

8. **Application for demolition of 347 Gilmour Street and alteration of 278 and 280 O'Connor Street, properties located in the Centretown Heritage Conservation District, designated under Part V of the *Ontario Heritage Act***

Demande de démolition du 347, rue Gilmour et de modification des 278 et 280, rue O'Connor, des biens situés dans le district de conservation du patrimoine du centre-ville désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*

Committee recommendation

That Council:

1. **approve the application to demolish 347 Gilmour Street according to plans submitted by M. David Blakely Architect Inc., dated July 2019 and received on June 19, 2020 conditional upon;**
 - **Documentation of the building be undertaken for deposit at the City of Ottawa archives to the satisfaction of Heritage staff;**
2. **approve the application to alter the buildings at 278 and 280 O'Connor Street according to plans submitted by M. David Blakely Architect Inc., dated March 31, 2020 received on July 19, 2020, conditional upon:**
 - **The implementation of the conservation measures outlined in the Cultural Heritage Impact Statement attached as Document 12 and further detailed in Document 13, Conservation Conditions;**
3. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
4. **approve the issuance of the heritage permit with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

Recommandation du Comité

Que le Conseil :

1. **approuve la demande de démolition du 347, rue Gilmour conformément aux plans déposés par M. David Blakely Architect Inc. datés du mois de juillet 2019 et reçus le 19 juin 2020, à la condition que :**
 - **des documents concernant le bâtiment soient préparés pour les Archives de la Ville d'Ottawa à la satisfaction du personnel du Patrimoine;**
2. **approuve la demande de modification des 278 et 280, rue O'Connor conformément aux plans déposés par M. David Blakely Architect Inc. datés du 31 mars 2020 et reçus le 19 juillet 2020, à la condition que :**
 - **soient appliquées les mesures de conservation énoncées dans l'étude d'impact sur le patrimoine culturel (document 12 ci-joint) et détaillées dans le document 13, Conditions de conservation;**
3. **délègue au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'apporter des changements mineurs à la conception;**
4. **approuve la délivrance du permis en matière de patrimoine, d'une validité de trois ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

Documentation/Documentation

1. Managers report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated July 29, 2020 (ACS2020-PIE-RHU-0017)

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 29 juillet 2020 (ACS2020-PIE-RHU-0017)

2. Extract of draft Minutes, Built Heritage Sub-committee, August 11, 2020
3. Extrait de l'ébauche du procès-verbal du Sous-comité du patrimoine bâti, le 11 août 2020
4. Extract of draft Minutes, Planning Committee, August 27, 2020

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 août 2020

**Planning Committee
Report 28
September 9, 2020**

150

**Comité de l'urbanisme
Rapport 28
le 9 septembre 2020**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
August 11, 2020 / 11 août 2020**

and / et

**Planning Committee / Comité de l'urbanisme
August 27, 2020 / 27 août 2020**

**and Council / et au Conseil
September 9, 2020 / 9 septembre 2020**

**Submitted on July 29, 2020
Soumis le 29 juillet 2020**

**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:**

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Patrimoine**

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

Ward: SOMERSET (14)

File Number: ACS2020-PIE-RHU-0017

**SUBJECT: Application for demolition of 347 Gilmour Street and alteration of 278
and 280 O'Connor Street, properties located in the Centretown**

**Heritage Conservation District, designated under Part V of the
*Ontario Heritage Act***

**OBJET: Demande de démolition du 347, rue Gilmour et de modification des
278 et 280, rue O'Connor, des biens situés dans le district de
conservation du patrimoine du centre-ville désigné aux termes de la
partie V de la *Loi sur le patrimoine de l'Ontario***

REPORT RECOMMENDATIONS

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

- 1. Approve the application to demolish 347 Gilmour Street according to plans
submitted by M. David Blakely Architect Inc., dated July 2019 and received
on June 19, 2020 conditional upon;**
 - Documentation of the building be undertaken for deposit at the City
of Ottawa archives to the satisfaction of Heritage staff;**
- 2. Approve the application to alter the buildings at 278 and 280 O'Connor
Street according to plans submitted by M. David Blakely Architect Inc.,
dated March 31, 2020 received on July 19, 2020, conditional upon:**
 - The implementation of the conservation measures outlined in the
Cultural Heritage Impact Statement attached as Document 12 and
further detailed in Document 13, Conservation Conditions;**
- 3. Delegate authority for minor design changes to the General Manager,
Planning, Infrastructure and Economic Development Department; and**
- 4. Approve the issuance of the heritage permit with a three-year expiry date
from the date of issuance unless otherwise extended by Council.**

RECOMMANDATIONS DU RAPPORT

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

- 1. d'approuver la demande de démolition du 347, rue Gilmour conformément
aux plans déposés par M. David Blakely Architect Inc. datés du mois de
juillet 2019 et reçus le 19 juin 2020, à la condition que :**

- des documents concernant le bâtiment soient préparés pour les Archives de la Ville d'Ottawa à la satisfaction du personnel du Patrimoine;
2. d'approuver la demande de modification des 278 et 280, rue O'Connor conformément aux plans déposés par M. David Blakely Architect Inc. datés du 31 mars 2020 et reçus le 19 juillet 2020, à la condition que :
 - soient appliquées les mesures de conservation énoncées dans l'étude d'impact sur le patrimoine culturel (document 12 ci-joint) et détaillées dans le document 13, Conditions de conservation;
 3. de déléguer au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'apporter des changements mineurs à la conception;
 4. d'approuver la délivrance du permis en matière de patrimoine, d'une validité de trois ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.

EXECUTIVE SUMMARY

The buildings at 347 Gilmour Street, 278 O'Connor Street and 280 O'Connor Street are two-and-a-half storey, red brick, houses constructed c.1879-1901. The properties are designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District.

This report has been prepared because alteration to designated buildings requires the approval of City Council. This report recommends approval of the application to demolish the building at 347 Gilmour Street and the partial demolition of the buildings at 278 and 280 O'Connor Street, with the retained portions of the buildings integrated into a new six-storey building. The recommendations also include conditions related to the documentation of the demolished building and conservation of the retained portions of the buildings at 278 and 280 O'Connor Street.

The proposal meets the guidelines in the Centertown Heritage Conservation District Plan and protects the established heritage value and attributes of the retained building as described in the Statement of Cultural Heritage Value and meets the "Standards and Guidelines for the Conservation of Historic Places in Canada".

