

1. SANDY HILL HERITAGE STUDY PHASE II: DESIGNATION OF THE RUSSELL AVENUE-RANGE ROAD AND THE BESSERER-WURTEMBERG STREET PROPOSED HERITAGE CONSERVATION DISTRICTS

PHASE II DE L'ÉTUDE SUR LE DISTRICT DE CONSERVATION DU PATRIMOINE DE LA CÔTE DE SABLE : DÉSIGNATION DES DISTRICTS DE CONSERVATION DU PATRIMOINE PROPOSÉS RUSSELL RANGE ET BESSERER WURTEMBERG

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council:

- 1. designate the Russell Avenue-Range Road Heritage Conservation District as identified in Document 2 under Section 41 of the *Ontario Heritage Act*;**
- 2. adopt the Russell Avenue-Range Road Heritage Conservation District Plan as shown in Document 3, as amended by deleting the reference to “Charlotte Street” and replacing it with “Laurier Avenue East”;**
- 3. amend the staff report to include a recommendation to direct staff to pass a by-law amending the Russell Avenue-Range Road Heritage Conservation District within 24 months of the issuance of all required building permits with respect to 452 and 454 Laurier Avenue East, to include the properties;**
- 4. designate the Besserer-Wurtemberg Heritage Conservation District as identified in Document 4 under Section 41 of the Ontario Heritage Act;**
- 5. adopt the Besserer-Wurtemberg Heritage Conservation District Plan as shown in Document 5; and**
- 6. approve the amended boundary for the Sandy Hill Cultural Heritage Character Area, as shown in Document 6 and the associated**

Character Area Guidelines to exclude the above noted Districts.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil :

1. désigne le district de conservation du patrimoine Russell-Range indiqué dans le document 2, aux termes de l'article 41 de la *Loi sur le patrimoine de l'Ontario*;
2. adopte le Plan du district de conservation du patrimoine Russell-Range illustré dans le document 3, dans sa version modifiée en remplaçant les mots « rue Charlotte » par « avenue Laurier Est »;
3. modifie le rapport du personnel de façon à y inclure la recommandation de donner la directive au personnel d'adopter, dans les 24 mois suivant la délivrance des permis de construire requis relativement aux 452 et 454, avenue Laurier Ouest, un règlement modifiant le District de conservation du patrimoine de l'avenue Russell et du chemin Range afin d'y inclure ces propriétés;
4. désigne le district de conservation du patrimoine Besserer-Wurtemberg indiqué dans le document 4, aux termes de l'article 41 de la *Loi sur le patrimoine de l'Ontario*;
5. adopte le district de conservation du patrimoine Besserer-Wurtemberg illustré dans le document 5;
6. approuve la limite modifiée du secteur à caractère patrimonial culturel de la Côte-de-Sable, comme l'illustrent le document 6 et les lignes directrices connexes concernant le secteur, de façon à exclure les districts mentionnés ci-dessus.

DOCUMENTATION /DOCUMENTATION

1. Manager's Report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department dated July 26, 2018 (ACS2018-PIE-RHU-0019)

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 26 juillet 2018 (ACS2018-PIE-RHU-0019)

2. Extract of Minutes, Built Heritage Sub-Committee, 2 August 2018

Extrait du procès-verbal, Sous-comité du patrimoine bâti, le 2 août 2018

3. Extract of draft Minutes, Planning Committee, 28 August 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 août 2018

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
August 2, 2018 / 2 août 2018**

and / et

**Planning Committee / Comité de l'urbanisme
August 28, 2018 / 28 août 2018**

**and Council / et au Conseil
September 12, 2018 / 12 septembre 2018**

**Submitted on July 26, 2018
Soumis le 26 juillet 2018**

**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:

**MacKenzie Kimm, Heritage Planner / Planificatrice de la patrimoine, Right of Way,
Heritage and Urban Design / Services des emprises, du patrimoine et du design
urbain / Planning, Infrastructure and Economic Development | Urbanisme,
infrastructure et développement économique
613-580-2424, 15203, MacKenzie.Kimm@ottawa.ca**

SUBJECT: Sandy Hill Heritage Study Phase II: Designation of the Russell Avenue-Range Road and the Besserer-Wurtemberg Street Proposed Heritage Conservation Districts

OBJET: Phase II de l'Étude sur le district de conservation du patrimoine de la Côte-de-Sable : Désignation des districts de conservation du patrimoine proposés Russell-Range et Besserer-Wurtemberg

REPORT RECOMMENDATIONS

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

1. Designate the Russell Avenue-Range Road Heritage Conservation District as identified in Document 2 under Section 41 of the *Ontario Heritage Act*;
2. Adopt the Russell Avenue-Range Road Heritage Conservation District Plan as shown in Document 3;
3. Designate the Besserer-Wurtemberg Heritage Conservation District as identified in Document 4 under Section 41 of the *Ontario Heritage Act*;
4. Adopt the Besserer-Wurtemberg Heritage Conservation District Plan as shown in Document 5; and
5. Approve the amended boundary for the Sandy Hill Cultural Heritage Character Area, as shown in Document 6 and the associated Character Area Guidelines to exclude the above noted Districts.

