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| <p><b>1. Application for demolition and new construction at 73-77 Guigues Avenue, a property designated under Part V of the <i>Ontario Heritage Act</i> and located in the Lowertown West Heritage Conservation District</b></p> <p><b>Demande de démolition et de nouvelle construction aux 73 77, avenue Guigues, une propriété désignée en vertu de la partie V de la <i>Loi sur le patrimoine de l'Ontario</i> et située dans le District de conservation du patrimoine de la Basse-Ville Ouest</b></p> |
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**Committee recommendations**

**That Council:**

- 1. approve the application to demolish the rowhouse and detached garage at 73-77 Guigues Avenue;**
- 2. approve the application to construct a new, seven-unit townhouse development at 73-77 Guigues Avenue according to the Site Plan and Elevations prepared by Hamel Design and Planning and the Landscape Plan, prepared by Novatech Engineering submitted on August 18, 2019 and attached as Documents 5, 6, and 7, conditional upon:**
  - a. the applicant simplifying and refining the material palette for the building, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;**
  - b. the applicant reconfiguring the cornice line of the building to better reflect the straight cornice lines that characterize the flat-roofed buildings in the Heritage Conservation District, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;**
- 3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**

4. issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on November 17, 2019.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.).

#### Recommandations du Comité

Que le Conseil :

1. approuve la demande de démolition de l'habitation en rangée et du garage isolé situés aux 73-77, avenue Guigues;
2. approuve la demande de construction d'un immeuble de sept habitations en rangée aux 73-77, avenue Guigues, conformément au plan d'implantation et aux élévations préparés par Hamel Design and Planning et au plan d'aménagement paysagé préparé par Novatech Engineering, soumis le 18 août 2019 (documents 5, 6 et 7 ci-joints), sous réserve des conditions suivantes :
  - a. le requérant devra simplifier et parfaire le choix de matériaux des habitations, en consultation avec le personnel responsable du patrimoine et à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, avant la délivrance d'un permis de construire;
  - b. le requérant devra reconfigurer la ligne de corniche de l'habitation en rangée afin de mieux refléter les lignes de corniche droites qui caractérisent les bâtiments à toit plat du district de conservation du patrimoine, en consultation avec le personnel responsable du patrimoine et à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, avant la délivrance du permis de construire;

3. délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
4. délivre le permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 17 novembre 2019.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.).

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated October 9, 2019 (ACS2019-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 9 octobre 2019 (ACS2019-PIE-RHU-0017)
2. Extract of draft Minutes, Built Heritage Sub-committee, October 21, 2019  
  
Extrait de l'ébauche du procès-verbal du Sous-comité du patrimoine bâti, le 21 octobre 2019
3. Extract of draft Minutes, Planning Committee, October 24, 2019  
  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 24 octobre 2019

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
October 21, 2019 / 21 octobre 2019**

**and / et**

**Planning Committee / Comité de l'urbanisme  
October 24, 2019 / 24 octobre 2019**

**and Council / et au Conseil  
November 6, 2019 / 6 novembre 2019**

**Submitted on October 9, 2019  
Soumis le 9 octobre 2019**

**Submitted by  
Soumis par:  
Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'Infrastructure et du développement économique**

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Services du Patrimoine**

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**Ward: RIDEAU-VANIER (12)**

**File Number: ACS2019-PIE-RHU-0017**

**SUBJECT: Application for demolition and new construction at 73-77 Guigues  
Avenue, a property designated under Part V of the *Ontario Heritage***

**Act and located in the Lowertown West Heritage Conservation District**

**OBJET: Demande de démolition et de nouvelle construction aux 73-77, avenue Guigues, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le District de conservation du patrimoine de la Basse-Ville Ouest**

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the application to demolish the rowhouse and detached garage at 73-77 Guigues Avenue;**
- 2. Approve the application to construct a new, seven-unit townhouse development at 73-77 Guigues Avenue according to the Site Plan and Elevations prepared by Hamel Design and Planning and the Landscape Plan, prepared by Novatech Engineering submitted on August 18, 2019 and attached as Documents 5, 6, and 7, conditional upon:**
  - a. The applicant simplifying and refining the material palette for the building, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;**
  - b. The applicant reconfiguring the cornice line of the building to better reflect the straight cornice lines that characterize the flat-roofed buildings in the Heritage Conservation District, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;**
- 3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**
- 4. Issue the heritage permit with a two-year expiry date from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on November 17, 2019.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