RÉSUMÉ

Les bâtiments situés au 347, rue Gilmour et aux 278 et 280, rue O'Connor sont des maisons de brique rouge de deux étages et demi construites vers 1879 et 1901. Il s'agit de biens faisant partie du district de conservation du patrimoine du centre-ville désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*.

Le présent rapport a été préparé parce que les modifications prévues aux bâtiments désignés doivent être approuvées par le Conseil municipal. Il recommande l'approbation de la demande de démolition du 347, rue Gilmour et de démolition partielle des 278 et 280, rue O'Connor au cours de laquelle on préservera certaines parties qui seront intégrées à une nouvelle construction de six étages. Les recommandations comprennent en outre des conditions visant la production de documents concernant le bâtiment démolit et la préservation de certaines parties des bâtiments situés aux 278 et 280, rue O'Connor.

Le projet respecte les lignes directrices du district de conservation du patrimoine du centre-ville, protège la valeur patrimoniale établie et les attributs des parties conservées (comme il est décrit dans la déclaration de valeur sur le plan du patrimoine culturel) et satisfait aux Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada.

BACKGROUND

The buildings at 347 Gilmour Street, 278 O'Connor Street and 280 O'Connor Street are two-and-a-half storey, red brick houses that were constructed c.1879-1901. The properties are located at the northwest corner of O'Connor and Gilmour Streets (see Location Map, Photos, Documents 1 and 2). The three properties are located in the Centretown Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1997.

The Centretown HCD was designated 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 Statement of Heritage Character in Document 3).

The application is for the demolition of the building at 347 Gilmour Street, the alteration of the buildings at 278 and 280 O'Connor Street and the construction of a new

six-storey residential building integrated with the retained buildings at 278 and 280 O'Connor Street. This report has been prepared because applications for alteration and demolition, under the *Ontario Heritage Act* require City Council approval after consultation with the Built Heritage Sub-Committee.

This proposal also requires an Official Plan amendment, Zoning By-law amendment and Site Plan Control application, which have been submitted concurrently. The Official Plan amendment and Zoning By-law amendment are anticipated to be considered by Planning Committee and Council, together with this report. A building permit under the *Building Code Act* will also be required.

DISCUSSION

Project Description

The application is for the demolition of the building at 347 Gilmour Street and the partial demolition of the buildings at 278 and 280 O'Connor Street, with the retained portions of the buildings integrated into a new six-storey building. The proposed building is a six storey, flat-roofed building with 65 residential units and underground parking. The first four storeys are clad in red brick with evenly spaced, rectangular windows. The top two storeys and the mechanical penthouse are clad in grey metal panels with large windows. The fifth and sixth storeys are stepped back from the lower storeys (see Site Plan, Elevations, Renderings in Documents 4, 5, and 6).

The proposed landscape alterations include the retention of the trees on site, with the exception of those in poor condition. The configuration of the front yards along O'Connor Street is maintained and the site will feature a mix of soft and hard landscaping materials, including permeable pavers with a number of planting beds, shrubs and other ground cover materials.

This application also requires an Official Plan amendment, Zoning By-law amendment and Site Plan Control application. The Official Plan amendment is to permit a maximum building height of up to six-storeys, where a maximum building height of four storeys is currently permitted. The amendment would also seek to permit a mid-rise apartment dwelling on the portion of the site designated as Residential (currently 347 Gilmour Street), where the designation contemplates only low-rise residential building forms. The Zoning By-law amendment is to change the zoning of the site from Residential Fourth Density to Residential Fifth Density and for relief from site specific zoning provisions including to reduce the minimum corner side yard setback, minimum rear yard setback, minimum interior side yard setback, minimum driveway width, and provide

relief from the Heritage Overlay. An earlier version of the design was reviewed by the Urban Design Review Panel on November 1, 2019 and the design was subsequently revised to address the comments provided.

Recommendation 1 – Demolition of 347 Gilmour Street

The proposed development includes the demolition of the building, shed and garage at 347 Gilmour Street (see Document 7, Demolition Plan). The parking entrance of the new building is proposed to be located at the current location of 347 Gilmour Street as there is a required distance that must be maintained between O'Connor Street and the parking entrance of the building. The building was constructed c. 1879-1901, in a vernacular interpretation of the Queen Anne Revival style. It is a two-and-one-half storey, hip-roofed residence with brick veneer and decorative wood trim. The 1996 heritage survey form identified the building as a Category 2 building in the HCD and assessed it as being compatible with heritage residential environment and reinforcing the heritage character of the area. The heritage survey form for the property can be found in the Cultural Heritage Impact Statement in Document 12.

The Centretown HCD Study has guidelines that encourage the conservation and restoration of residential heritage properties (VII 5.3), which speak to retaining early features and undertaking façade restoration to give a strong sense of the historical character of the streetscapes. The HCD Study does not have specific policies on demolition but notes that demolition requires Council Approval.

Staff are recommending approval of the demolition of the building at 347 Gilmour Street for the following reasons:

- The architectural integrity of the building has been negatively impacted by several unsympathetic additions and alterations (see Document 8, Summary of Alterations). The alterations, which are mainly on the front façade, include the removal of the original porch, the addition of an entrance vestibule, the enlargement of the window openings, and the addition of a new dormer to the top storey, which alters the roofline. These alterations have diminished the cultural heritage value of the building and have removed most of the character defining elements.
- Although the building is a typical example of turn of the century residential design, which is characteristic of Centretown, because of the modifications, there

are better examples throughout Centretown that are more representative, intact and/or high style examples of this style.

- The findings of the Cultural Heritage Impact Statement (see Document 12) for the project assessed the building at 347 Gilmour Street and determined that, “The 347 Gilmour Street building is a marginal architectural example, poorly altered over the years and is in poor shape.” It further concludes that “While we understand, in principle, that average/lesser buildings can still contribute to a conservation district, in our assessment, in its current configuration and state, 347 Gilmour Street has limited value and is not contributing meaningfully to the district.”
- The demolition of the building will allow for a better, more cohesive, overall project, which will benefit the character of the HCD. The Gilmour Street façade has been designed to reflect the significant elements of the building at 347 Gilmour Street, including its massing and rhythm, through the use of projecting bays, and the red brick materiality.

