Parliament Hill.

Centretown has one major commercial artery, Bank Street. This street predates the community of Centretown both as a commercial route and as the major transportation corridor between Parliament Hill and outlying areas to the south. Bank Street has always serviced the entire area, with secondary commercial corridors along Elgin, Somerset Streets and Gladstone Avenue in select locations and time periods. The Bank Street commercial corridor broadens onto associated side streets in periods of intense pressure, then narrows back to the street itself with commercial activity in decline.

Centretown itself has always been an access route to Parliament Hill. There is a long-standing pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and automobile traffic corridors. Long distance travellers have traditionally arrived on the transportation corridor that marks the south boundary of the area- originally the Canadian Atlantic Railway and later its replacement, the Queensway. Travel within Centretown occurs east/west radiating from Bank Street.

As the federal government's residential quarter, planning initiatives in Centretown have been influenced by both federal and municipal authorities. Federal intervention in this area has established some of its unusual qualities such as the formal emphasis on the

Metcalfe Street axis, early enhancement of its residential quality, and a number of its parks and services. The streetscapes have traditionally been enhanced by extensive public tree planting and other hard and soft landscape features, many of which have been in decline since the period of extensive tree removal in the 1930s and 1940s. However, the scale and texture of the heritage streetscape are still discernable.

This area is unique both as an early residential suburb and as the temporary and permanent home of many of those who have governed and shaped the nation.