

**Local Architectural Conservation Advisory Committee
Comité consultatif local sur la conservation de
l'architecture**

Agenda 12
Ordre du jour 12

**Tuesday, October 3, 2000 - 6:00 p.m.
Le mardi 3 octobre 2000 - 18 h**

**Fuller Room, Terrace Level
Bytown Pavilion, City Hall**

**Salle Fuller, Niveau Terrasse
Pavillon Bytown, hôtel de ville**

**Adoption of Agenda
Adoption de l'ordre du jour**

**Confirmation of Minutes
Ratification des procès-verbaux**

Minutes 11 (September 19, 2000)

Procès-verbal 11 (Le 19 septembre 2000)

Index

**Information Items
Articles pour information**

**Action Items
Articles pour exécution**

- | | | |
|----|---|-----------|
| 1. | 6:00 p.m. / 18 h
Heritage Alterations - 366-378 Bank Street
Transformation des bâtiments historiques - 366-378, rue Bank
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| 2. | Application for New Construction in a Heritage Conservation District
- 153 Laurier Avenue East
Demande concernant une nouvelle construction dans un district de
conservation du patrimoine - 153, avenue Laurier est
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| 3. | Awards - Ottawa Architectural Conservation Awards 2000
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**Unfinished Business
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New Business
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Sub-Committees Report
Rapports des sous-comité

4. **Update- City of Nepean Joint Meeting of LACAC - L. Corbin**
Mise à jour - Réunion conjointe du CCLCA et de la Ville de Nepean -
L. Corbin
 Ref.: CC2Z2000054 **City Wide**

Circulation File
Dossier de circulation

5. **Ministry of Citizenship, Culture and Recreation - New Chaning**
Times: Municipal Restructing and Heritage - Bulentin # 10- Loyalist
Township Hermitte
Ministère des Affaires civiques, de la Culture et des Loisirs - Nouvelle
parution Les temp changent - la restructuration municipale et le
patrimoine - bulletin no 10 - Comité du patrimoine du canton Loyalist
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6. **Planning and Economic Development Committee - Agenda 16 -**
September 26, 2000
Comité de l'urbanisme et de l'expansion économique - Ordre du jour
16 - Le 26 septembre 2000
 Ref.: CC2Z2000207 **City Wide**
7. **Ottawa-Carleton Regional Police Service - 1999 Activity Report**
Service de police régional d'Ottawa-Carleton - Rapport
 Ref.: CC2Z2000208 **City Wide**

Late Items
Articles en retard

Other Business

Autres questions

Deadline for material to be included in the next agenda
Date limite de présentation des documents à inclure dans le prochain ordre du jour

Should you wish to include an item on the next agenda, please submit the information to the Assistant by **4:00 p.m., on Tuesday, October 3, 2000.**

Si vous désirez ajouter un article au prochain ordre du jour, veuillez le faire parvenir à l'adjointe d'ici au **mardi 3 octobre 2000, à 16 h 00.**

Next Meeting

Prochaine réunion

The next regular meeting of the Committee will take place on **Tuesday, October 17, 2000, at 6:00 p.m.**, in the Fuller Room, Bytown Pavilion, Terrace Level, City Hall.

La prochaine réunion ordinaire du Comité aura lieu le **mardi 3 octobre 2000, à 18 h 00**, dans la salle Fuller, pavillon Bytown, niveau terrasse, hôtel de ville.

Members' Reports - Enquiries

Rapports des membres - demandes de renseignements

Lucy Corbin, Chairperson/Présidente

Richard Rodgers, Vice-Chairperson/Vice-président

Rhoda Bellamy

Christopher Borgal

Andrew Horrall

Tom Laverty

Thierry Montpetit

Robert Pajot

Dinah Showman

Paul Stumes

Non-Voting Members
Membres sans droit de vote

Councillor/Conseillère Elisabeth Arnold

Councillor/Conseiller Stéphane Émard-Chabot

Adjournment
Levée de la séance

BJE

September 14, 2000

ACS2000-PW-PLN-0135
(File: OHD4300BANK366-378)

Department of Urban Planning and Public
Works

Ward/Quartier
OT6 - Somerset

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
 - Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
 - City Council / Conseil municipal
- Action/Exécution

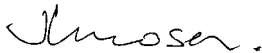
1. Heritage Alterations - 366-378 Bank Street

Transformation des bâtiments historiques - 366-378, rue Bank

Recommendation

That approval be given to alter the buildings located at 366 to 378 Bank Street in accordance with the plans by Robert J. Woodman Architect as received on September 5, 2000.

(Note: The approval to alter must not be construed to meet the requirements for the issuance of a Building Permit.)



