

Report to/Rapport au :

**Ottawa Built Heritage Advisory Committee
Comité consultatif sur le patrimoine bâti d'Ottawa**

and/et

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

**May 18, 2012
18 mai 2012**

**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,
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Rideau Vanier (12)

Ref N°: ACS2012-PAI-PGM-0134

**SUBJECT: APPLICATION TO ALTER 216 CATHCART STREET, A PROPERTY
LOCATED IN THE LOWERTOWN WEST HERITAGE CONSERVATION
DISTRICT**

**OBJET : DEMANDE EN VUE DE MODIFIER LE 216, RUE CATHCART,
PROPRIÉTÉ SITUÉE DANS LE DISTRICT DE CONSERVATION DU
PATRIMOINE DE LA BASSE-VILLE OUEST**

REPORT RECOMMENDATIONS

**That the Ottawa Built Heritage Advisory Committee recommend that Planning
Committee recommend that Council:**

- 1. Approve the application for new construction at 216 Cathcart Street, in
accordance with plans submitted by Tito Jurado, received on May 7, 2012;**

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 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 August 5, 2012)

(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 de nouvelle construction au 216, rue Cathcart, conformément aux plans soumis par Tito Jurado, qui ont été reçus le 7 mai 2012;
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. De délivrer 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 5 août 2012.)

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

This report has been prepared because an application has been submitted to construct an addition to 216 Cathcart Street (Document 1) in the Lowertown West Heritage Conservation District. According to the *Ontario Heritage Act*, the permission of City Council is required before any construction within a heritage conservation district can proceed. The Lowertown West Heritage Conservation District was designated under Part V of the *Ontario Heritage Act* in 1994. It was designated because, according to the District study, it is Ottawa's oldest residential area, where "generations of Ottawa's working people, both French and English speaking," lived and remains as a "is a major cultural resource for the City of Ottawa" (see Document 2 for the full text of the Statement of Heritage Character.)

Site plan approval and a minor variance or rezoning are also required prior to the issuance of a building permit for this project. The processes to obtain these approvals will follow Council's consideration of the heritage application. A Cultural Heritage Impact Statement has been prepared for this project (see Document 3).

The building at 216 Cathcart Street was constructed circa 1870. It is a small, one-and-a-half-storey structure, gable-end to street structure, clad in aluminum siding, typical of the vernacular dwellings constructed in the latter half of 19th century in Ottawa and was rated as a Category 3 building in the heritage conservation district. It has a small front yard setback with a large tree in the front yard. The lot is very long at 27 metres. The site is flanked on its south and east facades by more recent buildings; there is a town house development to the west consisting of three-storey buildings and a four-storey red brick apartment building, to the south. These buildings are rated as Category 4, the lowest of four categories, which means that they do not contribute to the character of the Heritage Conservation District. A three door row house is adjacent to the house at the street, while Cumberland Park lies to the east of the rear portion of the proposed building (Documents 4- 5, Aerial and Street views.).

DISCUSSION

Recommendation 1

When the Lowertown West Heritage Conservation District was designated under Part V of the *Ontario Heritage Act* in the 1990s, City Council approved a set of "Guidelines" to be used in managing change in the District. Section 7.3.5 of the study states that "The intent of the guidelines is to continue to allow new development while respecting the scale and basic building patterns of set-back, height and density of neighbouring buildings." Further general guidelines state that on the east west residential streets the general overall setback and height of buildings as established by the existing neighbouring buildings on the street should be maintained.

Section 7.5.5 also has specific guidelines for infill development/ additions in the District. These are:

Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings.

1. *Small scale development, working within existing lot divisions, should be encouraged.*
2. *Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are.*

The addition proposed for 216 Cathcart Street will result in a large, three-unit building. The existing house will be preserved and a new porch, sympathetic in design to the house, will be added. The one-storey addition to the rear of the house will be removed and replaced by a three-storey addition, divided into two distinct portions, stepping up from the original house; first to a flat-roofed section (9.3 metres in height) and then to a gable roofed section (12.88 metres to the peak of the gable roof). The three-storey

portion of the addition will be set back 19 metres from the street and separated from the original house by a six metre carport, that will provide a physical break between the new building and its addition (see Document 6, elevations).

The addition will feature an assortment of windows and balconies that will enliven the façade and serve to break up its mass. The materials will be a mix of stucco panels in shades of white and pale grey and standing seam metal panels, also in shades of white and grey. The west façade, grey in colour, will be highlighted by a large screen to be covered with vines, which will break up the long façade.

The proposed building has a mid-block location, but as the rear of its lot abuts neighbouring Cumberland Park, it will be visible from this public space. Currently the view from the park is of the surrounding apartment and townhouse development; the new development will replace those views. There is a line of City-owned trees along the fence between the subject property and the park that will be protected and will screen the new development; these will be preserved.

