

**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**

**March 21, 2013  
21 mars 2013**

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

Contact Person / Personne ressource: *John Smit, Manager/Gestionnaire,  
Development Review-Urban Services / Examen des projets d'aménagement-  
Services urbains Planning and Growth Management/Urbanisme et Gestion de la  
croissance*

(613) 580-2424, 13866 [John.Smit@ottawa.ca](mailto:John.Smit@ottawa.ca)

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Capital Ward (17)

Ref N°: ACS2013-PAI-PGM-0093

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**SUBJECT: APPLICATION TO ALTER THE FORMER OTTAWA EAST TOWN  
HALL, 61 MAIN STREET, A PROPERTY DESIGNATED UNDER PART  
IV OF THE *ONTARIO HERITAGE ACT***

**OBJET : DEMANDE EN VUE DE MODIFIER L'ANCIEN HÔTEL DE VILLE  
D'OTTAWA EST, SITUÉ AU 61, RUE MAIN, PROPRIÉTÉ DESIGNÉE  
EN VERTU DE LA PARTIE IV DE LA *LOI SUR LE PATRIMOINE DE  
L'ONTARIO***

**REPORT RECOMMENDATIONS**

**That the Built Heritage Subcommittee recommend that Planning Committee  
recommend to Council:**

- 1. Approve the application to alter the former Ottawa East Town Hall at 61  
Main Street as per drawings submitted by Atelier 292 Architect Inc. on  
March 14, 2013;**

2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
3. 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 May 10, 2013.)

(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 Comité consultatif sur le patrimoine bâti d'Ottawa recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande visant à modifier l'ancien hôtel de ville d'Ottawa Est, situé 61, rue Main, conformément aux dessins soumis par le cabinet d'architectes Atelier 292 Architect Inc. le 14 mars 2013;
2. de déléguer au directeur général du Service de l'urbanisme et de la gestion de la croissance, le pouvoir d'approuver les modifications mineures à la conception; et
3. d'émettre le permis en matière de patrimoine, qui expirera deux ans après sa 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 10 mai 2013.)

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 former Ottawa East Town Hall, currently the Old Ottawa East Community Centre, is located at 61 Main Street and was constructed in 1895 as a town hall for the Village of Ottawa East. (See Location map attached as Document 1.) It is a two-and-a-half storey brick building with a truncated hip roof and round arched windows on the second storey (see current conditions attached in Document 2).

The Old Ottawa East Community Centre was designated under Part IV of the *Ontario Heritage Act* for its historical and architectural value in 1982. (See reasons for heritage designation attached in Document 5.) This report has been prepared because all applications to alter a designated building require Council approval.

Council adopted the Accessibility Design Standards in 2012. The mandate of this document states:

*The City of Ottawa intends to be a leader in developing accessible environments for all, embracing the principles of “universal design”, defined as the: “design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.”*

This project will increase accessibility at the Ottawa East Community Centre.

## DISCUSSION

### Recommendation 1:

The proposed alterations to the Ottawa East Community Centre include replacing the front entrance stairs, altering the main door and adding a new accessible ramp to the west and south side of the building to provide barrier free access to the community centre. (See project details attached in Documents 3 and 4.)

The proposed accessible ramp begins at the south side of the building on Hawthorne Street. Earlier proposals started the ramp at the front of the building along Main Street. Through consultations with the community and further analysis it was determined that the impact on the heritage fabric of the building could be minimized by running the ramp along the Hawthorne Street side of the building.

The proposed ramp will be constructed of poured concrete with a metal railing. Its outside wall will be clad in a natural stone veneer to match the foundation of the existing building. The existing front steps of the building are not original, and are in poor condition. They will be replaced with new wooden steps with a railing to match the balconette above as is shown in Document 4.

The only proposed intervention to the building is an alteration to the front entrance to make it accessible through the extension of the existing door opening to eliminate the raised threshold. The existing door frame will be extended to match the existing. The existing door is not original and will be replaced with a similar, longer door and the hinge will be switched to the north side of the door to allow easier access from the new ramp. A push button door opener will be installed.

Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) in 2008. This document is used in evaluating all applications to alter designated heritage buildings. The applicable standards for this proposal are:

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

*Standard 3: Conserve heritage value by adopting an approach calling for minimal intervention.*

*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.*

*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.*

The following guideline is applicable:

*4.3.1 (18) Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building.*

The Official Plan also contains policies related to municipally-owned heritage properties. The following policy is applicable:

*2.5.5 (23) As the owner of many cultural heritage resources, the City will protect, improve and manage its cultural heritage resources in a manner which furthers the heritage objectives of this Plan and sets an example of leadership for the community in the conservation of heritage resources including:*

*Designating its cultural heritage resources under the Ontario Heritage Act where appropriate and reviewing all conservation plans for their maintenance with the municipal heritage committee.*

The Department supports this application to alter the Old Ottawa East Community Centre because the proposed accessible ramp has been designed to minimize the impact on the building, the materials are sympathetic, yet distinguishable, from the existing building and the proposed alterations to the building fabric are minimal. The proposed alterations to the Old Ottawa East Community Centre meet the Standards and Guidelines for the Conservation of Historic Places in Canada.

#### Recommendation 2:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning and Growth Management Department to approve these changes.

#### 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 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

Heritage Ottawa was notified of the application.

The Old Ottawa East Community Association was notified of the application and a meeting was held to discuss issues with the community. The community association provided the following comments:

*The community appreciated the opportunity to review the initial plans and staff's revising these plans to reflect community concerns. We believe the revised plans will work well for users and will minimize any adverse visual impact on our lovely heritage structure.*

Neighbours within 30 metres of the property were notified of the application.

### COMMENTS BY THE WARD COUNCILLOR

Councillor Chernushenko is aware of the application.

### LEGAL IMPLICATIONS

There are no legal implications associated with this report.

### RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

### FINANCIAL IMPLICATIONS

There are no direct financial implications.

### ACCESSIBILITY IMPACTS

The addition of a ramp at the Old Ottawa East Community Centre will increase barrier free access to the building.

### TECHNOLOGY IMPLICATIONS

Information Technology approved this report without comment.

TERM OF COUNCIL PRIORITIES

C1- Contribute to the improvement of my quality of life

HC1- Achieve equity and inclusion

APPLICATION PROCESS TIMELINE STATUS

This application was processed within the 90 day timeline required by the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Conditions