For these reasons, staff concluded that the building at 347 Gilmour Street makes a limited contribution to the character of the Centretown Heritage Conservation and therefore have no objection to the demolition of the building.

Standards and Guidelines for the Conservation of Historic Places in Canada

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

- (a) Conserve the heritage value of an historic place.
- (b) Do not remove, replace or substantially alter its intact or repairable character-defining elements.

Despite the demolition of the building at Gilmour Street, the overall proposal generally complies with the Standards and Guidelines, because the heritage value and attributes of the Centretown HCD are conserved. The building at 347 Gilmour Street is of limited cultural heritage value because of its diminished architectural integrity and

unsympathetic alterations. The removal of this building will not affect the overall cultural heritage value of the Centretown HCD, as defined in the Statement of Heritage Character.

A condition has been added to require the documentation of the building prior to demolition. This is in accordance with the City of Ottawa Official Plan Policy 4.6.7, which states that if a designated heritage property is approved for demolition the City will require that the property be thoroughly documented in accordance with accepted heritage recording guidelines, for deposit in the City of Ottawa archives.

Recommendation 2 – Alteration of 278 and 280 O'Connor Street

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.

The proposed development at 280 Gilmour Street 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 a six-storey building, primarily clad in red brick on the first four storeys with grey metal panelling on the top storeys and for the mechanical penthouse.

The proposed development will retain the front portions of the buildings at 278-280 O'Connor Street to accommodate five apartment units and demolish the rear portions of the buildings, later additions and parking sheds (see Document 9, Demolition Details). The heritage attributes of the buildings are primarily located on the portions to be retained including the decorative wood trim and gable, the porches, windows, and brackets. These elements will be restored and rehabilitated to maintain the architectural integrity of the buildings. A new dormer is proposed to be added to the roof of 280 O'Connor in between the existing dormers. This dormer is similar in proportions and materials to the adjacent dormers and will not impact the character of the building.

The new construction is intended to serve as a backdrop for the retained heritage buildings. The simple rectangular form of the new building, which is set back from the historic buildings enhances the more ornate forms of the historic buildings at 278 and 280 O'Connor Street. The new building is set in from the north and south façades of the buildings along O'Connor Street. Significant portions of the sides of the buildings, the north and south façades will be retained, which will ensure that the original form, massing and rooflines can be interpreted and meaningfully incorporated into the new development.

The new building is distinguishable as contemporary design through its form, massing and materiality, notably the use of grey metal panelling and full glazing on the top storeys. It is sympathetic to the heritage character of the area through its primarily red brick cladding and the use of design elements that are inspired by nearby heritage buildings such as the brick detailing, sills, lintels, cornices and the window pattern and proportions.

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.

The south side of Gilmour Street is an intact streetscape with 2 ½ to three storey red brick buildings with high architectural integrity and elaborate detailing. The northern portion of Gilmour Street is more varied, and the buildings feature different construction dates, heights, massing and architectural styles. To the east of the building at 347 Gilmour Street, which is proposed to be demolished, is 355 Gilmour Street a similar 2 ½ storey Queen Anne vernacular building. Further west, there is a three-storey flat roof building with significant alterations, followed by a 10-storey building. To the north, on O'Connor Street are a six and seven storey building. To the southeast is 330 Gilmour Street, a two-three storey Beaux Arts building, which was the former headquarters of the Ottawa Board of Education. The proposed height of the new building is appropriate for the north side of Gilmour Street, as it will fit comfortably with the existing context with additional heights to the north of the property, and provides transition so as to avoid negatively impacting the intact streetscape on the south side of Gilmour Street (see Streetscape Elevation Document and Height Analysis, Documents 10 and 11).

The proposed building at 280 Gilmour Street is six storeys in height; however, significant steps backs have been included to respond to the direction in the HCD Guidelines. On the O'Connor Street façade, the new building is set back behind the

retained portions of the buildings at 278-280 O'Connor Street and then stepped back at the fourth floor to frame the historic structures. The Gilmour Street façade features two, three-storey projecting bays, which are intended to echo the form and massing of the rhythm of the Gilmour Streetscape. The impact of the top two storeys is mitigated as the fifth and sixth storeys are stepped back from the O'Connor and Gilmour Streetscape, and uses light grey architectural metal panels to reduce the visual impact from the public realm.

Overall, the proposed building complements the architectural character of Centretown through its use of compatible materials, step-backs, façade articulation, cornices and window openings. Its form and massing reflect buildings found throughout the HCD and the character of the District as identified in the Statement of Cultural Heritage Value. The scale of the building is appropriate to both to its immediate surroundings and the HCD as a whole.

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.

The proposed new building has a plan that is generally rectangular in form, with the exception of the retained historic buildings along O'Connor Street and the articulated façade on Gilmour Street. The conserved historic buildings along O'Connor Street retain the rhythm of the historic streetscape and the overall mid-rise height of the building reflects the character of apartment buildings found throughout the HCD. The façade along Gilmour Street is articulated by bays and projections that reflect the rhythm of the existing Gilmour Streetscape. The recessed entrance on O'Connor Street is located between the two retained buildings to ensure the retained heritage buildings remain prominent

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 proposed cladding for the proposed new building is primarily red brick, with grey architectural panels on the fifth and sixth storey and the mechanical penthouse. The cladding reflects the typical material palette of Centretown and maintains continuity with the adjacent buildings along Gilmour and O'Connor Streets. The grey metal panelling has been used to distinguish the upper storeys and reduce the overall appearance of the massing of the building. The cornices on the building add definition to the building. The entrances for the building are well detailed and the Gilmour Street façade features a gabled canopy entrance which echoes the form of the porches of the historic buildings on O'Connor Street. Architectural elements such as the material palette, balconies and entrance canopies and cornices, take their design cues from nearby buildings.

Section V11.5 Building Conservation and Infill Guidelines also applies to this application. The guidelines that encourage the conservation and restoration of residential heritage properties (VII 5.3), which speak to retaining early features and undertaking façade restoration to give a strong sense of the historical character of the streetscapes. Significant restoration for the buildings at 278 and 280 O'Connor Street is proposed, which includes: repointing of the brick cladding and stone foundation, repair of the porches including the roofs, millwork and columns, and restoration of wood elements including the decorative woodwork in the gable end of 278 O'Connor Street

Centretown Secondary Plan and Centretown Community Design Plan

Both the Centretown Secondary Plan and Centretown Community Design Plan (CDP) address the protection of heritage buildings. The Centretown Community Design Plan has guidelines for new buildings in the HCD, including: using stepbacks to appropriately transition with adjacent building heights, using compatible materials, minimizing the use and height of blank walls and modulating façades through the use of vertical breaks and step-backs in a manner that is compatible with the surrounding heritage structures. The proposal meets the guidelines of the Centretown CDP through the use of step-backs, red brick cladding and articulation of the façades through projects, bays and canopies.