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. De désigner le district de conservation du patrimoine Russell-Range indiqué dans le document 2, aux termes de l'article 41 de la *Loi sur le patrimoine de l'Ontario*;

2. D'adopter le Plan du district de conservation du patrimoine Russell-Range illustré dans le document 3;
3. De désigner le district de conservation du patrimoine Besserer-Wurtemberg indiqué dans le document 4, aux termes de l'article 41 de la *Loi sur le patrimoine de l'Ontario*;
4. D'adopter le district de conservation du patrimoine Besserer-Wurtemberg illustré dans le document 5;
5. D'approuver la limite modifiée du secteur à caractère patrimonial culturel de la Côte-de-Sable, comme l'illustrent le document 6 et les lignes directrices connexes concernant le secteur, de façon à exclure les districts mentionnés ci-dessus.

EXECUTIVE SUMMARY

Assumption and Analysis

As a result of the Phase II of the Sandy Hill Heritage Study, this report recommends approval of the proposed designation of the Russell Avenue- Range Road and the Besserer- Wurtemberg Heritage Conservation Districts under Part V of the *Ontario Heritage Act*. Heritage Conservation District Plans have been prepared for both districts, which, if adopted by Council, would provide guidance that would help conserve these areas' cultural heritage resources. If adopted, the associated district by-laws to enforce the plans policies and guidelines would be prepared for Council approval. These proposed districts are located within the existing Sandy Hill Cultural Heritage Character Area (SHCHCA). If adopted by Council, these properties would be subject to the corresponding district plans, instead of the SHCHCA Guidelines. This staff report also recommends approval of an update to the SHCHCA boundary, and its associated guidelines, to exclude these proposed districts.

Financial Implications

There are no direct financial implications.

Public Consultation/Input

The process for the Heritage Conservation District Study and the preparation of the

Heritage Conservation District Plans for both of the proposed districts included a number of public consultation components. These included a public open house to initiate the study in 2016, a second open house to present the draft heritage conservation district plans in 2017, as well as two working group meetings in 2018, which included representatives of the community. The purpose of these working groups was to undertake a detailed review of the plans. Additionally, a reminder post card was sent by email in June 2018 to owners who attended the second open house. This provided an additional opportunity for comments or for concerned stakeholders to raise any outstanding concerns. Staff endeavored to meet with owners who had questions or concerns in person, and the comments received from the public have been incorporated into the plans, where appropriate. At the time of writing this report, staff were in receipt of five comments.

The Ward Councillor is aware of this report. Heritage Ottawa, Action Sandy Hill, and all owners within the boundaries of the proposed districts were notified of this report.

RÉSUMÉ

Hypothèses et analyse

Pour faire suite à la phase II de l'étude patrimoniale de la Côte-de-Sable, le présent rapport recommande d'approuver la désignation proposée des districts de conservation du patrimoine Russel-Range et Besserer-Wurtemberg conformément à la partie V de la *Loi sur le patrimoine de l'Ontario*. Des plans de conservation du patrimoine ont été conçus pour chacun de ces districts, et serviront – si le Conseil les adopte – à encadrer la protection des ressources du patrimoine culturel de ces secteurs. Le cas échéant, des règlements municipaux visant l'application des politiques et directives de ces plans seront rédigés et soumis à l'approbation du Conseil. Les districts proposés se situent dans l'actuel secteur à caractère patrimonial culturel de la Côte-de-Sable. Si le Conseil donne son approbation, les propriétés concernées seront assujetties à leur propre plan de district, plutôt qu'aux lignes directrices de l'actuel secteur à caractère patrimonial culturel. Le présent rapport recommande également d'approuver la mise à jour des frontières de ce secteur et de ses lignes directrices pour en exclure les districts en question.

Répercussions financières

Aucune répercussion financière directe n'est associée au présent rapport.

Consultation publique/commentaires

Le processus dans lequel s'inscrivent l'étude patrimoniale et la conception des plans de conservation du patrimoine des districts proposés comprend plusieurs formes de consultation publique. On compte notamment une réunion portes ouvertes au début de l'étude en 2016, une deuxième séance portes ouvertes pour présenter les plans provisoires en 2017 et deux réunions de groupes de travail en 2018, auxquelles ont assisté des représentants du secteur. Ces groupes de travail avaient pour mandat d'examiner les plans en détail. De plus, une carte postale a été envoyée en juin 2018 aux propriétaires présents à la deuxième séance portes ouvertes, à titre de rappel. Ce fut une occasion de plus pour les intéressés de faire connaître leurs points de vue et leurs réserves. Le personnel s'est efforcé de rencontrer en personne les propriétaires qui avaient des questions ou des préoccupations, et les commentaires du public ont été intégrés aux plans, dans la mesure du possible. Au moment de rédiger ces lignes, le personnel a reçu cinq interventions.