The Department supports the proposed development of the property because it respects the “Guidelines” approved by City Council as part of the designation of the Lowertown West HCD. It retains the original heritage building, thereby preserving the rhythm of the street; is contemporary in design and expression, is similar in height to the newer development to its west side and its location on the lot, substantially setback from the sidewalk, means that it will not have an adverse impact on the three-door row to the east located at 220 – 224 Cathcart Street. The present view from Cumberland Park of buildings dating from the 1970s and 1980s will change to a view of a 2012 building, but the trees screening the view will remain.

Recommendation 2:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the General Manager, 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 application.

CONSULTATION

Heritage Ottawa is aware of this application.

The Lowertown West Community Association has been informed of this application.

Property owners immediately adjacent to this project have been notified of this application. Their comments will be heard at OBHAC.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of this application.

LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

ES3 Reduce environmental impact
HC4 Improve Arts and Heritage
GP3 Make sustainable choices

APPLICATION PROCESS TIMELINE STATUS

This application was completed within the 90-day time period prescribed by the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Heritage Character Statement

[Document 3](#) Cultural Heritage Impact Statement, link *(issued separately and held on file with the City Clerk)*

Document 4 Aerial view

Document 5 Bird's Eye view

Document 6 Street view

Document 7 Elevations

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 to allow the construction of an addition to the house located at 216 Cathcart Street in the Lowertown West HCD.

LOCATION MAP

DOCUMENT 1



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

D09-01-CATH216	12-0658-L
I:\CO\2011\Heritage\cathcart216	
MAY 10, 2012	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision
 Heritage / Patrimoine**

 **216 CATHCART STREET**

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

HERITAGE CHARACTER STATEMENT

DOCUMENT 2

This Heritage Character Statement provides a summary of the reasons for designation of Lowertown West as a Heritage Conservation District.

The original plan for settlement of Bytown included both Upper Town and Lower Town, with Upper Town planned as a more institutional centre and Lower Town as the residential and commercial core. Lower Town grew quickly and included commercial properties in the Byward Market area and residential sections east and west of King Edward. The residential neighbourhood west of King Edward and north of the market is now known as Lowertown West.

Lowertown West comprises the oldest area of residential settlement in the City of Ottawa. The area was the civilian centre of Ottawa from the British survey of the townsite in 1826 until the turn of the twentieth century. From about 1890 to the mid-1970s growth occurred in other areas of the city at the expense of Lowertown and much of the urban fabric east of King Edward and north of Boteler was demolished during urban renewal. Urban renewal commenced with zoning changes in the 1950s and demolitions throughout the 1960s and 1970s.

The Lowertown West heritage conservation district encompasses all of the remaining older buildings of Lowertown west of King Edward, with the exception of the area now designated as the Byward Market Heritage Conservation District and a number of isolated buildings south of Murray Street. The District includes a number of significant early institutional buildings, many of which are already designated under the *Ontario Heritage Act*, including the Basilica and the Elizabeth Bruyere Centre, and a rich collection of residential buildings which demonstrate the early history of Lowertown and its gradual evolution through time. This evolution through time is a crucial characteristic of the area, and it requires recognition of the heritage importance of both the earliest buildings and later buildings. It also requires awareness that many of the incremental alterations which have occurred to the earlier buildings reflect later historical and social trends which contribute to the historical record of the neighbourhood. The history of Lowertown West is the history of generations of Ottawa's working people, both French and English speaking, and the physical record of that social history, represented by both the institutions and the residential buildings, is a major cultural resource for the City of Ottawa.

AERIAL VIEW

DOCUMENT 4



Property extends southward along edge of Cumberland Park.