Standards and Guidelines for the Conservation of Historic Places in Canada

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 significant portions of the building at 278-280 O'Connor Street are retained and the character defining elements will be conserved. Through careful design, including its materials, massing, articulation and step-backs, the new building is both compatible with and distinguishable from the buildings at 278-280 O'Connor Street. While the proposed addition to the building is not subordinate in size, the overall design ensures that the heritage buildings are the prominent features of the overall design. The proposed building is compatible with the established character and heritage attributes of the Centretown HCD.

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 new construction, "has the potential to adversely affect the heritage conservation district." A Cultural Heritage Impact Statement (CHIS) was prepared for this proposal by Robertson Martin Architects and is attached as Document 12. The CHIS concludes that the proposal:

In general, conforms with the requirements of the Standards and Guidelines for the Conservation of Historic Places in Canada (2nd edition) as well as the Heritage Conservation District values as outlined by the City of Ottawa. The original parts of O'Connor Street properties, which are to be retained and rehabilitated, have been treated in such a way that they will continue to contribute positively to the heritage character of the neighbourhood.

Through strategic application of materials, massing and form, the Architect achieves a well-balanced design. In addition, the multiple bay design recalls the buildings which once existed on the empty space of the outdoor parking, and the building that will be removed to accommodate the new addition. Moreover, the new design maintains the original rhythm of the streetscape and is visually compatible within the context of the heritage neighbourhood, while remaining distinguishable from the surrounding historic buildings.

Heritage staff concur with the findings of the CHIS.

Conclusion

Staff recommend the approval of the alterations to the buildings at 278 and 280 O'Connor Street. The most significant portions of the buildings, which include the heritage attributes, have been retained and the buildings will be incorporated into the new development. The proposal meets the applicable heritage guidelines including the Centretown HCD Study and the Parks Canada Standards and Guidelines.

The approval is conditional upon the implementation of the conservation measures outlined in the Conservation Plan (Document 12) and further detailed in the Conservation Measures attached as (Document 13). This includes the thorough documentation of both structures, prior to the beginning of work, undertaking measures to ensure the building and their architectural elements are not damaged during construction and undertaking a detailed assessment of conservation treatment by building element (porch, windows, foundation, etc.) to be followed by the appropriate restoration work.

Recommendation 3 – Minor Design Changes

Minor design changes to a building may emerge during the working drawing phase of the project and through the Site Plan Control 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 Department, to undertake these changes.

Recommendation 4 – Heritage Permit Expiry

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A three-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 of 2014 and 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa was notified of the application on July 3, 2020.

The Centretown Citizens Community Association was notified of the application on July 3, 2020.

The plans were posted on the City's DevApps website on July 2, 2020.

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

Councillor McKenney, Somerset Ward, is aware of the application.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report. The property is designated under Part V of the *Ontario Heritage Act*, and therefore Council may approve the application for new construction, refuse the application, or approve it subject to terms and conditions. If Council refuses the application, or approves it subject to conditions, the owner has a right of appeal 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:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 30, 2020.

SUPPORTING DOCUMENTATION




- Document 1 Location Map
- Document 2 Current Conditions
- Document 3 Statement of Heritage Character
- Document 4 Site Plan
- Document 5 Elevations
- Document 6 Renderings
- Document 7 Demolition Plan
- Document 8 Summary of Alterations to 347 Gilmour Street
- Document 9 Demolition Details
- Document 10 Gilmour Streetscape Elevation
- Document 11 Height Analysis
- Document 12 Cultural Heritage Impact Statement
- Document 13 Conservation Conditions

DISPOSITION

City Clerk's Office, Council and Committee 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.

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <p> 278, 280 rue O'Connor St. 347 rue Gilmour St.</p> <p> N 1:5000 SCALE</p>
D09-01-OC0NN280	20-0346-L	
I:\CO\2020\Heritage\OConnor_278_280_Gilmour_347		
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REVISION / RÉVISION - 2020 / 04 / 30		