September 15, 2000 (10:01a)

for/ Edward Robinson
Commissioner of Urban Planning and
Public Works



September 15, 2000 (10:37a)


Approved by
John S. Burke
Chief Administrative Officer

SL:sl

Contact: Stuart Lazear - 244-5300 ext. 1-3855

Financial Comment

N/A.


September 15, 2000 (9:02a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The proposed Bank and Gilmour Place project involves two buildings located at 366 to 378 Bank Street within the Centretown Heritage Conservation District designated under Part V of the Ontario Heritage Act through by-law 269-97. The three-storey building at Bank and Gilmour (366-370 Bank and 404 Gilmour Streets) was built c. 1899 and is linked to the one-storey building to its immediate south (372-378 Bank Street) by a metal cornice and unified storefront design. The three-storey building was rated as a Category 2 building and the one-storey building as a Category 3 building as part of the heritage evaluation of buildings in the area undertaken during the Centretown Heritage Conservation District Study. A Category 1 building is of the highest heritage significance and a Category 4 building is of the lowest significance based on Council-approved criteria for the evaluation of heritage buildings. Copies of heritage survey forms are on file with the City Clerk as noted in Document 6 of this report.

The southernmost storefront, CCB Electric Ltd. located at 378 Bank Street, is the most intact and includes original cast iron columns with decorative capitals. It is proposed that the original features of this storefront, such as the metal columns, wood bulkheads, transom details etc., be dismantled and reproduced in the six other storefronts to the north which have been altered over time and to varying degrees. The original metal cornice and stone pilasters separating the storefronts of the one-storey building at 372 to 378 Bank will be dismantled and reinstated together with the restored and reconstructed storefronts in accordance with the elevation shown in Document 2. A new four-storey residential building will be constructed above and behind the storefronts as shown in Document 2. It will extend to the north and above the existing three-storey building at Bank and Gilmour (366-370 Bank and 404 Gilmour) with a setback at the rooftop as shown in Documents 3 and 4. The windows on the second and third floors of the existing building will be identical in fenestration/sash pattern to the original windows although they will be clad in vinyl.

The proposed alteration to these buildings is in general conformance with the guidelines of

the Centretown Heritage Conservation District Study by Julian Smith Architect and Associates and specifically Section VII.5.2 entitled “The Conservation and Restoration of Heritage Commercial Properties.” Extracts from this Study are on file with the City Clerk as noted under Document 7.

In summary, the proposed alteration to the two buildings located at 368 to 378 Bank Street is supported because it will enhance the Centretown Heritage Conservation District and specifically the Bank Street streetscape at this location.

Consultation

Adjacent property owners and tenants, as well as local business and community associations were notified by letter of the date of the LACAC meeting and the Planning and Economic Development Committee meeting and were provided with comment forms to be returned to LACAC. This is in accordance with City Council’s public participation policy regarding alterations to heritage buildings (PDD/PPP/N&C #9).

The Ward Councillor Elisabeth Arnold is aware of this application.

Disposition

The Department of Corporate Services, Statutory Services Branch to notify the owner (Valuga Properties, 237 Argyle Avenue, Ottawa, Ontario, K2P 1B8), the agent (Jane Ironside Consulting, 2055 Prince of Wales Drive, Nepean, Ontario, K2E 7A4) and the Ontario Heritage Foundation (10 Adelaide Street East, 3rd floor, Toronto, Ontario, M5C 1J3) of City Council’s consent to alter the buildings at 368 to 378 Bank Street.

List of Supporting Documentation

- | | |
|------------|---|
| Document 1 | Location Plan |
| Document 2 | Bank Street Elevation |
| Document 3 | Gilmour Street Elevation |
| Document 4 | Perspective View looking South West |
| Document 5 | Storefront Detail |
| Document 6 | Heritage Survey Forms (Distributed separately to LACAC and on file with the City Clerk) |
| Document 7 | Extracts from the Centretown Heritage Conservation District Study (Distributed separately to LACAC and on file with the City Clerk) |