BIRD'S EYE VIEW

DOCUMENT 5



Subject property

STREET VIEWS

DOCUMENT 6

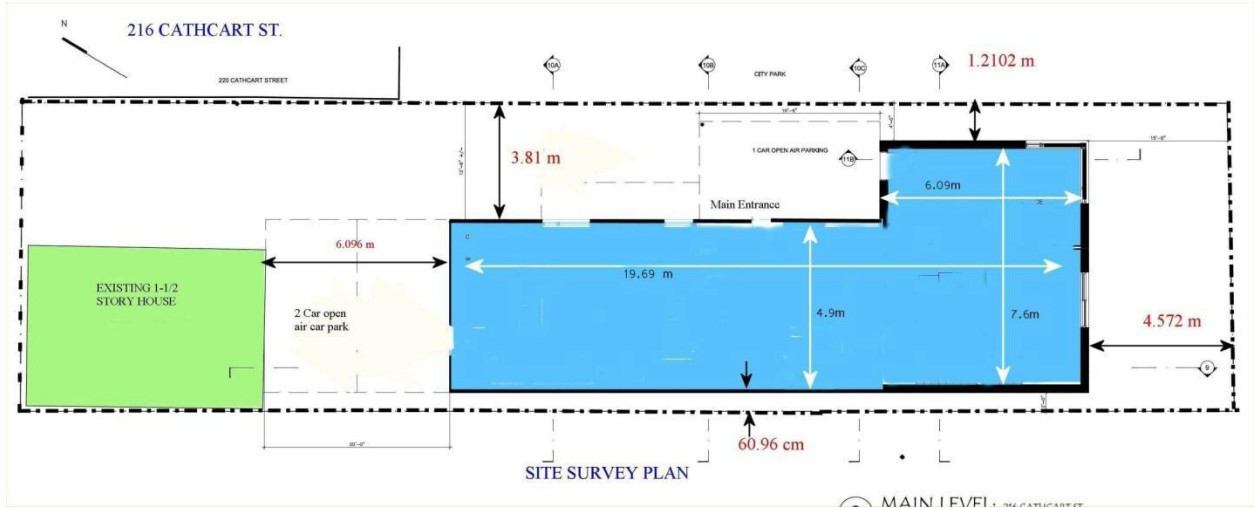




The rear of the building to be removed is visible through the trees. The addition will be located behind the fence in the foreground.

SITE PLAN/ VIEWS/ ELEVATIONS

DOCUMENT 7

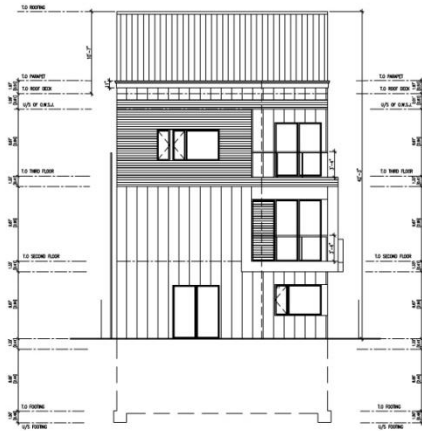




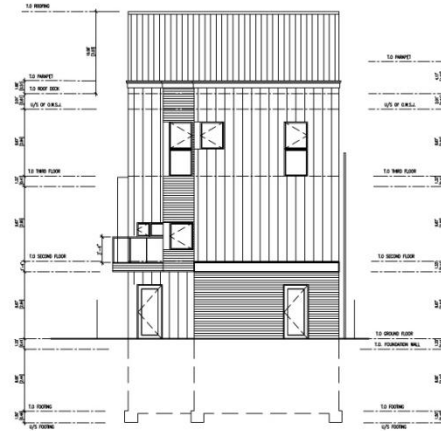
Note: Colour palette for final version is different.