Document 2 – Current Conditions

Buildings at 278 and 280 O'Connor Street



347 Gilmour Street



347 Gilmour Street and 280 O'Connor Street



View looking west down Gilmour Street

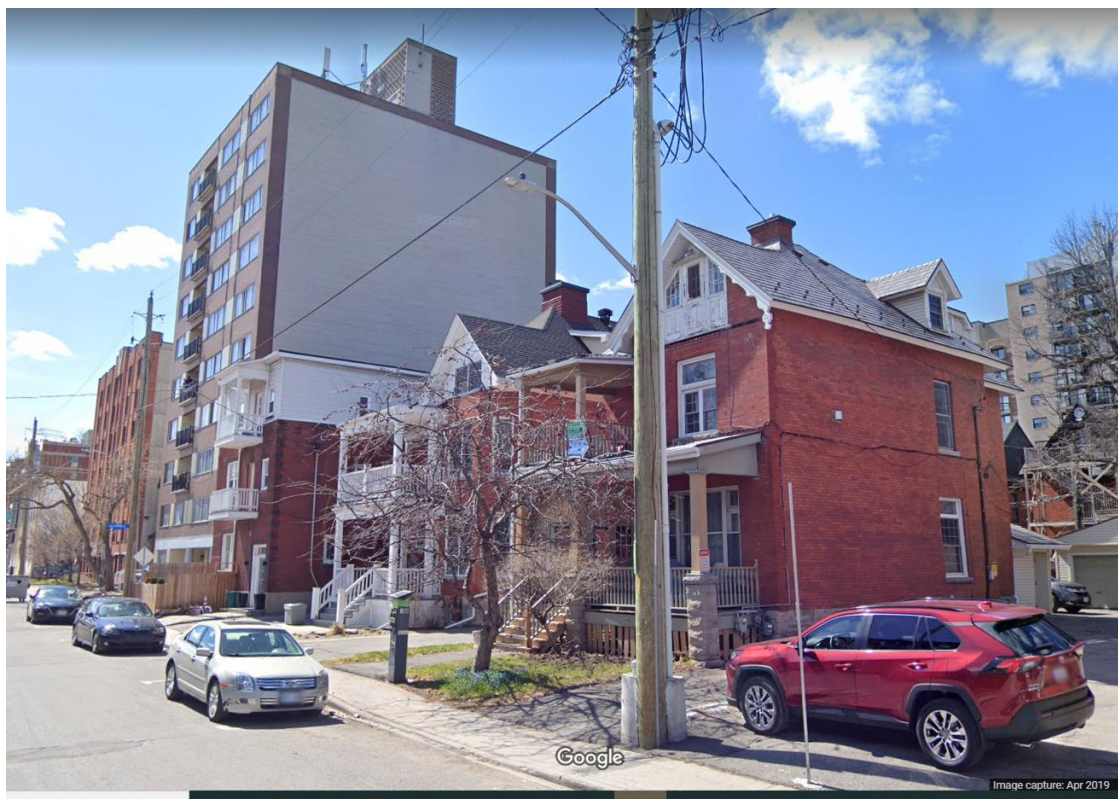
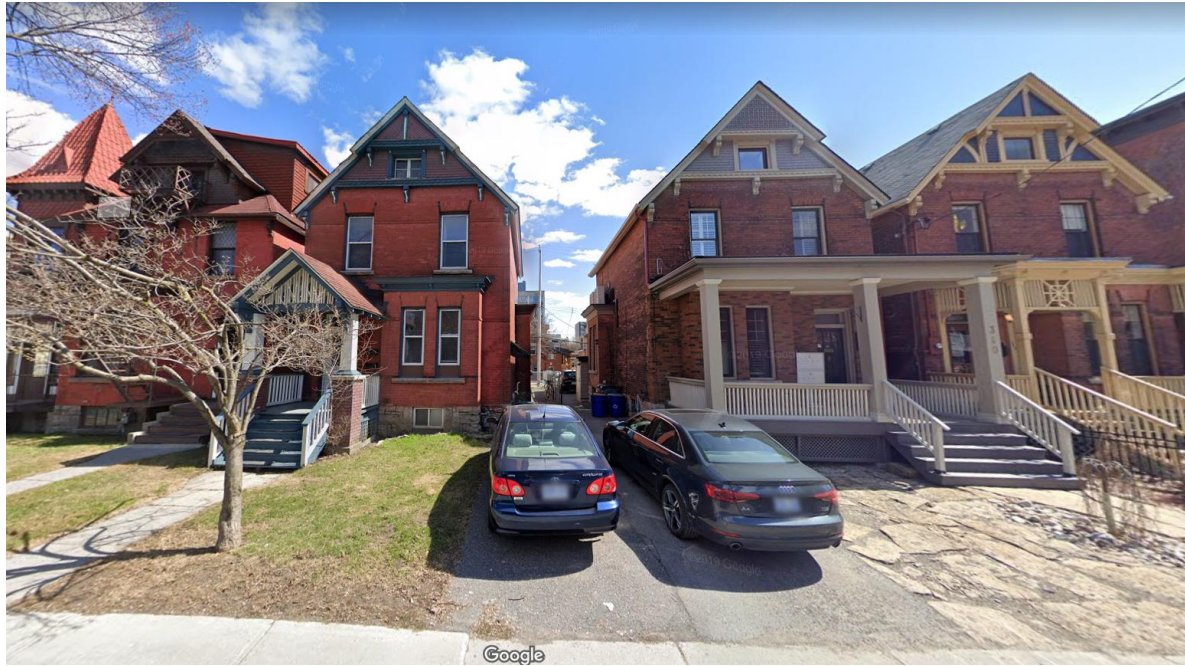


Photo of the south side of Gilmour Street



View looking north on O'Connor Street



Document 3 – 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 Avenue and Wellington Street, 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 Streets 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.

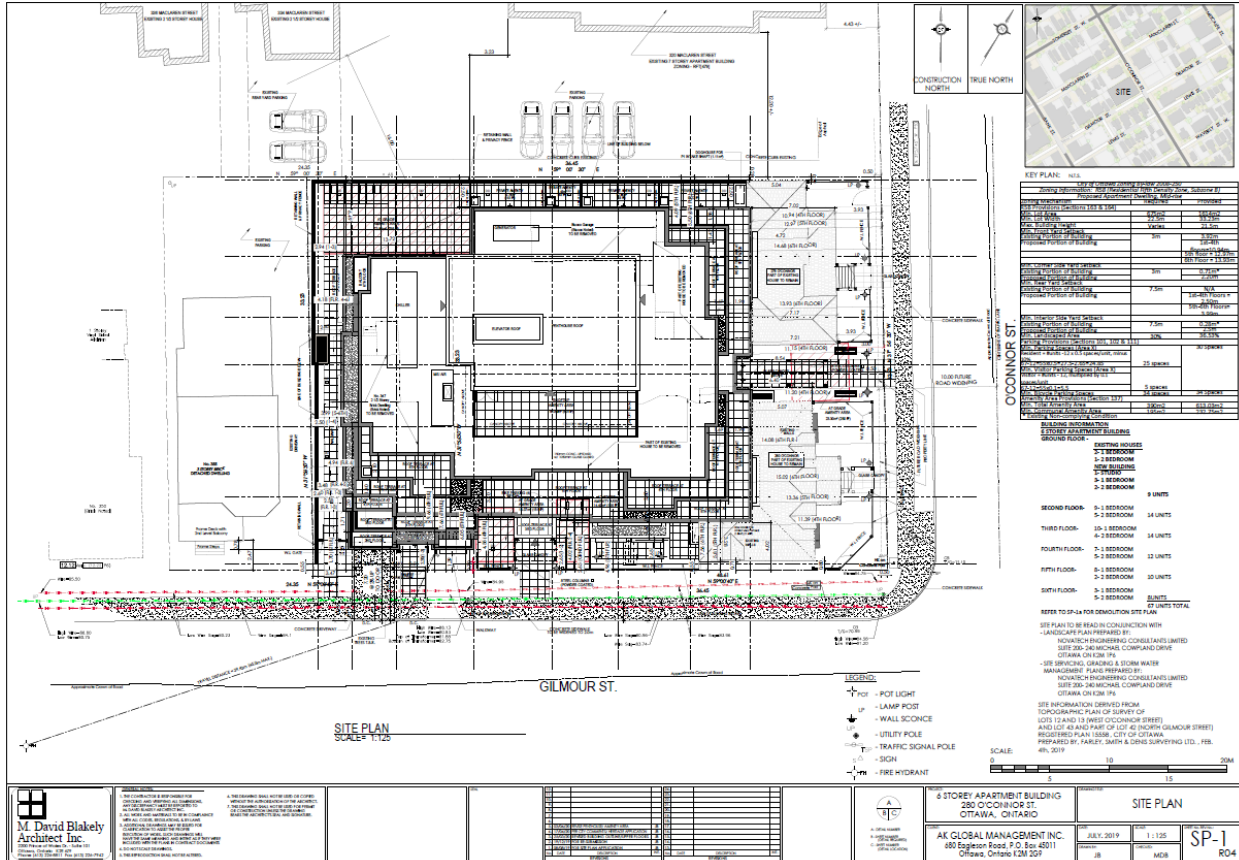
Centretown itself has always been an access route to Parliament Hill. There is a long-standing pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and automobile traffic corridors. Long distance travellers 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 4 – Site Plan

