

1. **Application for demolition and new construction at 384 Frank Street, a property located in the Centretown Heritage Conservation District, designated under Part V of the *Ontario Heritage Act***

**Demande de démolition et de nouvelle construction au 384, rue Frank, une propriété située dans le district de conservation du patrimoine du centre-ville et désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario***

### **Committee Recommendations**

**That Council:**

1. **approve the demolition of 384 Frank Street according to plans submitted by Ottawa Carleton Construction Ltd., received on May 1, 2019;**
2. **approve the application to construct a new building at 384 Frank Street according to plans submitted by Ottawa Carleton Construction Ltd., received on May 1, 2019; conditional upon:**
  - **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 July 25, 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 Comité

Que le Conseil :

1. approuve la démolition du 384, rue Frank, conformément aux plans d'Ottawa Carleton Construction Ltd. reçus le 1er mai 2019;
2. approuve la demande de construction d'un nouveau bâtiment au 384, rue Frank, conformément aux plans d'Ottawa Carleton Construction Ltd. reçus le 1er mai 2019, à la condition que :
  - le requérant soumette à l'approbation du personnel des Services du patrimoine des échantillons de matériaux de revêtement extérieur, 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 25 juillet 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

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated May 22, 2019 (ACS2019-PIE-RHU-0010)  
  
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 mai 2019 (ACS2019-PIE-RHU-0010)

2. Extract of Minutes, Built Heritage Sub-committee, June 3, 2019  
Extrait du procès-verbal, Sous-comité du patrimoine bâti, le 3 juin 2019
3. Extract of draft Minutes, Planning Committee, June 13, 2019  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 13 juin 2019

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
June 3, 2019 / 3 juin 2019**

**and / et**

**Planning Committee / Comité de l'urbanisme  
June 13, 2019 / 13 juin 2019**

**and Council / et au Conseil  
June 26, 2019 / 26 juin 2019**

**Submitted on May 22, 2019  
Soumis le 22 mai 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 / Direction  
générale de la planification, de l'Infrastructure et du développement économique**

**Contact Person**

**Personne ressource:**

**Anne Fitzpatrick, Planner / Urbaniste, Development Review Services / Services  
d'Examen des projets d'aménagement, Heritage Services Section / Section des  
Services du Patrimoine**

**613-580-2424, 25651, Anne.Fitzpatrick@ottawa.ca**

**SUBJECT:** Application for demolition and new construction at 384 Frank Street, a property located in the Centretown Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*

**OBJET:** Demande de démolition et de nouvelle construction au 384, rue Frank, une propriété située dans le district de conservation du patrimoine du centre-ville et 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 demolition of 384 Frank Street according to plans submitted by Ottawa Carleton Construction Ltd., received on May 1, 2019;
2. Approve the application to construct a new building at 384 Frank Street according to plans submitted by Ottawa Carleton Construction Ltd., received on May 1, 2019; conditional upon:
  - 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 July 25, 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 au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la démolition du 384, rue Frank, conformément aux plans d'Ottawa Carleton Construction Ltd. reçus le 1<sup>er</sup> mai 2019;
2. d'approuver la demande de construction d'un nouveau bâtiment au 384, rue Frank, conformément aux plans d'Ottawa Carleton Construction Ltd. reçus le 1<sup>er</sup> mai 2019, à la condition que :
  - le requérant soumette à l'approbation du personnel des Services du patrimoine des échantillons de matériaux de revêtement extérieur, avant la délivrance d'un permis de construire;
3. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception;
4. d'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 25 juillet 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 building at 384 Frank Street is a two-storey structure, located on the south side of Frank Street between Bank and O'Connor Streets (see Documents 1). Constructed c.1960 the building at 384 Frank Street is a Category 4 building in the Centretown Heritage Conservation District (HCD) (Document 3).

The Centretown HCD was designated in 1997 for its cultural heritage value as a late 19th and early 20th century residential community within walking distance of Parliament Hill. It features a variety of building types including single-detached, semi-detached and row houses and small apartment buildings constructed in the late 19th and early 20th century and is unified by the dominance of red brick and wood (see Document 4).

This application is for the demolition of the existing building and the construction of a new three-storey building. This report has been prepared because City Council approval

is required for all applications for demolition and new construction in Heritage Conservation Districts.