Le conseiller de quartier est au courant de ce rapport. Patrimoine Ottawa, Action Côte-de-Sable et tous les propriétaires de terrains situés à l'intérieur des districts proposés ont été informés de ce rapport.

BACKGROUND

The City of Ottawa designated five Heritage Conservation Districts (HCDs) in Sandy Hill east of King Edward Avenue in 1982. These HCDs are the Daly Avenue HCD, the Laurier/Wilbrod HCD, Stewart/Wilbrod HCD, the Sweetland Avenue HCD and the King Edward HCD. These five HCDs were the first HCDs designated in Ottawa and some of the earliest in Ontario. At the time of designation, no management guidelines, management plans or Statements of Heritage Character were adopted for the districts. In 2005, changes to the *Ontario Heritage Act* required that new HCDs have a Heritage Conservation District Plan and encouraged municipalities to prepare HCD Plans for all pre-2005 HCDs. In 2007, the City of Ottawa responded to these changes by initiating the Sandy Hill Heritage Study (SHHS-Phase I) to evaluate all of the properties in the study area and propose mechanisms to conserve and enhance the heritage character

of the neighborhood. As a result of this study, in 2015, Council adopted new HCD Plans for the five existing HCDs in Sandy Hill.

The Phase I Study also determined that Sandy Hill contains a large number of properties that are worthy of recognition for their cultural heritage interest, but that they would not meet the criteria for designation under the *Ontario Heritage Act*. The Phase I Study recommended the creation of the Sandy Hill Cultural Heritage Character Area and its associated design guidelines-- a mechanism provided through the City's Official Plan to celebrate and identify areas of interest to the community, without the approval process that accompanies an HCD. Council adopted this Character Area in 2015. The existing five HCDs as well as the Cultural Heritage Character Area are shown in Document 1.

As a further result of the study, Council also directed staff to initiate a second phase of the Sandy Hill Heritage Study (Phase II) to examine possible additional designations under Parts IV and V of the *Ontario Heritage Act*. In 2016, the City hired Bray Heritage as a consultant to build on the findings of the Phase I, to review and evaluate three areas, and undertake the creation of HCD plans for those areas. The initial study areas included:

1. Russell Avenue, Chapel Street and Blackburn Avenue between Laurier Avenue East and Osgoode Street
2. Marlborough Avenue and Range Road between Laurier Avenue East and Osgoode Street
3. Besserer Street and Daly Avenue east of Charlotte Street

As a result of the consultant's review, the first two areas were combined and the properties on Goulburn Avenue between Laurier Avenue East and Osgoode Street were added to create one large district (the proposed Russell Avenue-Range Road HCD) and one smaller district (the proposed Besserer-Wurtemberg HCD) as shown in Documents 2 and 4 respectively.

The development of the proposed HCD Plans included several public consultation components. Two public meetings were held throughout the Phase II process; the first in June 2016 and the second in June 2017. Draft versions of the Plans were made available through the City's website and at the 2017 public meeting to enable the public

to review them and make comments to the consultants and heritage staff. Between June 2017 and spring of 2018, staff worked with a group of residents from Sandy Hill to modify the draft HCD Plans to ensure that the character of each District was accurately identified and the policies and guidelines reflected how their cultural heritage value should be managed.

The comments received throughout the process have been incorporated into the Plans where appropriate. Summaries of the consultation and the changes that resulted from the working group meetings in spring 2018 have been included in the section entitled "Consultation". A detailed summary of changes can be found in Document 7. Document 8 also provides a comment matrix demonstrating how the comments staff received were addressed.

This report has been prepared because the adoption of HCD Plans, and updates to the Cultural Heritage Character Area require the approval of City Council.

DISCUSSION

Recommendations 1 and 3 - Designation of the Districts

Sandy Hill is a special place in Ottawa and the designation of these additional two districts will help to further recognize and celebrate its history. Designation under the *Ontario Heritage Act* gives City Council the authority to review and approve the design of new buildings and alterations to existing buildings within the boundaries of the HCDs. Under the provisions of the *Ontario Heritage Act*, Council can also deny an application to demolish a building in the HCD. In that case, the owner would have the right to appeal such a decision to the Local Planning Appeal Tribunal.

Boundary

The boundaries for the Russell Avenue-Range Road HCD Study Area originally included both sides of Russell Avenue, Chapel Street and Blackburn Avenue between Laurier Avenue East and Osgoode Street, as well as both sides of Marlborough Avenue and the west side of Range Road between Laurier Avenue East and Osgoode Street. As a result of the consultant's review and evaluation, the boundary was altered to include Goulburn Avenue between Laurier Avenue East and Osgoode Street. There are 100 properties within the proposed Russell Avenue-Range Road HCD, 77 being Contributing and 23 being Non-Contributing.