## **RECOMMANDATIONS DU RAPPORT**

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

1. d'approuver la demande de démolition de l'habitation en rangée et du garage isolé situés aux 73-77, avenue Guigues;
2. d'approuver la demande de construction d'un immeuble de sept habitations en rangée aux 73-77, avenue Guigues, conformément au plan d'implantation et aux élévations préparés par Hamel Design and Planning et au plan d'aménagement paysagé préparé par Novatech Engineering, soumis le 18 août 2019 (documents 5, 6 et 7 ci-joints), sous réserve des conditions suivantes :
  - a. Le requérant devra simplifier et parfaire le choix de matériaux des habitations, en consultation avec le personnel responsable du patrimoine et à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, avant la délivrance d'un permis de construire;
  - b. Le requérant devra reconfigurer la ligne de corniche de l'habitation en rangée afin de mieux refléter les lignes de corniche droites qui caractérisent les bâtiments à toit plat du district de conservation du patrimoine, en consultation avec le personnel responsable du patrimoine et à la satisfaction du directeur général de Planification, Infrastructure et Développement économique, avant la délivrance du permis de construire;
3. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;

4. de délivrer le permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 17 novembre 2019.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

## EXECUTIVE SUMMARY

This report recommends approval of the application to demolish the existing three-door row and detached garage located at 73-77 Guigues Avenue in the Lowertown West Heritage Conservation District (HCD). The existing buildings have limited heritage value. The report also recommends approval of the proposed new construction in the HCD conditional on refinement of the proposed materials. The proposed seven-unit townhouse building meets the guidelines in the Lowertown West HCD and the "Standards and Guidelines for the Conservation of Historic Places in Canada".

## RÉSUMÉ

Ce rapport recommande l'approbation de la demande visant à démolir les trois maisons en rangée ainsi que le garage non attenant situés au 73-77, avenue Guigues dans le District de conservation du patrimoine de la Basse-Ville-Ouest (DCP). Ces bâtiments possèdent peu de valeur patrimoniale. Ce rapport recommande également l'approbation du projet de construction dans le DCP à condition que l'on choisisse de meilleurs matériaux de construction. L'habitation en rangée de sept unités proposée respecte les lignes directrices établies pour le DCP de la Basse-Ville-Ouest et les « Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada ».

## BACKGROUND

The property located at 73-77 Guigues Avenue includes a three door rowhouse constructed in 1872-73 and a detached double garage with a gable roof. It is located at the corner of Guigues Avenue and Parent Street (see Location Map and Photos, Documents 1 and 2). The rowhouse has been much altered and retains little original fabric. The property is located in the Lowertown West Heritage Conservation District (HCD) which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1994.

The Lowertown West Heritage Conservation District was designated as an HCD as the oldest residential area of in Ottawa before amalgamation. The HCD is significant for its evolution over time and the Heritage Character Statement (Document 3) states that,

*The history of Lowertown West is the history of generations of Ottawa's working people, both French and English speaking, and the physical record of that social history, represented by both the institutions and the residential buildings, is a major cultural resource for the City of Ottawa.*

This application includes demolition of the existing buildings on the site and construction of a new three storey, seven-unit townhouse building. This report has been prepared because applications for demolition and new construction under the *Ontario Heritage Act* require City Council approval after consultation with the Built Heritage Sub-Committee.

This proposal also requires Site Plan Control approval as well as approval of a Minor Zoning By-law amendment. These applications have been submitted concurrently. This report and the Zoning By-law amendment are anticipated to be considered by Planning Committee and Council together at their upcoming meetings.

## **DISCUSSION**

### **Recommendation 1:**

Section 7.5.4 of the Lowertown West Heritage Conservation District Study has the following guidelines related to demolition of buildings:

- 1. As a general principle, demolition of structures within the District will not be recommended for approval by City Council*
- 2. Structures deemed not to have heritage significance may be considered for demolition if an appropriate replacement structure is proposed.*

The building at 73-77 Guigues Avenue is a three-door row with a flat roof at the corner of Guigues Avenue and Parent Street and was constructed circa 1872-73. While the structure is a 19<sup>th</sup> century building, it has been heavily altered with new cladding, windows, doors and porches that have obscured or removed its heritage attributes, leaving it with little cultural heritage value. The building was evaluated as a Category 4 building during the Lowertown West Heritage Conservation District Study (see Heritage



Survey Form, Document 4). Category 4 buildings generally do not contribute to the heritage character of an HCD.

Given the limited heritage value of the existing building, staff do not object to the demolition of this building.

## **Recommendation 2:**

### **Description of Project**

The proposed new construction at 73-77 Guigues Avenue is a three-storey, flat roofed building with seven townhouse units. One-unit fronts onto Guigues Avenue and the other six face Parent Street (see Site Plan, Document 5). The rear of the units faces east and is clad in stucco. There are back porches and a rooftop terrace. The proposed building is clad in a variety of materials including red brick, grey stone, beige and gray stucco, wood and metal panels.