## **DISCUSSION**

### **Project Description**

The proposal is to demolish the existing building and construct a three-storey, three-bay, flat-roofed building clad in red brick (see Documents 5, 6 and 7). The building will be clad in grey cement board on its western bay, with the second and third storeys cantilevered over a shared driveway. The building will feature evenly spaced multi-paned windows.

There is a three-storey apartment building built c. 1960 to the east of the subject property and a two-storey 19th century commercial structure to the west. Frank Street between Bank and O'Connor Streets features a variety of residential buildings with different construction dates, heights and massing. Immediately across the street is a surface parking lot and the rear of the Staples building (Document 2).

This application will also require Site Plan Control and Zoning By-law Amendment applications to amend the zoning on the property from I1A (Institutional Zone) to TM (Traditional Mainstreet Zone). An earlier version of the design, which was a nine-storey building, was reviewed by the Urban Design Review Panel (UDRP) September 6, 2018 and March 1, 2019.

### **Recommendation 1**

The building at 384 Frank Street was constructed c.1960. It is a two-storey structure with an addition at the rear. The building is clad in artificial stone on the front façade and vinyl siding on the side elevations. It was used by the Calvin Hungarian Church as a residence for priests. The western portion of the property is a surface parking lot.

The 1997 Centretown HCD study does not have specific policies on demolition but notes that demolition requires Council Approval. The existing building at 384 Frank Street was evaluated as a Category 4 building, which does not have any cultural heritage value and therefore staff have no concerns with its demolition.

## **Recommendation 2**

### **Centretown Heritage Conservation District Guidelines**

The Centretown HCD Study has the following guidelines related to residential infill:

#### **Residential Infill (Section VII.5.6)**

##### 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. The form of new infill should reflect the character of existing buildings on adjoining and facing properties. The buildings should normally be three or four storeys in height, with massing and setbacks matching earlier rather than later patterns still evident in the immediate area.
3. Single family homes, rowhouses, and townhouse developments should reflect the rhythm of early lot development, with gables, balconies, or other features providing an appropriate scale. Small multiple-unit residential developments should reflect the U-shaped and H-shaped patterns of earlier examples, with emphasis on the entrances.
4. Brick veneer should be the primary finish material in most areas, to maintain continuity with existing buildings. Trim materials would commonly be wood or metal; the details at cornices, eaves and entrances should be substantial and well detailed. Colours should be rich and sympathetic to existing patterns. Lighting should be discreet and can be used to highlight architectural features.

The new development meets the Centretown HCD guidelines as the design is contemporary, of its own time and sympathetic to the heritage character of the area. The building is three storeys in height and the massing and setbacks are compatible with its immediate neighbours. The proposed red brick cladding is compatible with the character of the Centretown HCD. The primary elevation is divided into three bays. The western cantilevered portion is clad in a light grey panel and recessed 1m from the brick



bay, which helps reduce the overall massing of the building and create a primary brick façade that is more reflective of the typical historic building width.

The building is a modern interpretation of a typical Centretown three-storey, red-brick building. It features a flat roof with a cornice, which is intended to complement the cornice on the north elevation of the Category 2 heritage building at 425 Bank Street. The building will use a red-brown brick on the two primary bays of the front façade. The brick will also extend along the east and west façades before switching to cement panels so that the appearance of brick is maintained along Frank Street. The building features large multi-pane windows, evenly spaced to create the sense of symmetry in the brick portion of the building.

The building is in line with the north wall of the building at 425 Bank Street. The proposed new building will improve the streetscape continuity of Frank Street and remove a surface parking lot.

### **Centretown Secondary Plan and Centretown Community Design Plan**

Both the Centretown Secondary Plan and Centretown Community Design Plan (CDP) speak to protecting heritage buildings. They also acknowledge that the current Centretown HCD Plan is out-of-date and requires updating to be in conformity with the 2005 *Ontario Heritage Act*. The Centretown Community Design Plan has guidelines for new buildings in the HCD, including: using compatible materials, minimizing the use and height of blank walls and informing new development with adjacent building ground floor heights and heritage character to enhance the public realm.

The proposal meets the CDP guidelines. The red brick cladding is a compatible material that respects the established character of the streetscape of the surrounding buildings. The massing is consistent with adjacent building heights and the use and height of blank walls is minimized.