The boundary for the Russell Avenue-Range Road HCD has also been modified to exclude the former All Saints Church, 315 Chapel Street, as well as 452 and 454 Laurier Avenue East, the Egyptian Embassy. An Official Plan amendment and a Zoning By-law amendment have been adopted for 315 Chapel Street to allow the construction of a mixed use building on the site. Heritage staff worked very closely with the applicant during the planning process leading up to the approval of these applications to ensure the cultural heritage value of the historic church was conserved. As heritage staff worked with the applicant and the property is already designated under Part IV of the *Ontario Heritage Act* and thus a heritage permit process already applies, the property was excluded from the HCD. The boundary was adjusted to exclude 452-454 Laurier Avenue West, as City land use and heritage planners have been working with the Embassy and J.L Richards, its consultants, to develop a solution for the property for almost a year. In addition, the design for a new building that will retain 454 Laurier Avenue and construct an addition to it, has received the support of the City.

The boundary for the Besserer-Wurtemberg HCD Study Area included the properties on the east side of Charlotte Street to the Rideau River between Wurtemberg Street and Daly Avenue. The boundary was amended to end at the terminus of Daly Avenue and Besserer Street in order to exclude an high-rise apartment building complex and surface parking lot at the east end of Daly Avenue with little heritage value, as well as a recent townhouse complex at Fountain Place. Accordingly, the proposed District boundary is slightly smaller than the study area. The proposed HCD includes 52 properties, 44 being Contributing and eight being Non-Contributing.

Recommendations 2 and 4 - Adoption of the District Plans

The *Ontario Heritage Act* requires that City Council adopt, by by-law, a HCD plan for all newly designated HCDs at the time of designation. Section 41.1. (5) of the *Ontario Heritage Act* notes that an HCD Plan must include:

- A statement of the objectives to be achieved in designating the area as a HCD.
- A statement explaining the cultural heritage value or interest of the HCD.
- A description of the heritage attributes of the HCD and of properties in the district.
- Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the HCD.

- A description of the alterations or classes of alterations that are minor in nature and do not require a heritage permit.

HCD plans that meet the above requirements have been drafted for each of the proposed HCDs and are attached to this report as Documents 3 and 5. Given the similar historical and architectural context of the existing HCDs, the policy statements and guidelines of these two plans are very similar, with minor changes to reflect the specific conditions in each district. In addition, a Statement of Heritage Character and a list of Heritage Attributes have been drafted for each HCD. If adopted by City Council, by-laws including the HCD Plans will be prepared for Council approval. The statutory requirements for public consultation under the *Ontario Heritage Act* have also been met as discussed in the Consultation section below.

The HCD Plans are intended to provide guidance for the management of the area to help planners, homeowners, architects, policy makers and developers to enhance and conserve the area's heritage resources. Each of the Plans are divided into three main parts:

- Part A provides an overview of the policy framework and the required elements under the *Ontario Heritage Act* including the reasons for designation, the list of heritage attributes, the conservation objectives, as well as the boundaries of the District.
- Part B outlines the Policies and Guidelines for managing how the District will change over time. The policies are mandatory while the guidelines provide detailed advice for the conservation of the District's cultural heritage resources.
 - The policies are divided into sections relating to: the district in general; Contributing properties; Non-Contributing properties; new development; landscape and streetscape; and the regulatory process.
 - The guidelines are divided into sections relating to the conservation of Contributing and Non-Contributing properties as well as guidelines for more substantial changes such as additions or alterations to Contributing and Non-Contributing properties, new construction and landscape and the public realm.

- Part C provides an overview of the heritage permit process, including a list of types of alterations that do not require a permit.

As part of the Phase I study in 2010, a Heritage Survey Form was prepared for every property in the HCD. These forms include information about the history, architecture and landscape setting of individual properties within the HCD. Each building was then score and assigned a category from one to four:

- Category 1: 70 to 100 points
- Category 2: 55 to 69 points
- Category 3: 40 to 54 points
- Category 4: 0 to 39 points

The properties were then classified as Contributing (Category 1, 2 and 3 properties) and Non-Contributing (Category 4 properties). Documents 2 and 4 provide illustrations of the HCD showing Contributing and Non-Contributing properties. This scoring system is consistent across all of the existing Sandy Hill HCDs and with the City's recent practices for HCD development. The heritage survey forms are available through the Heritage and Urban Design Services Section.

Changes Resulting from the Spring Working Group Meetings

During spring 2018, two meetings were held with interested members of the community at which a detailed review of the Plans was undertaken in consultation with staff. A number of issues were identified and have been summarized by topic below. Staff and the consultant have considered the comments provided at these meetings and have incorporated changes within the Plans where appropriate.