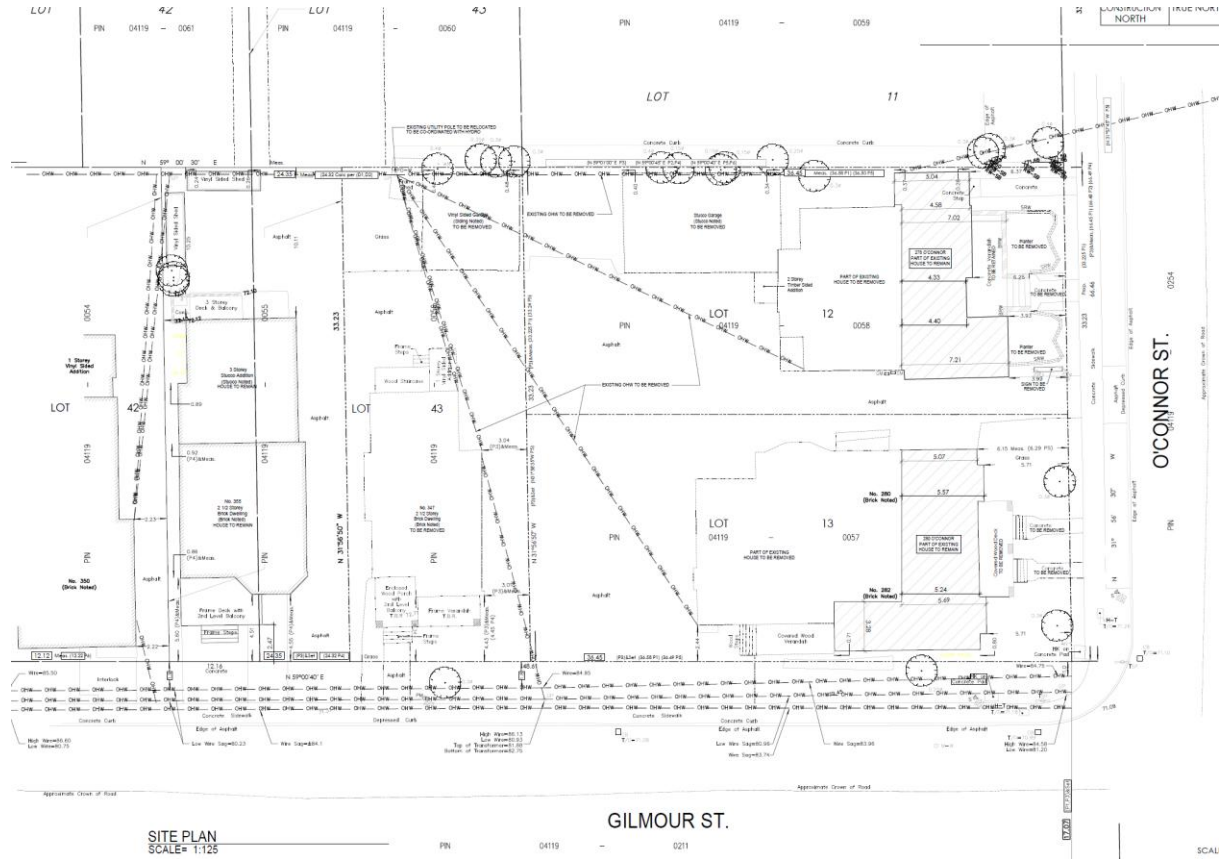


Document 6 – Renderings





Document 7 – Demolition Plan

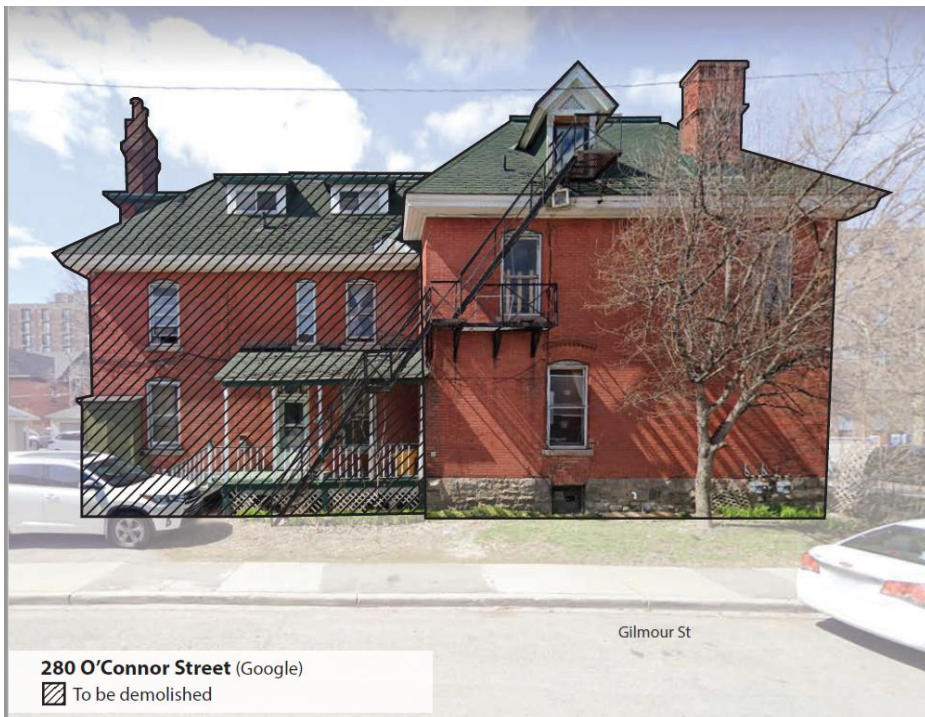
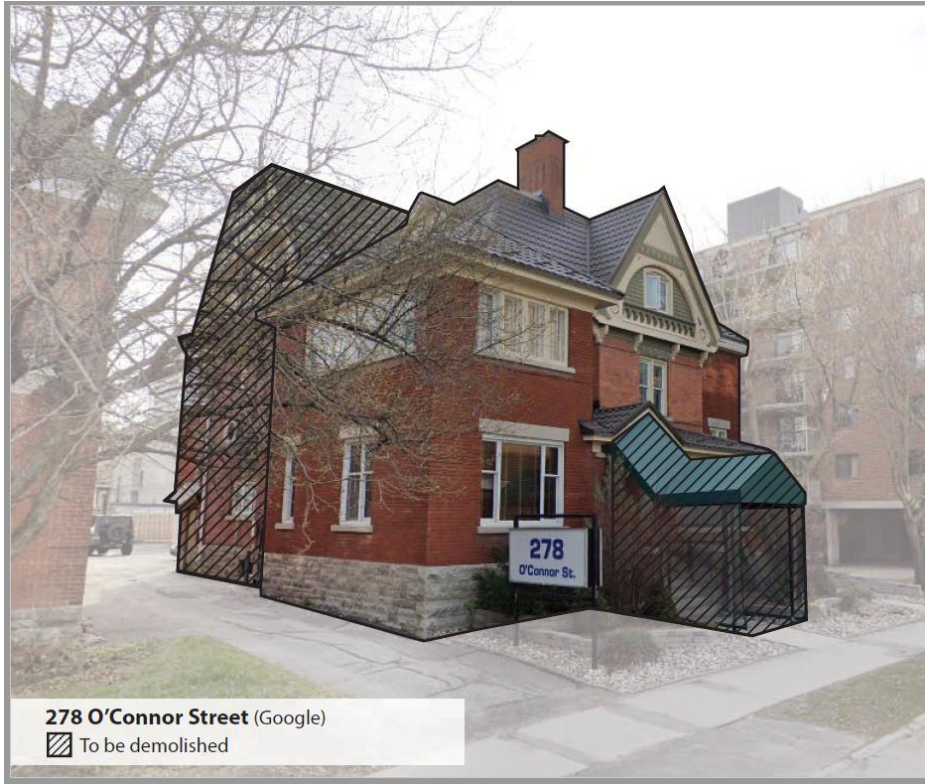


Document 8 – Summary of Alterations to 347 Gilmour Street



Source : CHIS (Document 12)

Document 9 – Demolition Details





Document 10 – Gilmour Streetscape Elevation



Document 11 – Height Analysis



Source : CHIS (Document 12)

Document 13 – Conservation Conditions

This document outlines the basic documentation and conservation requirements as outlined in the Conservation Plan submitted by Robertson Martin Architects that form part of the conditions of approval of the application to alter 278 and 280 O'Connor Street.

1. Documentation

In keeping with the Standards and Guidelines, thorough documentation will be required both prior to the start of the work, to record existing as-found conditions and to maintain an accurate record of intervention.

- a) Prior to issuance of any permits, the applicant must submit detailed, high resolution photographs of the exterior of the building to the City of Ottawa for deposit at the City of Ottawa Archives.
- b) Throughout the design and construction process, the applicant must submit detailed, high resolution photographs of the exterior of the building to the City of Ottawa for deposit at the City of Ottawa Archives.

2. Protection of Heritage Resources

During all work on site, measures will need to be taken to ensure the buildings and their architectural elements are not damaged during both demolition and new construction. Certain elements, notably elements with a structural purpose, may need to be repaired or consolidated before the commencement of demolition, to ensure the structural integrity of the buildings' façades throughout construction.

- a) Prior to issuance of any permits, the applicant must submit a detailed description of the protection measures for the exterior architectural features that will be implemented prior to demolition and construction.

3. Conservation Treatment by Element

As part of the proposed development, the exterior appearance of the retained portion of the buildings at 278 and 280 O'Connor Street, will be maintained and most exterior architectural elements and materials will be preserved. The general approach is to repair and retain in situ the existing elements, rather than replacing them. Elements that are deteriorated beyond repair will be replaced in kind or with a compatible alternative. New elements added to the exterior will be physically and visually compatible with the