The primary façade along Parent Avenue features regularly spaced units separated by projecting three storey pilasters marking the entrance of each unit. Each pilaster is capped with a small cornice set just below the roof line and features a small covered front porch. The corner of the building at Guigues and Parent features a tower clad in red brick and metal panels. The northern end unit of the building includes a garage that is accessed from Parent Avenue. The windows are rectangular and arranged symmetrically. (See Elevations and Renderings, Documents 6).

### **Infill Guidelines**

Section 7.5.5 of the Lowertown Heritage Conservation District Study has the following guidelines for infill buildings that are applicable to this proposal:

*Infill buildings must respect the scale, setbacks, architectural design and materials of neighbouring buildings.*

### **Scale**

Lowertown West is generally characterized by one-and-one-half to three-storey building heights; however, there are both historic and recent taller buildings throughout the district. The area adjacent to the proposal is consistent with the characteristics of the HCD. Immediately to the south of the subject property is a two-and-one-half storey yellow brick apartment building, to the east is a two-and-one-half storey gable roofed

house, at the southwest corner of Guigues Avenue and Parent Street is a surface parking lot and the Notre Dame Basilica and there is a large, red brick two-and-one-half storey house across the street at the northwest corner of Guigues and Parent. Immediately to the north is a two-storey flat-roofed double on St. Andrew Street and several other similarly scaled buildings nearby. The northwest section of the HCD is defined in part by the Notre Dame Basilica and the Bruyère Hospital both of which are in the vicinity of the proposed development. Both the basilica and the hospital are significant 19<sup>th</sup> century historic buildings in the HCD that are larger and taller than most of the buildings in the neighbourhood.

At three storeys with two rooftop access projections, the scale of the building is appropriate both to its immediate surroundings and the HCD as a whole.

### **Setback**

The proposed building at 73-77 Guigues Avenue respects the setback of the neighbouring buildings at 79 Guigues Avenue and 72 St. Andrew Street. The new building is set slightly further back than its neighbours and includes a landscaped yard on both Guigues and Parent (see Landscape Plan, Document 7).

### **Architectural Design and Materials**

The HCD Study notes that the architectural character of Lowertown West consists of a rich collection of buildings and building types. It further notes that the neighbourhood is marked by heterogenous streetscapes rather than homogenous streetscapes of a similar architectural style or age. In reference to residential buildings, the study states:

*The dwellings in Lowertown West demonstrate a wide range of architectural types. Most of the buildings are vernacular in character and cannot be clearly identified stylistically. The richness of the heritage character of Lowertown West is strongly related to the variety of these buildings, their various materials, scale and form and the layering of additions and alterations which have occurred over time.*

The proposed building fits in well with the varied overall architectural character of Lowertown West. Its form and massing reflect the vernacular flat-roofed semi-detached or row house found throughout the HCD and its design incorporates various design elements that are clearly inspired by the nearby buildings including porches, cornices, regular patterns and a corner element.

Although the proposed building is consistent with the HCD Guidelines and reflects aspects of the character of the neighbourhood, the cornice line and the material palette could be refined to make the proposed building more compatible with the character of the HCD.

There is a strong historic tradition of flat-roofed rowhouses in Lowertown, these buildings are typically characterized by a strong, straight cornice. The proposed building has a broken cornice line along the Parent Street elevation. This cornice does not reflect the character of the HCD, but staff believe that the proposed cornice could be reconfigured to be more compatible with the character of the flat-roofed historic buildings in the HCD. Therefore, staff recommend that if the heritage permit is issued by Council, a condition be included to require the applicant to reconsider the cornice line in consultation with staff prior to the issuance of a building permit.

Typical historic palette of materials found on properties throughout the Lowertown HCD is much simpler than that of the proposed building. The proposed building cladding includes red brick, grey stone veneer, stucco in two colours, metal panels, and wood accents. Residential buildings in the district are typically clad in wood or red brick with more recent examples of vinyl/metal siding, yellow/buff brick and stucco. Materials are usually limited one to two materials such as a limestone foundation with red brick cladding.