1. Identified Cultural Heritage Value: Statement of Cultural Heritage Value and Attributes

Part of the intent of the working group meetings was to ensure that the Plans accurately captured the cultural heritage value of the Districts, as well as the attributes that convey that value. Members of the working group provided clarifications on the description of identified attributes and suggested several additional landmark buildings within both District areas to include as part of the list of attributes. In particular, the working group

identified that historic garden/landscape elements were an important feature of the Russell-Range HCD. Examples of these elements were added to the list of heritage attributes.

2. Land use and preventing severance

One member of the working group expressed concern regarding the prevention or restriction of severance within the boundaries of the proposed districts. Staff were able to clarify the language in Section 3.4 of the Plans in consultation with the consultant to ensure that the policies and guidelines did not preclude intensification or severance.

3. Demolition and Property Standards Issues

Several members of the working group identified ambiguity in the language in Section 5.3 b) with respect to the enforcement of the City's Property Standards By-law (By-law 2013-416, as amended) within the proposed Districts. Section 5.3 b) has been amended to clearly state that property standards issues will be enforced in accordance with both the Property Standards By-law and with regard for the policies and guidelines of the HCD Plans.

Section 5.3 d) provides a policy that strongly discourages demolition or removal of Contributing properties. Members of the working group expressed a desire to limit the demolition or removal of Contributing properties to cases where properties have been affected by fire or natural disaster. Staff have considered this comment; however, in consultation with the consultant it was determined that the policy should be flexible enough to allow for other extenuating circumstances that Council may deem to be acceptable. Section 5.3 also notes that in these cases, reconstruction of the lost heritage resources is not a required action, but may be acceptable in certain cases. This policy has been strengthened to explicitly note that demolition by neglect is not an extraordinary circumstance. Demolition by neglect is strongly discouraged within the HCD and enforced through the Property Standards By-law.

4. Projections and Other Installations

Concerns were raised by the working group with respect to the addition of various mechanical systems, utility boxes, fire escapes or other types of installations and their potential to detract from the character of the property or the District. In most cases, these installations are necessary to allow for modern conveniences such as hydro

meters, provision of telephone or internet, or fire safety, many of which allow for the continued use of these properties. Language has been added in the Plans to encourage the discrete installation of such elements by using compatible materials or locating in obscure areas wherever possible and in consultation with the appropriate agencies and departments.

5. Sustainability and the Environment

The working group expressed a desire to ensure that the Plans generally convey that heritage conservation is inherently a form of sustainable development. The consultant has added a general guideline in Section 7.2.9 to capture this point clearly. Further to this, language was included throughout the guidelines to ensure the preservation of mature trees, as per the overarching policies that had already been included in the Plans.

6. Glazing and Dormer Windows

The working group expressed a number of glazing- and window-related concerns. There was a desire to discourage large picture windows and large shed-style dormers that could be out of character with the typical shape and form found in both Districts. Language has been added in the alterations sections of the Plans to capture this intent.

7. Definitions

Members of the working group also expressed that the definition of “rehabilitation” needed further refinement. Having reviewed the definition with the consultant, it was decided that since the definition comes from Parks Canada’s *Standards and Guidelines for Conserving Historic Places in Canada*, consistency across the City of Ottawa’s heritage policy documents was integral. Earlier in the section, “conservation” is defined as “all actions or processes that are aimed at safeguarding the character defining heritage attributes of a cultural heritage resource...which may involve preservation, rehabilitation, restoration or a combination of all of these actions or processes.” The Plans, including their definitions, are intended to be read as whole. As such, it was decided that the refinement was sufficiently captured in the further definitions of “preservation” and “restoration”.

8. Formatting and administrative edits

Following the working group meetings, staff also reviewed the plans to ensure accuracy and consistency with other City of Ottawa documents, policies and practices and with Parks Canada's *Standards and Guidelines*. The plans were also reviewed to ensure that the intent of the suggestions proposed by the working group had been accurately reflected. A number of draft policies were removed and several administrative and formatting changes were made within both Plans to ensure that they could be easily understood and implemented. In particular, the previous drafts included a detailed description of the heritage permit process in Section 11. This was removed with the intent of providing owners with the information as separate reference documents. Section 12 originally included the glossary of terms, which was moved to Section 1 of the document.

Policy Framework

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* provide policy direction related to the designation of properties as part of heritage conservation districts or cultural heritage landscapes under Part V of the *Ontario Heritage Act*.

Official Plan

Section 2.5.5 of the Official Plan has policies related to cultural heritage resources. The policies provide for the identification, recognition and designation of properties under Part V of the *Ontario Heritage Act* as well as through the creation of Cultural Heritage Character Areas where designation may or may not be appropriate.

Section 2.5.5 (Policy 2) states that:

...Groups of buildings, cultural heritage landscapes, and areas of the city will be designated as Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.

Section 2.5.5 (Policy 3) states that:

The City may recognize core areas of Villages, older residential neighborhoods, cultural heritage landscapes or other areas in both the urban and rural areas as Cultural Heritage Character Areas....