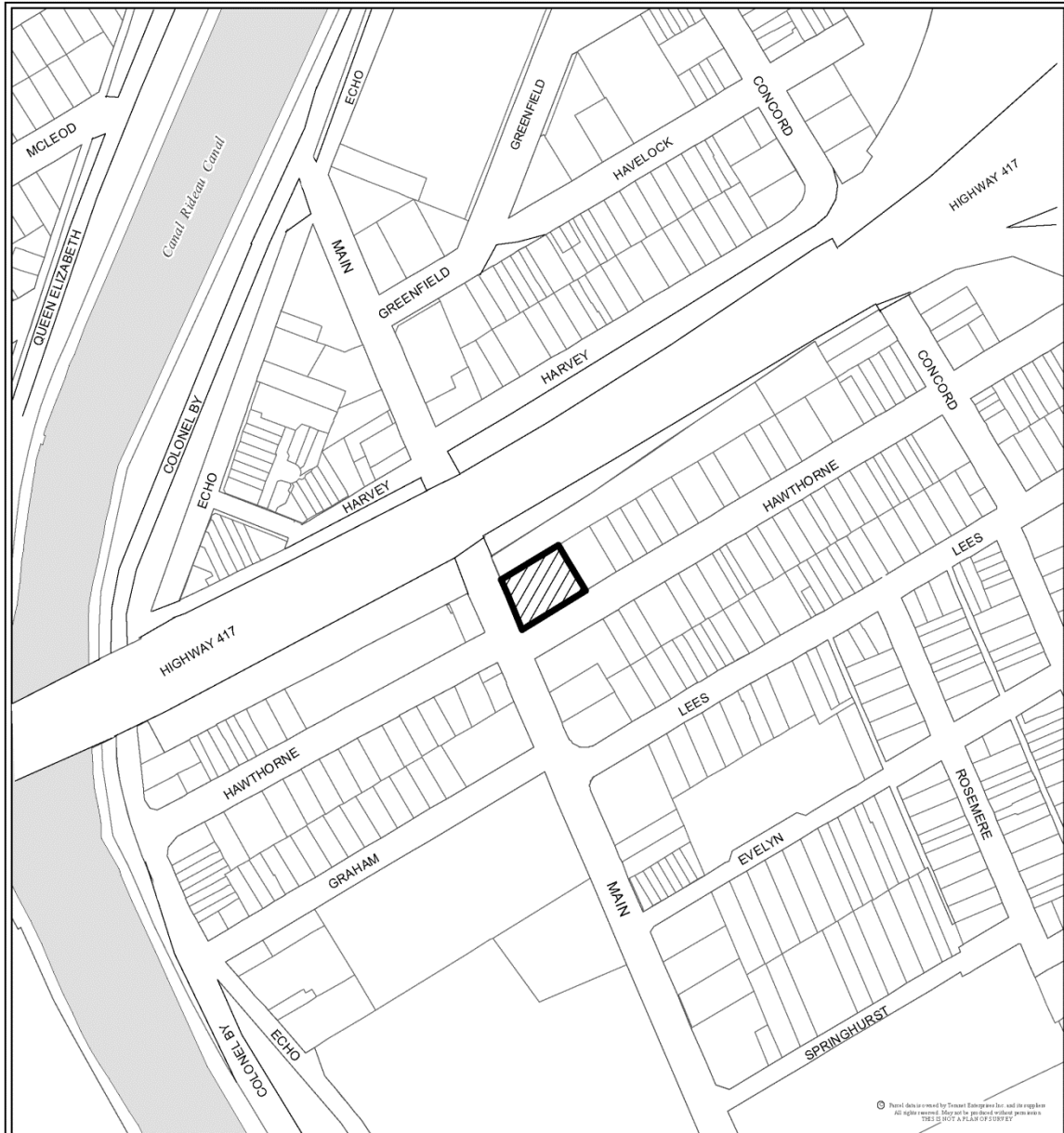
Document 3 Site Plan

Document 4 Elevations

Document 5 Statement of Reason for Designation

DISPOSITION


City Clerk and Solicitor Department, Legislative Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.



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 consent. THIS IS NOT A PLAN OF PROPERTY

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

D09-01-MAIN61	13-0459-C
I:\CO\2013\Heritage\Main61	
2013 / 03 / 21	
REVISION DATE DE RÉVISION	