existing. The proposed scope of work for each element below. A more thorough on-site investigation will be required to assess the existing condition of each element and the specific work required.

- a. Prior to issuance of any permits, the applicant must submit a detailed description of restoration work to be undertaken for each element of the properties which includes but is not limited to the following:

278 O'Connor Street

1. Stone Foundation

The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible mortar. Crack and fracture repairs, as well as Dutchmen repairs, may be required, either to repair existing stones, or to repair damages that may occur during construction. The structural stability of the foundation walls should be ensured before demolition of the rear additions. Special attention should be given to the connection joint between the existing stone foundation walls and the new construction, to ensure its compatibility.

2. Brickwork

The brickwork, notably the exterior walls, should be repaired as required and maintained. This includes repointing, where necessary, with a compatible mortar, and repairing any cracks or fractures. The structural stability of the brick masonry walls should be ensured before demolition of the annexing structures. Special attention should be given to the connection joint between the brickwork and the new structure, to ensure its compatibility.

3. Porch

A) Concrete base

The concrete stairs and base of the porch should be repaired as necessary and maintained. This includes filing cracks as they appear and ensuring proper drainage around the porch.

B) Brick pillar

The brick pillars surrounding the porch should be repaired and maintained as described in the Brickwork section above.

C) Millwork

As part of the proposed development, the low brick walls surrounding the porch will be replaced with new wood railings. The design of the new railing should be sympathetic and compatible with the existing. Any damage to or openings in the surrounding brick pillars resulting from the removal of the low brick walls should be repaired.