Section 4.6.1 (Policy 3) states that:

Where development is proposed on a property that is adjacent to or within 35 metres of the boundary of; a property containing an individually designated heritage building (Part IV of the *Ontario Heritage Act*), a heritage conservation district (Part V of the *Ontario Heritage Act*) or a federally-recognized heritage property, the City may require that a cultural heritage impact statement ...

Staff have reviewed the proposed HCD Plans and have determined that they are consistent with the City's Official Plan. As the proposed Districts are within the existing Cultural Heritage Character Area, an amendment is required to the Character Area to reflect the proposed Districts. As this update is technical, the Sandy Hill Cultural Heritage Character Area remains consistent with the City's Official Plan.

Provincial Policy Statement (2014)

Section 2.6 of the Provincial Policy Statement (2014) contains policies regarding the protection of cultural heritage resources. Section 2.6.1 states that "significant built heritage resources and significant heritage landscapes shall be conserved."

Section 2.6.3 also states that:

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The proposed plans provide clear direction regarding the conservation of the Russell-Range and the Besserer-Wurtemberg HCDs. Staff have reviewed the proposed HCD Plans and have determined that they are consistent with the Provincial Policy Statement, 2014.

***Ontario Heritage Act* - Heritage Conservation District Plans**

Part V, Subsection 41(1) of the *Ontario Heritage Act* states that:

Where there is in effect in a municipality an official plan that contains provisions relating to the establishment of HCDs, the Council of the municipality may by by-law designate the municipality or any defined areas or areas thereof as a heritage conservation district.

Staff have reviewed the plans and determined that they are consistent with the *Ontario Heritage Act*.

Recommendation 5 - Sandy Hill Cultural Heritage Character Area Boundary and Guidelines

If Council adopts the designation by-laws and the proposed Heritage Conservation District Plans, the new Districts will be located within the boundaries of the existing Sandy Hill Cultural Heritage Character Area. As the properties within the HCDs will be designated under Part V of the *Ontario Heritage Act*, and will be subject to the requirements of their respective HCD Plans, the Sandy Hill Cultural Heritage Character Area Guidelines will no longer be applicable. Accordingly, staff are recommending that Council approve an update to the Sandy Hill Cultural Character Area boundaries and the associated sections of the corresponding Guidelines to exclude the proposed Districts.

Conclusion

The Heritage and Urban Design Section of the Planning, Infrastructure and Economic Development Department recommends the adoption of the new HCD plans as they comply with the requirements of the *Ontario Heritage Act*.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Summary of Consultation

Since the beginning of the Sandy Hill Heritage Study in 2008, several public meetings have been held. For Phase II of the study, an initial public open house was held on June 21, 2016 to present the areas under study, outline the process for the HCD Study, as well as provide an opportunity for owners to contribute to identifying the cultural heritage value of the area. Property owners in the study areas were notified of the meeting by mail and notice of the meeting date was given on the City's website, in the Planning and Development e-newsletter and in the EMC East and Le Droit newspapers. Heritage Ottawa and Action Sandy Hill were also invited to the open house.

On June 20, 2017, a second open house was held at which the consultant presented the draft HCD Plans, the proposed changes to the boundaries and received feedback on the newly proposed HCDs. Similarly to the first public meeting, owners were invited to attend by mail, while Action Sandy Hill and Heritage Ottawa received email invitations. Notice of the meeting date was again provided on the City's website, in the Planning and Development e-newsletter as well as on the ward councillor's website and social media. The consultant, staff, and the ward councillor were available to answer questions and address concerns. The draft plans were published online on the City's website two weeks before the meeting for public review and comment. Nineteen people representing eleven properties signed the attendance sheet at the open house. Three comments were received following the first open house and two comments were received after the second open house. These comments have been considered and incorporated into the Plans where appropriate. Further demonstration of these considerations can be found in Document 8.

Following the 2017 open house, staff organized two meetings with interested representatives from the community to undertake a detailed review of the proposed district plans. These meetings were not well-attended; however, the discussions were meaningful and resulted in several changes to the Plans, as noted above.

In addition to the public open houses and working group meetings, staff also extended a final opportunity to those who expressed interest at the 2017 meeting to provide comments or raise any issues. An email postcard was sent to the 19 individuals who attended the 2017 open house as a reminder of the HCD Plan process and to offer an additional opportunity to address any remaining concerns. Staff received one comment in response. Staff have endeavoured to respond individually to all comments and offered to meet in person to explain why some changes could not be made within the context of the *Ontario Heritage Act* or incorporated comments into the document where appropriate.

Section 41.1 (6) of the *Ontario Heritage Act* requires that at least one public meeting be held prior to City Council passing a by-law adopting an HCD Plan. The August 28, 2018 Planning Committee meeting will serve as the public meeting required by the *Act*.

All property owners in the proposed HCDs were notified of this report by mail.