  
**Location Map / Plan de révision**  
**Heritage / Patrimoine**  
**61 MAIN STREET**

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres

**CURRENT CONDITIONS**

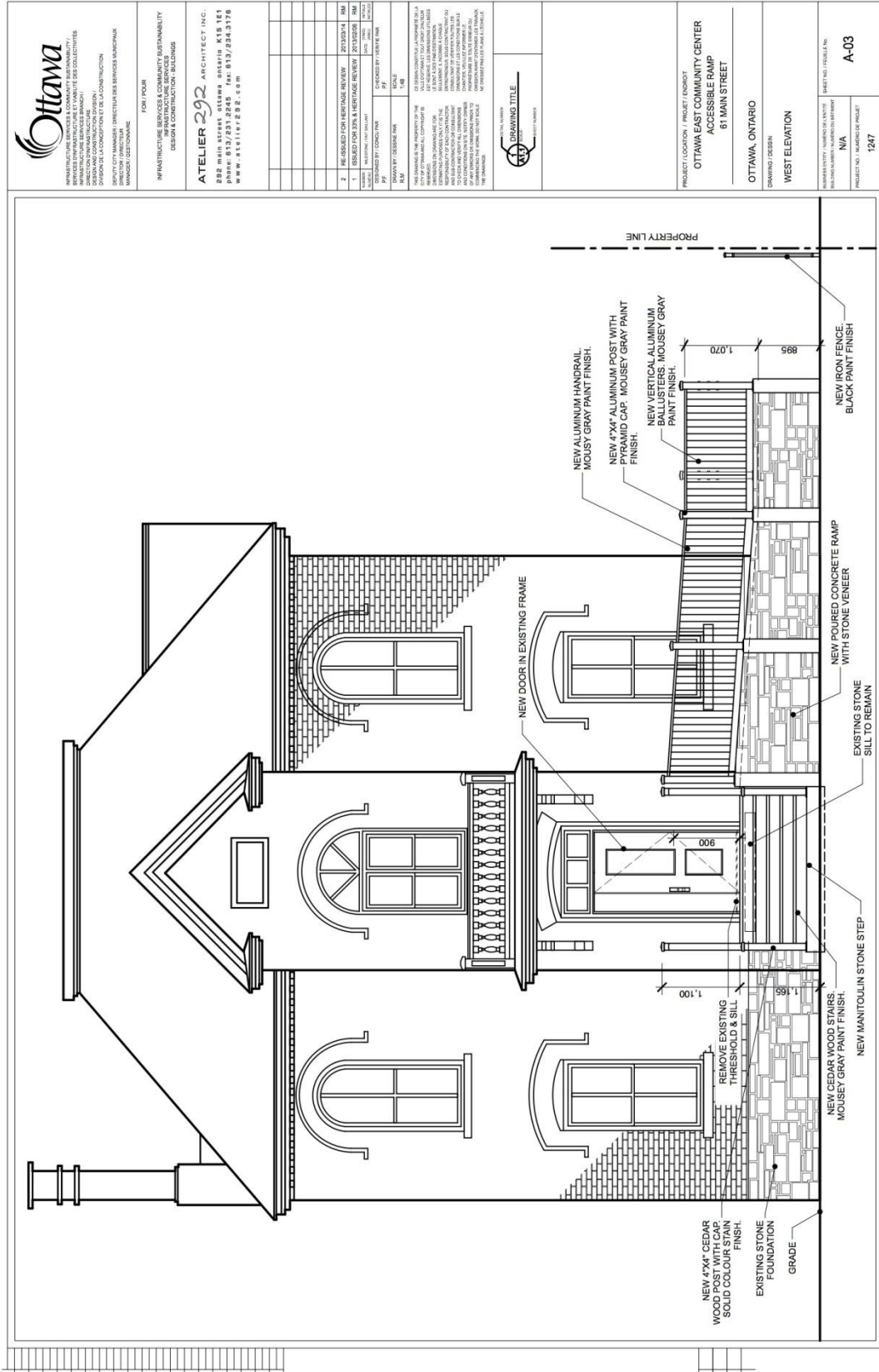
**DOCUMENT 2**











INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY  
INFRASTRUCTURE SERVICES BRANCH  
DESIGN AND CONSTRUCTION GROUP  
DESIGN AND CONSTRUCTION DIVISION  
QUALITY CONTROL DIRECTOR  
DIRECTOR OF SERVICES  
INFRASTRUCTURE SERVICES

FOR POOR  
INFRASTRUCTURE SERVICES & COMMUNITY SUSTAINABILITY  
DESIGN AND CONSTRUCTION SERVICES  
DESIGN & CONSTRUCTION - BUILDINGS

**ATELIER 222 ARCHITECT INC.**  
282 MAIN STREET SUITE 200 OTTAWA K1S 1E1  
PHONE: 613/237.2245 FAX: 613/234.3178  
WWW.ATELIER222.COM

NO.	REVISIONS FOR PERMIT/AS-BUILT	DATE
1	REVISION FOR PERMIT/AS-BUILT	2018/02/28
2	REVISION FOR PERMIT/AS-BUILT	2018/02/28

DESIGNED BY: ATELIER 222 ARCHITECT INC.  
CHECKED BY: ATELIER 222 ARCHITECT INC.  
DATE: 1-4-18

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PROJECT LOCATION / PROJET / ENDROIT  
**OTTAWA EAST COMMUNITY CENTER  
ACCESSIBLE RAMP  
61 MAIN STREET**