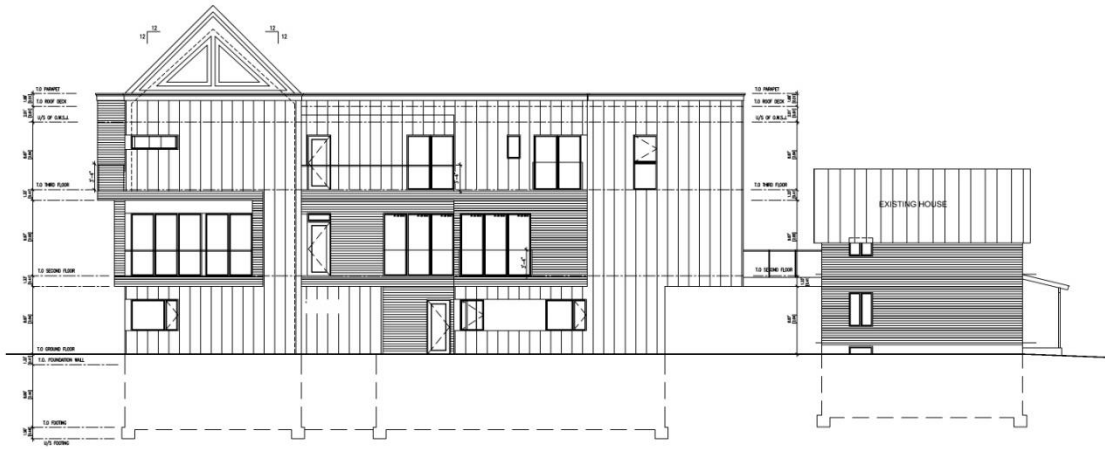




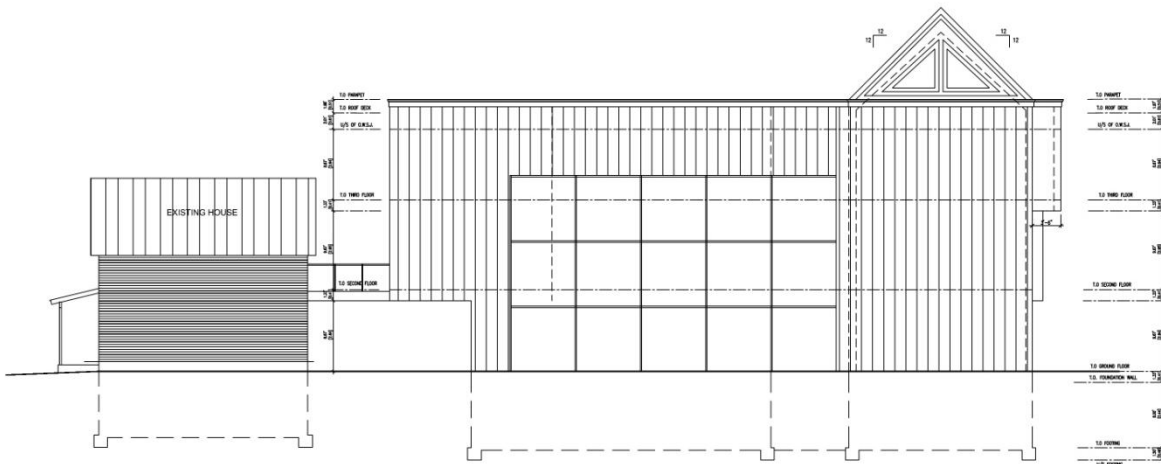
REAR ELEVATION (SOUTH)
SCALE 3/16" = 1'-0"



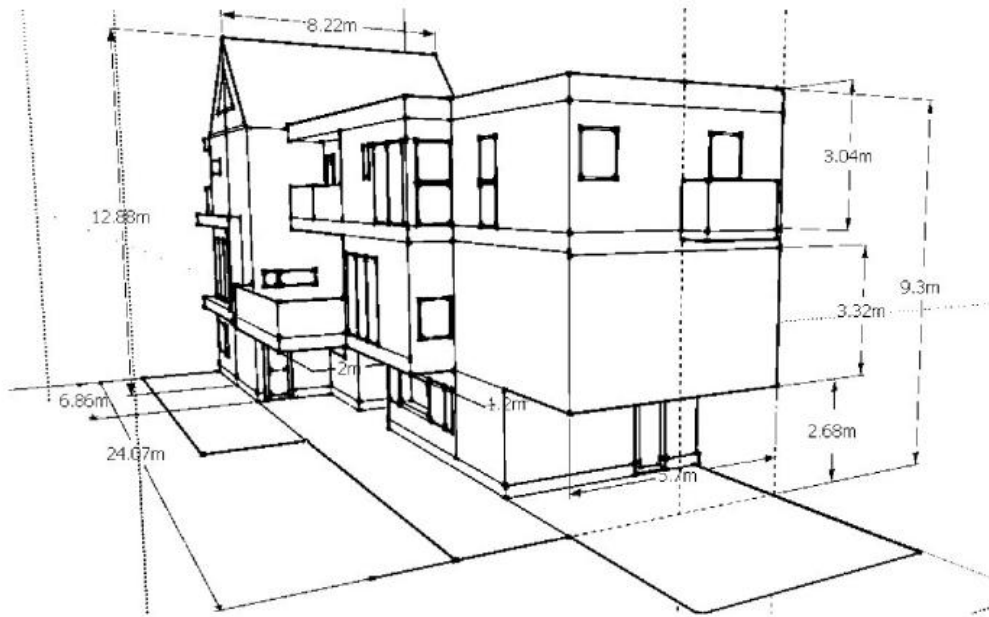
FRONT ELEVATION (NORTH)
SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION (EAST)
SCALE 3/16" = 1'-0"



RIGHT SIDE ELEVATION (WEST)
SCALE 3/16" = 1'-0"



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Sally Coutts, Heritage Planner, provided an overview of the report, noting there will be a site plan and rezoning on this property as well.

Marc Aubin, Lowertown Community Association (LCA), provided examples of good and bad infill completed in lowertown and noted the importance of demonstrating a commitment to heritage during these application processes. Mr. Aubin offered to have the LCA work with the applicant to accurately restore the current building in order to respect the architecture and heritage aspects.

Tito Jurado, owner, explained that the purpose of the application is to unite three generations under one roof. Two architects were consulted to create a design using materials that worked with the character of the neighbourhood.

The committee received the following correspondence on this matter, copies of which are held on file with the City Clerk:

- Fax (Comment Sheet) dated 5 June 2012 from Pamela McCurry
- Fax (Comment Sheet) dated 5 June 2012 from Helen Banulescu
- Email dated 7 June 2012 from Advocacy Committee, Heritage Ottawa
- Email dated 6 June 2012 from Erik Bjornson

The report recommendation was moved by Virendra Sahni and CARRIED as presented.