Action Sandy Hill and Heritage Ottawa were notified of this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comments:

"Sandy Hill is one of the most historic areas in the City of Ottawa. We are very proud of the existing five heritage conservation districts and are happy to see the addition of these two new areas. However, we do have concerns regarding the fact that the Egyptian Embassy located at the corner of Range Road and Laurier East has not been included in the district. The addition of these two new districts highlights the importance of protecting the character of our mature neighbourhoods in our community and our City. "

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

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 implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4 – Support Arts, Heritage and Culture

SUPPORTING DOCUMENTATION

- Document 1 Existing and Proposed Sandy Hill HCDs within the Cultural Heritage Character Area Boundaries
- Document 2 Russell-Range Heritage Conservation District with Contributing and Non-Contributing Properties
- Document 3 Russell-Range Heritage Conservation District Plan (distributed separately)
- Document 4 Besserer-Wurtemberg Heritage Conservation District with Contributing and Non-Contributing Properties
- Document 5 Besserer-Wurtemberg Heritage Conservation District Plan (distributed separately)
- Document 6 Sandy Hill Cultural Heritage Character Area with Proposed Districts
- Document 7 Detailed Summary of Changes (distributed separately)
- Document 8 Comments Matrix (distributed separately)

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the property owners and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to pass a by-law designating the Russell Avenue-Range Road HCD and a by-law designating the Besserer-Wurtemberg HCD.

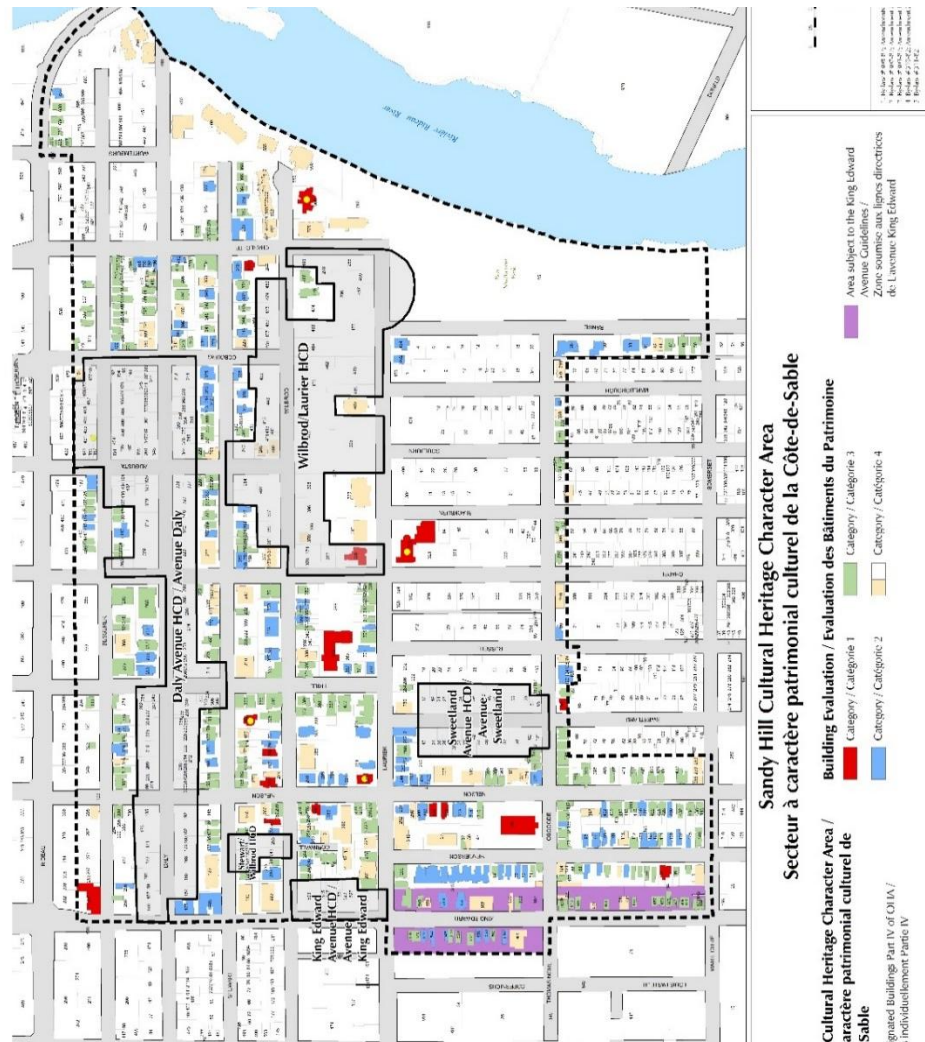
Heritage and Urban Design Services Section, Planning, Infrastructure and Economic Development Department to cause Notice of the Passage of the designation by-laws to be published in a newspaper having general circulation in the City of Ottawa and on owners of properties within the boundaries of the Districts.

Heritage and Urban Design Services Section, Planning, Infrastructure and Economic Development Department to prepare a by-law to designate Russell Avenue-Range Road HCD and a by-law designating the Besserer-Wurtemberg HCD as shown in Documents 2 and 4 as HCDs under Section 41 of the *Ontario Heritage Act*.