D) Porch roofing

The roofing should be replaced per the Roof section below.

4. Woodwork

The exterior woodwork should be preserved and maintained. This includes the decorative wood trimmings and cladding located at the O'Connor Street façade pediment, as well as the wood moldings along the eaves of the roof. The woodwork should be repainted as necessary with a compatible paint. Any damaged element should be restored or replaced in kind if rotted or beyond repair. Proper drainage should be maintained from the roof to prevent the accelerated deterioration of the woodwork.

5. Doors

The two exterior doors on the O'Connor Street façade should be repaired as needed and maintained. This includes repainting the door faces and repairing or replacing the weather-stripping, sealants and sills as necessary.

6. Windows

A) Wood windows

The existing wood windows are generally not in good condition and are not original. It is proposed to replace the existing wood windows with a compatible contemporary alternative, notably to achieve better energy efficiency as per the building code. Replacement windows will need to match

the existing units in appearance and proportions, using thin mullion profiles where applicable.

B) Aprons and Headers

The stone aprons and headers located at each window opening should be repaired as needed and maintained. This includes repairing any cracks or deterioration and ensuring an adequate connection and seal with the surrounding brickwork and windows.

7. Roof

A) Cladding

The cladding on the main roof and porch roof should be replaced. The new roofing should be compatible with the heritage character of the building. Special attention should be given to the areas where the existing roof will meet the new construction, to ensure that all connection points between the two structures are compatible. Notably, water management and drainage should be addressed at the proposed connection points with the new structure, with the use of proper flashing and sloping.

B) Flashings

Along with the replacement of the roof, the flashings should be replaced with a compatible material. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

C) Chimney

The brick chimney should be repaired as needed and maintained. Its structural stability should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fractures repaired.

2.2. 280 O'Connor Street

1. Stone Foundation

The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible mortar.

Crack and fracture repairs, as well as Dutchmen repairs, may be required, either to repair existing stones, or to repair damages that may occur during construction. The structural stability of the foundation walls should be ensured before the demolition of the rear additions. Special attention should be given to the connection joint between the existing stone foundation wall and the new construction, to ensure its compatibility.

2. Brickwork

The brickwork, notably the exterior walls, should be repaired as required and maintained. This includes repointing, where necessary, with a compatible mortar, and repairing any cracks or fractures. The structural stability of the brick masonry walls should be ensured before the demolition of the annexing structures. Special attention should be given to the connection joint between the brickwork and the new structure, to ensure its compatibility.

3. Porch

A) Pillars

The brick pillars around the porch should be preserved and maintained as per the Brickwork section above.

B) Millwork

The wood columns and pediment should be maintained as per the Woodwork section below. The wood porch should be repaired as required and maintained. This includes repairing or replacing in kind the broken latticework at the base of the porch and repainting it with a compatible paint in a matching color. The wood stairs and floor of the porch should likewise be stripped and repainted with a compatible paint. The structural integrity of the porch should be assessed and repaired as necessary. Proper drainage around the base of the porch should be maintained to ensure the protection of the lower wood elements from excessive exposure to moisture; any rotted wood should be replaced and painted to match.

C) Porch roofing

The roofing should be replaced as per the Roof section below. The flashings should be replaced with a compatible material and the water

management reviewed and corrected. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

4. Woodwork

The woodwork should be repaired or restored as needed and maintained. This includes the wood railings, columns and pediment of the porch, the wood moldings along the top of the two bay windows, the decorative wood headers of all windows, as well as the moldings along the eaves of the roof. In areas where the paint is peeling, notably around the porch and the bay windows, the woodwork should be stripped and repainted with a compatible paint in a matching color. Any rotting wood should be repaired or replaced in kind, and proper drainage ensured, notably at the bay windows and porch.

5. Doors

The two exterior wood doors on the O'Connor Street façade should be repaired or restored as required and maintained. This includes repainting/refinishing the doors with a compatible finish and repairing or replacing the weather stripping, sealants and sills as necessary.

6. Windows

A) Basement Windows

The basement window openings are presently boarded and covered with metal grids on the exterior. The basement windows should be reinterpreted to accommodate the new use. Any new window should be compatible with the existing.

B) Wood Windows

The existing wood windows are generally not in good condition and are not original. It is proposed to replace the existing wood windows with a compatible contemporary alternative, notably to achieve better energy efficiency as per the building code. Replacement windows will need to match the existing units in appearance and proportions.

C) Dormer Windows

The dormer windows are generally not in good condition. It is proposed to replace them with a compatible contemporary alternative, notably to achieve better energy efficiency. Replacement windows will need to match the existing units in appearance and proportions. Concerning the new dormer to be added to the O'Connor Street façade, the design of the new window should match those on the existing dormers.

D) Aprons

The stone aprons located at each window opening are to be preserved and maintained. This includes repairing any deterioration and ensuring an adequate connection and seal with the surrounding brickwork and the windows. The cracked stone aprons at the windows should be repaired where applicable.

7. Metalwork

The metal cresting located on top of the two bay windows on the O'Connor Street façade should be repaired as necessary and maintained. This includes replacing any missing or damaged elements, and ensuring adequate rust protection, notably with the application of a compatible rust resistant coating.

8. Roof

A) Cladding

The cladding on the main roof and porch roof should be replaced, as it is in poor condition. The new roofing should be compatible with the heritage character of the building. Special attention should be given to the areas where the existing roof will meet the new construction, to ensure that all connection points between the two structures are compatible. Notably, water management and drainage should be addressed at the proposed connection points with the new structure, with the use of proper flashing and sloping. The portion of the roof surrounding the proposed new dormer on the O'Connor Street façade should be similarly addressed to ensure proper water management around the new dormer structure.

B) Flashings

Along with the replacement of the roof, the flashings should be replaced with a compatible material. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

C) Chimney

The brick chimneys should be repaired as needed and maintained. Their structural stability should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fracture repaired.

D) Dormers

Three of the four dormers are to be retained as part of the new development. The retained dormers should be repaired as needed and maintained. This includes replacing the roof shingles as part of the roof replacement mentioned in the Cladding section above, repainting the wood trimmings as necessary, and addressing leakage issues if they arise. As part of the rehabilitation, it is proposed to add a new dormer between the two existing dormers on the O'Connor Street façade. The design of this new dormer should be sympathetic and compatible with the existing.