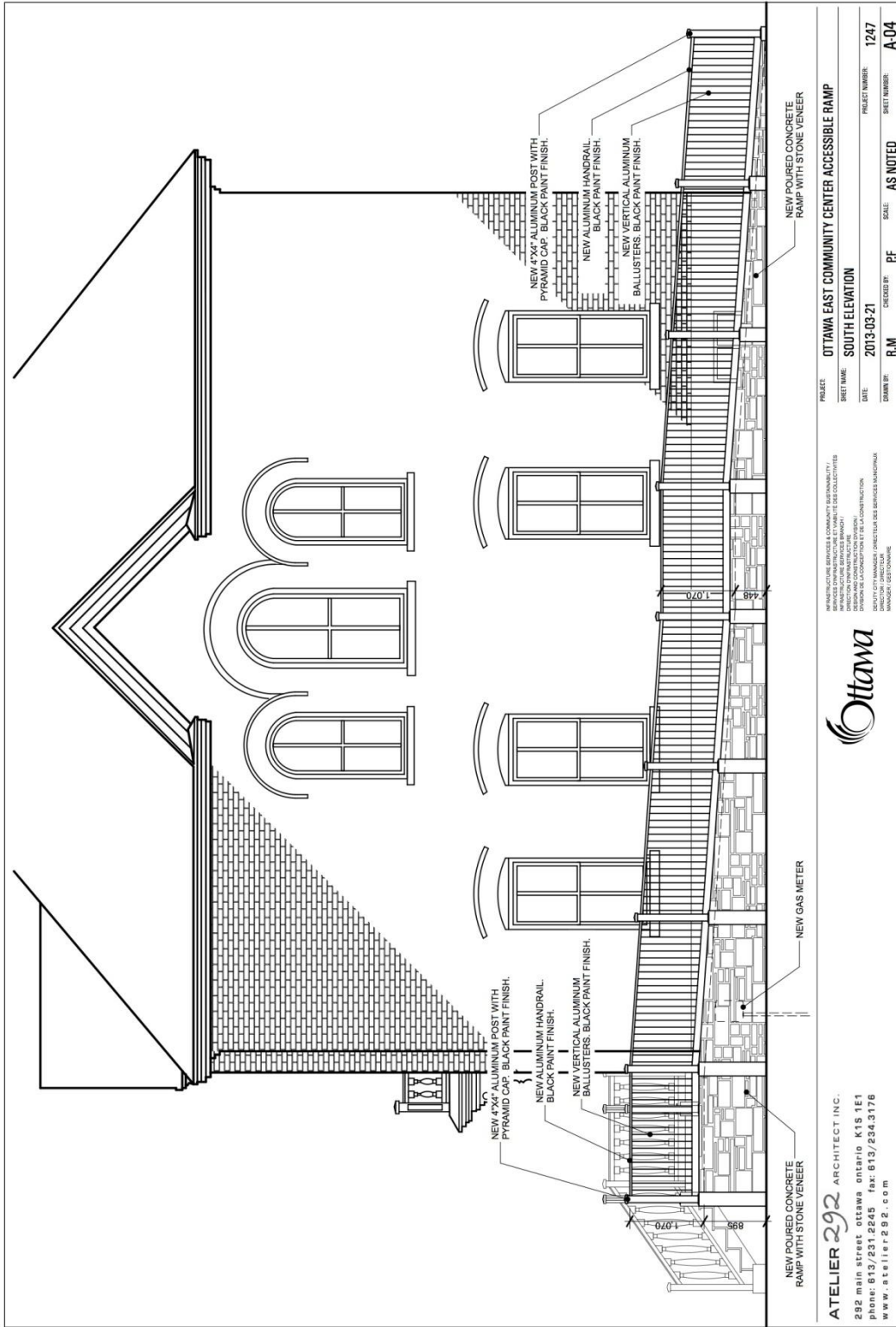
OTTAWA, ONTARIO

DRAWING / DESSIN  
**WEST ELEVATION**

SHEET NO. / FEUILLE NO.  
A-03

N/A

PROJECT NO. / NUMERO DE PROJET  
1247



**ATELIER 292 ARCHITECT INC.**  
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 www.atelier292.com

**Ottawa**  

 SERVICES ARCHITECTURAUX ET D'INGÉNIEURIE  
 SERVICES D'ARCHITECTURE ET D'INGÉNIEURIE  
 ARCHITECTURE ET INGÉNIERIE  
 ARCHITECTURE ET INGENIERIA  
 DIVISION DE LA CONSTRUCTION ET DE LA CONSTRUCTION  
 DIVISION DE LA CONSTRUCTION ET DE LA CONSTRUCTION  
 MANAGER / DIRECTEUR DES SERVICES ARCHITECTURAUX  
 MANAGER / DIRECTEUR DES SERVICES ARCHITECTURAUX

PROJECT:	OTTAWA EAST COMMUNITY CENTER ACCESSIBLE RAMP
SHEET NAME:	SOUTH ELEVATION
DATE:	2013-03-21
DRAWN BY:	R.M.
CHECKED BY:	P.F.
SCALE:	AS NOTED
PROJECT NUMBER:	1247
SHEET NUMBER:	A-04



**STATEMENT OF REASON FOR DESIGNATION**

DOCUMENT 5

Ottawa East Town Hall, located at 61 Main Street, is recommended for individual designation as being of architectural and historical value. The building was erected in 1895 for the Village of Ottawa East, and has been the centre for community affairs since.

The two and one-half storey brick structure is a good example of an institutional building built for a modest community during the late 19<sup>th</sup> century. Significant elements of the building include: the truncated hip roof, the projecting frontispiece with gabled roof, the second floor round arched windows, both have label lintels.