The Cultural Heritage Impact Statement submitted as part of the application supports this by stating:

*In regard to the materiality of the neighbourhood, red brick is a predominant material on the residences on the west side of Parent Avenue (61 Guigues, 66 and 70 Parent, and 64 St. Andrew Street), as well as a tan brick on the more recent (circa 1950s) apartment building to the south of the site at 95 Parent. A beige stucco is also prevalent in the area.*

*The use of limestone as a material within the neighbourhood is primarily limited to institutional (ie. Notre Dame Cathedral 385 Sussex Drive) and older commercial mixed-use buildings fronting onto Sussex Drive most of which were constructed in the last half of the 19<sup>th</sup> century.*

Staff believe that the material palette should be simplified to better reflect the character of the neighbourhood. Therefore, staff recommend that if the permit is issued for new construction on this site that it be conditional upon the applicant refining and simplifying

the material palette in consultation with staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.

The following additional guidelines from Section 7.5.5 of the Lowertown West HCD Study also apply to this proposal:

- 1. Small scale development, working within existing lot divisions should be encouraged.*

The proposed development works within the existing lot pattern and despite being a larger footprint is well-articulated to express the fine-grained urban scale of Lowertown.

- 2. Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are.*

The proposed building is a contemporary interpretation of the flat-roofed rowhouse that is common in Lowertown and other 19<sup>th</sup> and early 20<sup>th</sup> century neighbourhoods in Ottawa. The building is clearly of its own time but its scale, rhythm and architectural details echo building types throughout the neighbourhood.

### **Streetscape Guidelines**

Section 7.4.1 of the Lowertown West Heritage Conservation District Study includes the following streetscape guidelines that are applicable to this proposal:

*A1. Maintain the building front yard setback line established by the existing neighbouring buildings on the street.*

*A2. Maintain the general overall height of buildings as established by existing neighbouring buildings on the street.*

*A3: When development takes place over several property lines, encourage the articulation of the original lot divisions in the façade of the new buildings, so that the buildings read as a combination of smaller elements.*

*C1: Design front yard garden landscaping in character with the street. Generally paved surfaces should cover no more than half the front yard, with the remainder of the yard being comprised of trees, shrubs, ground covers, and grass in any combination.*

The proposed building maintains the streetscape character of the HCD, featuring similar small front and side yard setbacks with green lawns and walkways to each unit that run perpendicular to the sidewalk. The height of the proposed building is compatible with the two to three storey height of surrounding buildings. This meets the intent of the streetscape guidelines and will be in keeping with the general front yard character of the HCD.

Guideline A3 also encourages the articulation of the original lot divisions in the facades of new buildings. Traditionally, historic blocks were divided down the centre, with the buildings oriented to face the east-west streets and with rear yards toward the middle of the block. Parent Avenue is unique, in that it was developed as a through-block right of way in the 19<sup>th</sup> century, which was then widened through the expropriation of land on the east side in the 1950s. As a result, the character of Parent Avenue does not match that of the traditional historic lot pattern. The proposed development will maintain the historic pattern of mid-block lot division and the traditional east-west street character with the corner unit facing Guigues Avenue.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council adopted Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" in 2008. Now in its second edition, the "Standards and Guidelines" offer "a framework for making essential decisions about which character-defining elements of an historic place should be preserved and which ones can be altered while protecting heritage value." The Standards and Guidelines relevant to this project include:

*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.*

*Guideline 4.1.5 (15) : Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.*

The existing building and its detached garage have limited heritage value and its demolition will not have a detrimental impact on the overall character of the Lowertown West Heritage Conservation District. The proposed building through its height, massing, articulation and setbacks is compatible with the established character and heritage attributes of the Lowertown West HCD. In addition, the construction of this new building will remove a large area of asphalt on a prominent corner, fill in a gap in the urban fabric, which will re-establish the typical urban scale of lots in this part of the HCD.

### **Cultural Heritage Impact Statement**

A Cultural Heritage Impact Statement (CHIS) was prepared for this application by Commonwealth Historic Resource Management. The CHIS examines the historic character of the property and surroundings and assesses impacts of the proposal and provide alternatives and mitigation strategies. The full CHIS is attached as Document 8.

Several alternatives were proposed by Commonwealth through the design process and implemented by the applicant. These changes include:

- Reducing the number of units
- Introducing larger porches
- Reducing the material palette with accents at windows, doors and cornice line
- Ground floor windows along Parent Avenue were increased in size and set lower to the ground

Staff believe that the changes incorporated through the CHIS process have resulted in a more appropriate and compatible building for the HCD.

The conclusion of the CHIS states:

*The proposed development is contextual and an excellent fit for the neighbourhood. Given the relatively small lot size, the three storey townhouses with seven units is optimum in terms of useable amenity and site functionality. This is a unique situation facing onto Parent Avenue, providing street definition to the east side of the street, and unifying the entire Avenue from Bruyère through to St. Patrick. It serves as a model project within the Lowertown West HCD.*

*The design expression is contemporary relying on traditional form and mass.  
Given the scale of the development the palette of finishes and materials is typical  
of the area and allows the units to fit comfortably into the neighbourhood.*

Staff agree with the overall findings of the CHIS as it relates to the development as a whole, however disagree that the material palette is typical of the area and would recommend that the applicant simplify the overall palette by reducing the number of materials used.