### **Standards and Guidelines**

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: Conserve the heritage value of an historic place.

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 removal of a category 4 building which was not identified as having cultural heritage value will not affect the overall cultural heritage value of the Centretown HCD, as defined in the Statement of Heritage Character. The new building is visually and physically compatible with the character of the Centretown HCD but distinguishable as a contemporary structure.

### **Cultural Heritage Impact Statement**

Section 4.6.1 of the City of Ottawa 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”.

A Cultural Heritage Impact Statement (CHIS) was prepared for this proposal by Content Works. The complete CHIS is attached as Document 8. The conclusion of the CHIS states:

*Based on a review of the proposed development (demolition of an existing two-storey house and building of a three-storey residential building) and consideration of both positive and negative impacts, the consultant believes that the project is appropriate for the CHCD.*

Heritage staff concur with the findings in the Cultural Heritage Impact Statement.

### **Conclusion**

Staff recommend approval of the new building at 384 Frank Street as it meets the applicable heritage guidelines and policies including the Centretown HCD Study and the Parks Canada Standards and Guidelines. A condition has been included that the applicant provide a sample of the exterior cladding materials for approval by Heritage staff prior to the issuance of a building permit. This is to ensure the selected materials are compatible with character of the Centretown HCD.

### **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 this project is 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.

## **DISCUSSION**

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

Heritage Ottawa was notified of the application on May 2, 2019.

The Centretown Citizens Community Association was notified on May 2, 2019.

The plans were posted on the City's DevApps website on May 2, 2019.

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

### **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

Pursuant to the Ontario Heritage Act, Council has 90 days from receipt of the application to grant the permit requested, refuse the permit, or grant the permit subject to conditions. Failure to make a decision within the 90 days referenced herein results in the application being deemed approved. Should Council refuse the permit, or grant the permit subject to conditions, the owner of the property has the right to 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 direct asset management implications 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