Should no Notices of Objection be received within 30 days after the date of publication of the Notice of Passage of the HCD By-law, the City Clerk and Solicitor Department shall ensure that a copy of the by-law is registered against all the properties affected by the by-law in the appropriate Land Registry Office.

Heritage and Urban Design Services Section, Planning, Infrastructure and Economic Development Department to amend "Section 2.0 - Boundary" of the Sandy Hill Cultural Heritage Character Area Guidelines to reflect the boundaries of the above noted Districts.

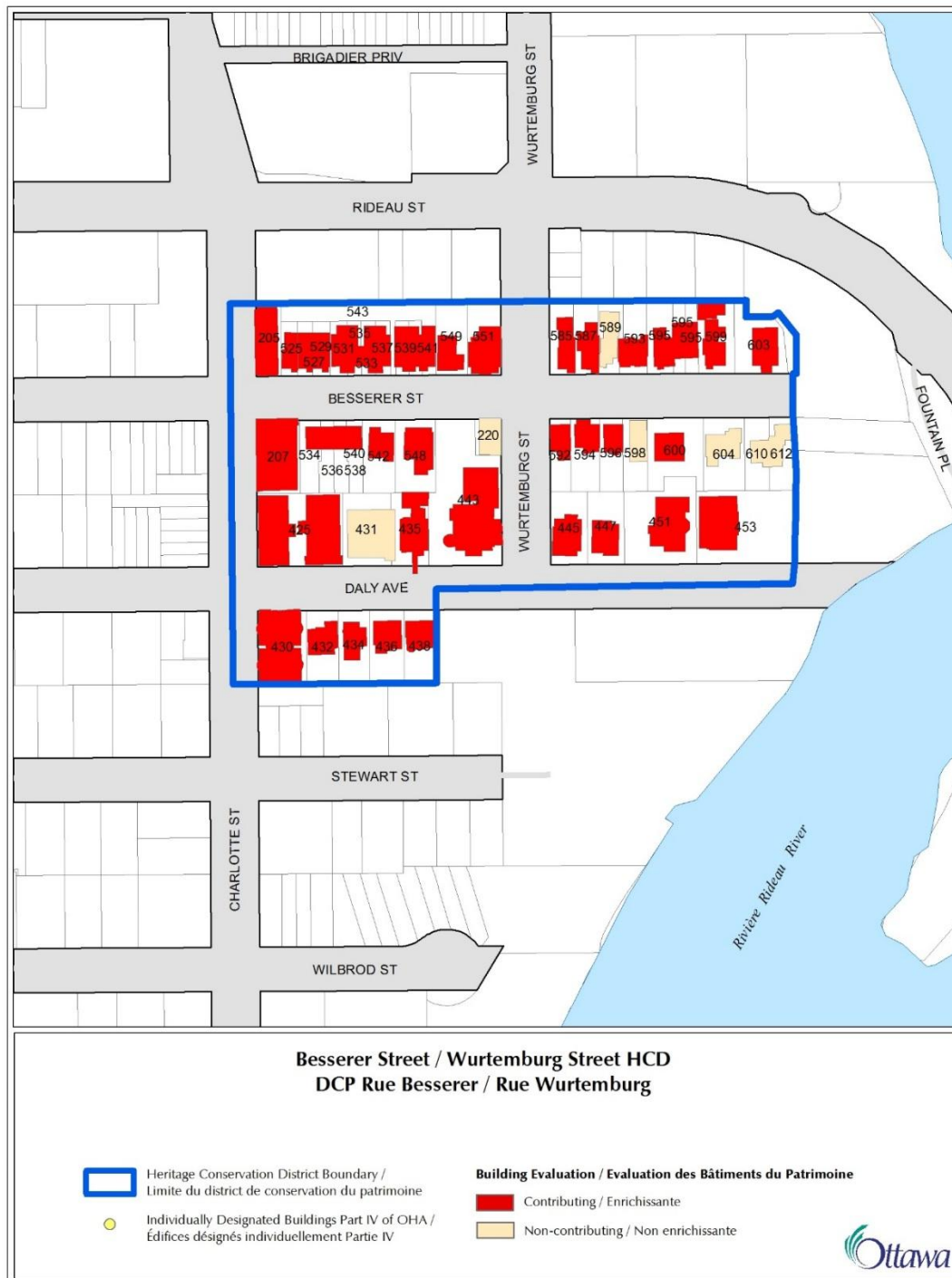
Document 1 – Existing Five Sandy Hill HCDs within the Cultural Heritage Character Area Boundaries



Document 2 – Russell-Range Heritage Conservation District with Contributing and Non-Contributing Properties



Document 4 – Besserer-Wurtemberg Heritage Conservation District with Contributing and Non-Contributing Properties



Document 6 – Sandy Hill Cultural Heritage Character Area Updated to Exclude the Proposed Districts