### **Conclusion**

The existing buildings at 73-77 Guigues Avenue have limited heritage value and the proposed building meets the guidelines for the Lowertown West HCD and the Standards and Guidelines for the Conservation of Historic Places in Canada. For these reasons, staff supports the application for demolition and new construction at 73-77 Guigues Avenue.

### **Recommendation 3:**

Minor design changes to a building may emerge during the working drawing phase of the project and through the site plan process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development to undertake these changes.

### **Recommendation 4:**

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that this project is completed in a timely fashion.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

There are no rural implications.

## **CONSULTATION**

The Lowertown Community Association was notified and offered the opportunity to provide comments. The LCA's comments are attached as Document 10 to this report. Staff believe that some of the LCA's concerns have been addressed through the proposed conditions of approval.

Heritage Ottawa was notified of the application and offered the opportunity to provide comments.

## **COMMENTS BY THE WARD COUNCILLOR**

This application was circulated to the Ward Councillor on August 22, 2019. The Councillor raised several questions relating to the Site Plan Control application, which were forwarded to, and addressed by the applicant and land use planner on the file. The Councillor also advised that he was not in support of the roof top terrace.

Staff have advised the applicant of the comments, however are satisfied that the introduction of the rooftop amenity space as proposed meets the objectives and guidelines of the Lowertown West Heritage Conservation District and will not have any negative impact on its cultural heritage value.

## **LEGAL IMPLICATIONS**

As this property is designated under Part 5 of the *Ontario Heritage Act*, Council may approve the application for demolition, refuse the application, or approve the application subject to terms and conditions. If Council refuses the permit applied for, or gives the permit with terms and conditions attached, the owner of the property may appeal to the Local Planning Appeal Tribunal.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.



## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Governance, Planning and Decision Making

## **APPLICATION PROCESS TIMELINE STATUS**

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos

Document 3 Heritage Character Statement

Document 4 Heritage Survey Form (distributed separately)

Document 5 Site Plan (distributed separately)

Document 6 Elevations and Renderings (distributed separately)

Document 7 Landscape Plan (distributed separately)

Document 8 Cultural Heritage Impact Statement (distributed separately)

Document 9 Streetscape Renderings (distributed separately)

Document 10 Comments from Lowertown Community Association (distributed separately)

**DISPOSITION**

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

Document 1 – Location Map



Document 2 – Photos



73-77 Guigues Avenue, front façade.



73-77 Guigues Avenue, Parent Avenue elevation showing parking and garage to be demolished.



Three-storey yellow brick apartment building at southeast corner of Parent Avenue and Guigues Avenue.



View looking west along Guigues Avenue toward the Basilica of Notre Dame.

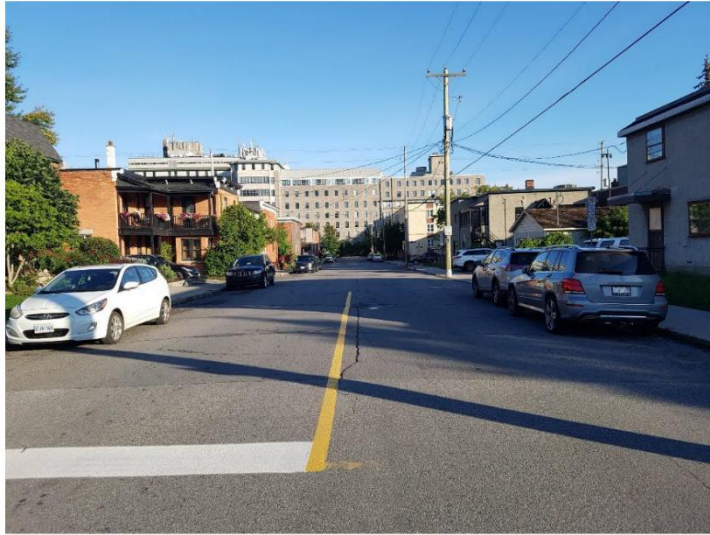


Looking east along Guigues Avenue from the corner of Parent Street



Large red brick house on Parent Street immediately west of 73-77 Guigues.





Looking north along Parent Street from Guigues Avenue



Looking east along St. Andrew Street from Parent Street

### Document 3 – Heritage Character Statement

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

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

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

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