Document 3 Heritage Survey Form

Document 4 Statement of Heritage Character

Document 5 Site Plan

Document 6 Elevations

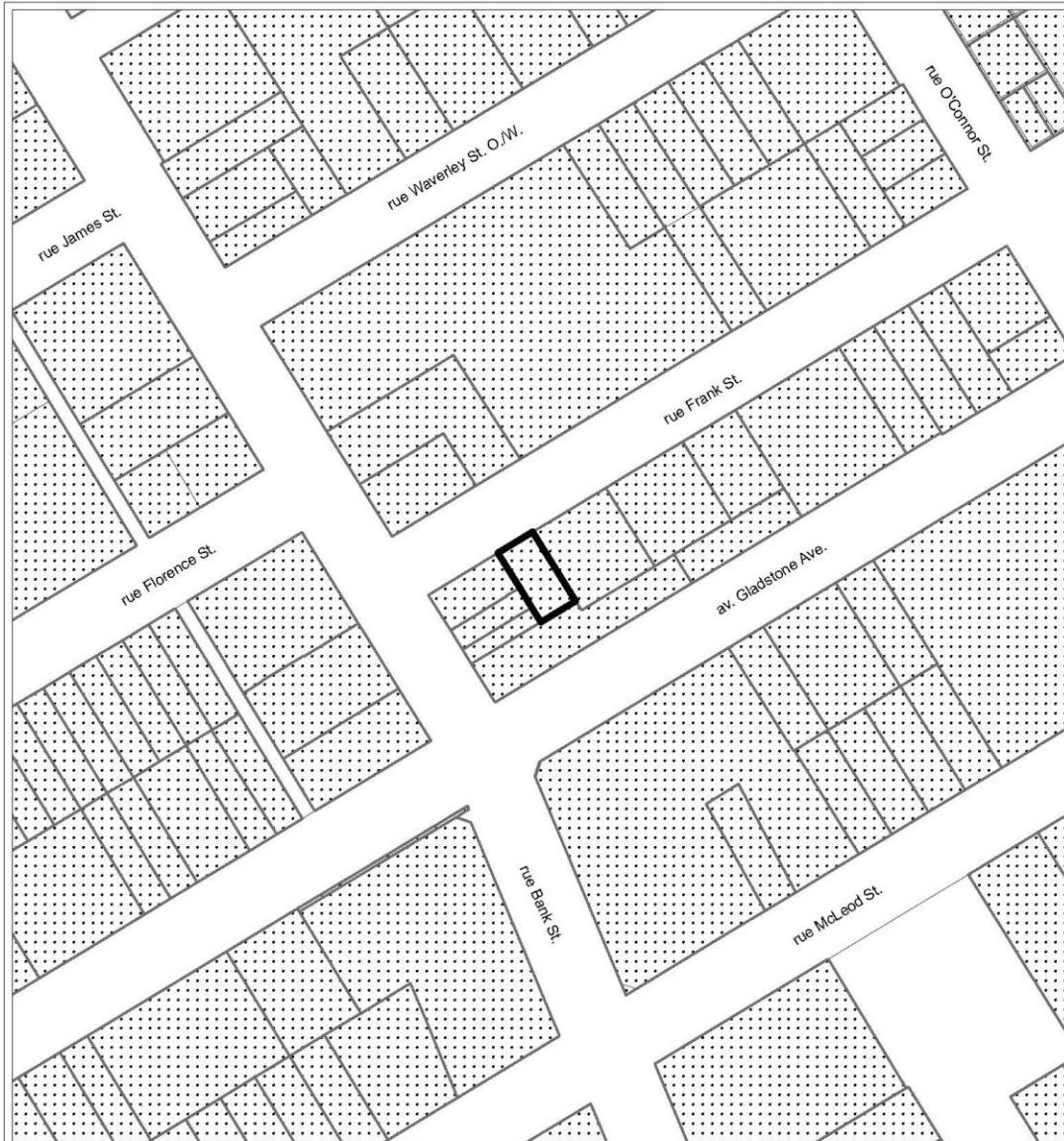
Document 7 Renderings

Document 8 Cultural Heritage Impact Statement (distributed separately)

**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.

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

D09-01-FRAN384

19-0484-B

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REVISION / RÉVISION - 2019 / 5 / 1



384 rue Frank Street





**Document 2 – Current Conditions**

Subject property with the existing building and a parking lot to the west



View looking west on Frank Street. The building to the left (east) is a 1960s apartment building, the subject property (384 Frank Street) is in the middle and the category 2 heritage building is to the right (west)



View to the north, across the street from the subject property of a surface parking lot



View of façades on south side of the street





Document 3 – Heritage Survey Forms

CITY OF OTTAWA  
 DEPARTMENT OF PLANNING & DEVELOPMENT  
 COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
 AND  
 EVALUATION FORM

BUILDING FILE NO.  
 HERITAGE DISTRICT FILE NO.  
 OHR 4305-0200

Municipal Address: 354 Frank St.  
 Building Name:  
 Legal Description:  
 Date of Construction:  
 Original Use: N/A  
 Present Use: Institutional  
 Present Zoning: C1-C (3.0) \*35\*  
 Planning Area: Centretown

Lot: Part BLK 51 Bank E Church Block: 357 (F.I.P.) Plan: 3766  
 Additions:  
 Original Owner:  
 Present Owner: Calvin Hungarian

PHASE ONE SURVEY				
Potential Significance	Considerable	Some	Limited	None
	(Pre- 1870 - 1915)	( 1915 to 1940 )	( 1940 to 1965 )	( 1965 to present )
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
Phase One Survey Score		/9	Prepared By:	
Potential Heritage Building		Yes/No		
Potential Heritage District		Yes/No		



384 FEK

PHASE TWO EVALUATION RESULTS  
 (Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No  
 Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:  
 Centretown

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Fall 1995  
 VIEW: S  
 SOURCE: K. Devey  
 NEGATIVE NUMBER: 1.7

HISTORY  
Date of Construction:  
Sources:  
Trends:  
Events:  
Persons/Institutions:  
Summary/Comments On Historical Significance:  
Historical Sources (Coded):

PREPARED BY: M. Carter

DATE: Fall 1995  
Factual/Estimated

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ARCHITECTURE

PREPARED BY: J. Smith

DATE: Fall 1995

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2 storey flat roof residence. Brick veneer, recent stone veneer facade.

Architectural Style: Vernacular  
Designer/Builder/Architect:

Architectural Integrity (Alterations): Poor

Other (Structure, Interior, Building Type, Etc.):  
Summary/Comments On Architectural Significance: Minor example of residential evolution.

ENVIRONMENT

PREPARED BY: J. Smith

DATE: Fall 1995

Planning Area: Centretown

Heritage Conservation District Name: Centretown



PHOTO DATE: Winter 1996  
VIEW:  
SOURCE:  
NEGATIVE NUMBER:

Compatibility With Heritage Environs: Compatible with heritage residential environment.

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: Contributes to heritage residential environment.

#### **Document 4 – Statement of Heritage Character**

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 period, 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 and Gladstone 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.

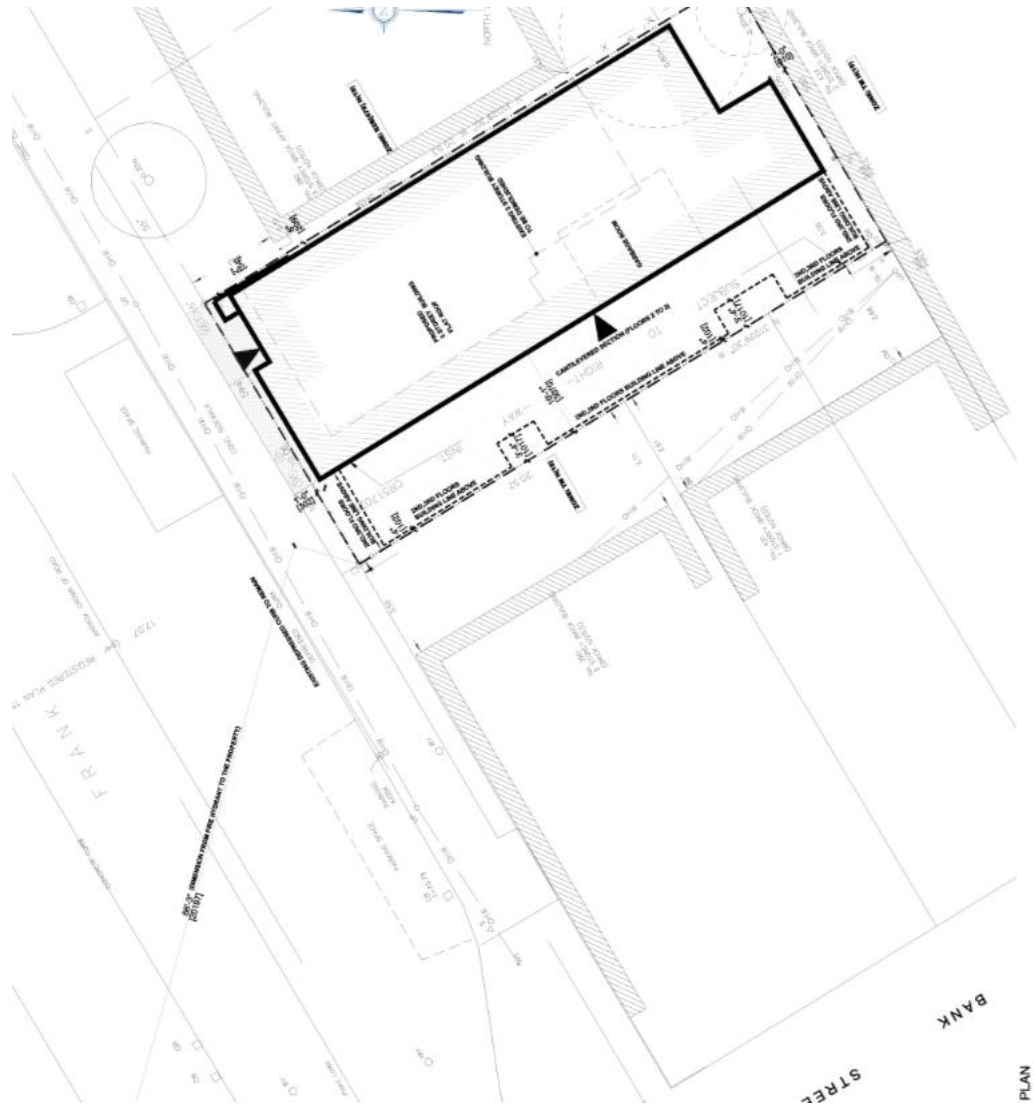
Centretown itself has always been an access route to Parliament Hill. There is a long-standing pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and

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.

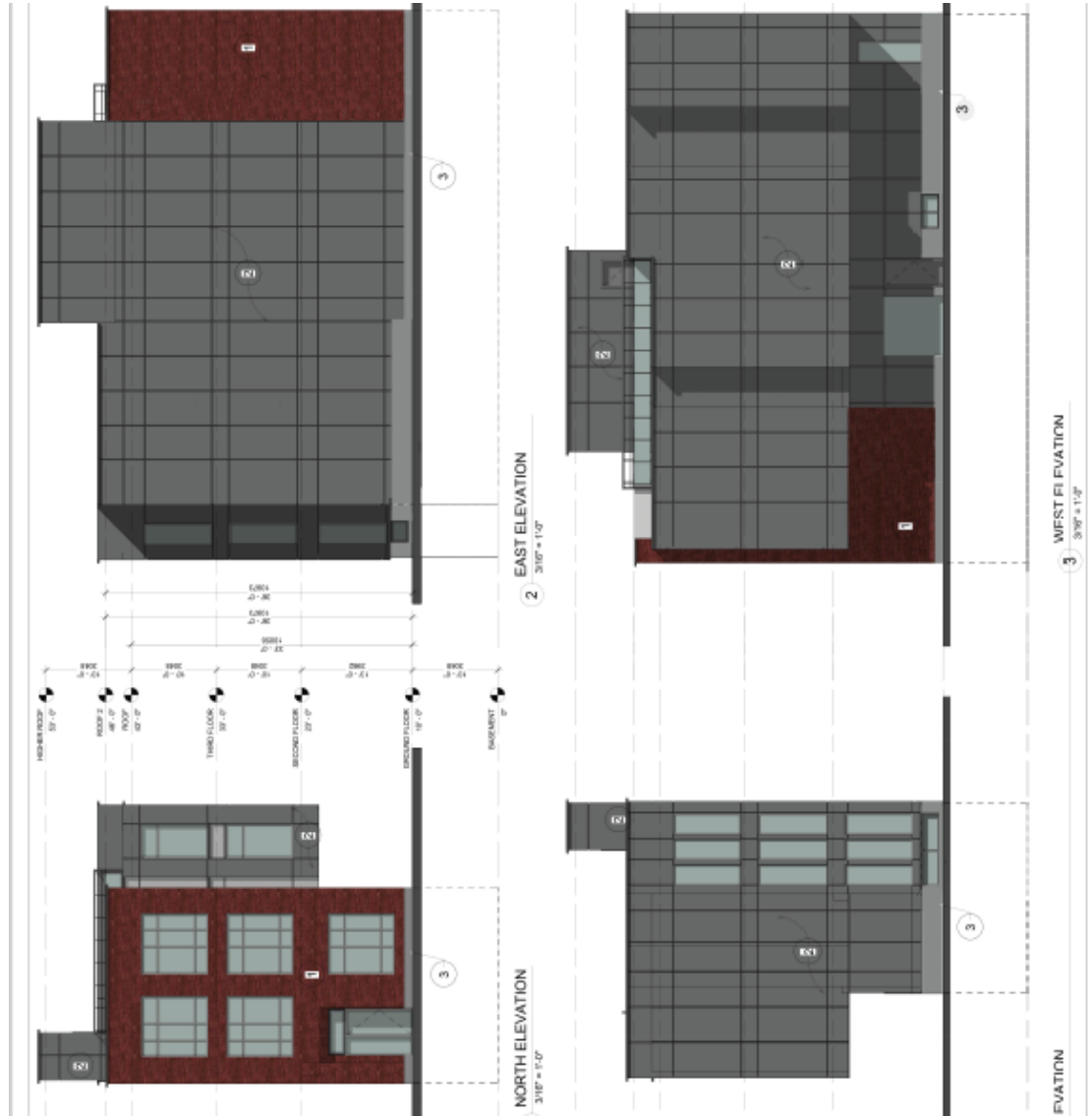
As the federal government's residential quarter, planning initiatives in Centretown have been influenced by both federal and municipal authorities. Federal intervention in this area has established some of its unusual qualities such as the formal emphasis on the Metcalfe Street axis, early enhancement 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 40s. 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.

Document 5 – Site Plan



Document 6 – Elevations



Document 7 – Renderings

Rendering looking east from Bank Street



Rendering looking west on Frank Street