Part II - Supporting Documentation

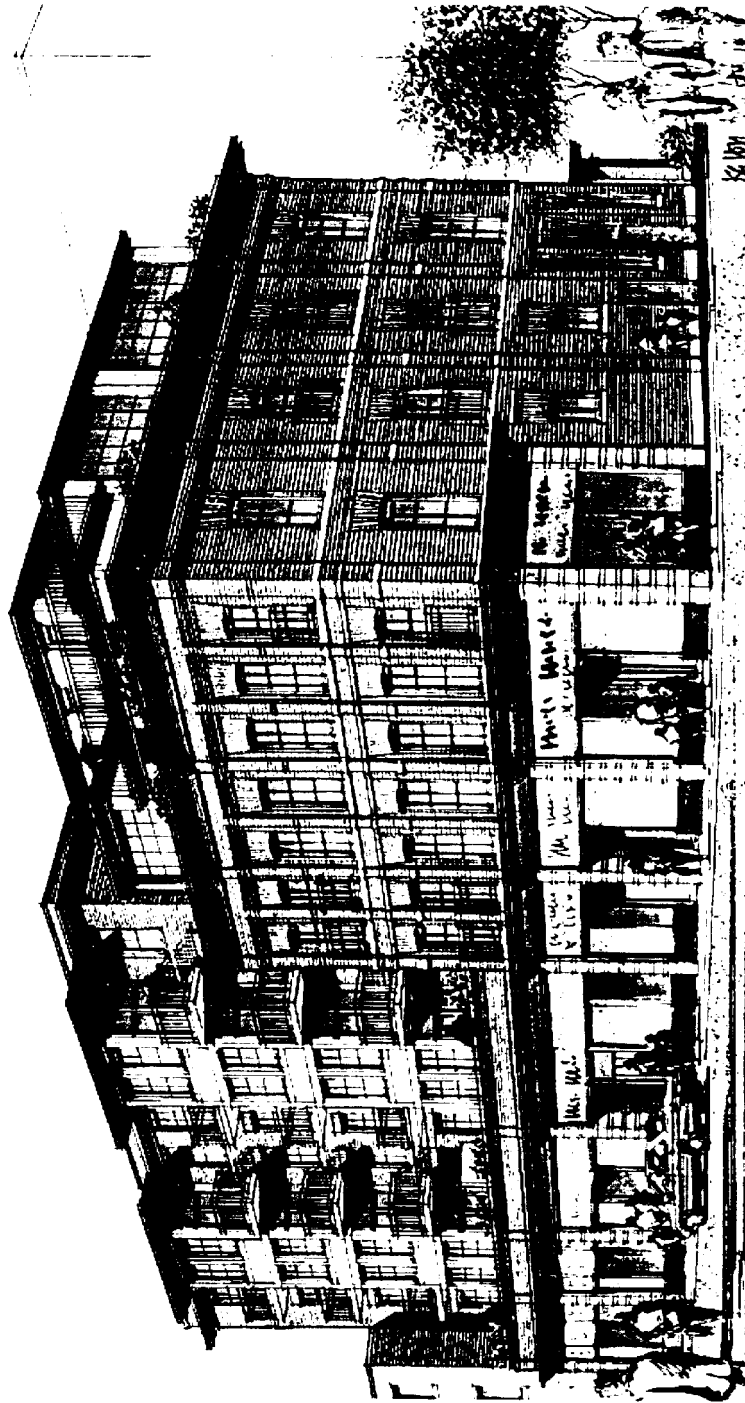
Location Plan

Document 1



Perspective View looking South West

Document 4



September 20, 2000

ACS2000-PW-PLN-0138
(File: OHD4300LAURIERAVE.EAST153)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
 - Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
 - City Council / Conseil municipal
- Action/Exécution

2. Application for New Construction in a Heritage Conservation District - 153 Laurier Avenue East

**Demande concernant une nouvelle construction dans un district de
conservation du patrimoine - 153, avenue Laurier est**

Recommendations

1. That approval be given to demolish the existing building at 153 Laurier Avenue East.
2. That approval be given to construct a new building at 153 Laurier Avenue East in general conformance with the plans submitted by Douglas Hardie Architect as received on September 5, 2000 subject to modification of the architectural design of the upper levels to the satisfaction of the Commissioner of Urban Planning and Public Works.



September 21, 2000 (11:33a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

SL:sl

Contact: Stuart Lazear - 244-5300 ext. 1-3855




September 22, 2000 (9:38a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


September 21, 2000 (8:46a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

1. The site of this proposed infill project is located within the Sandy Hill West Heritage Conservation District which is designated under Part V of the Ontario Heritage Act (OHA). The District was approved by the Ontario Municipal Board in June, 1995 pursuant to the OHA. City Council approval is therefore required for the demolition of the existing building at 153 Laurier Avenue East, and for the construction of the proposed seven-storey condominium apartment building.
St. Joseph's Parish Hall, located at 153 Laurier Avenue East was constructed c.1963. It was rated as a Category 4 building (i.e. of no heritage significance), as part of the Sandy Hill West Heritage Conservation District Study. The heritage survey form compiled as part of that study is on file with the City Clerk as noted in Document 8.
2. The proposed infill building illustrated in Documents 2 to 5 has attempted to respect the character of Laurier Avenue to some degree by setting back part of the one storey retail frontage of the building along Laurier behind existing mature trees and tapering the building away from Laurier at its eastern end. The six storeys of apartments above are set back even further behind the one-storey retail frontage. The brick and stone construction materials respect adjacent apartment buildings on Laurier Avenue and Stewart Street. The roofs of the penthouse storey have been sloped to mitigate their visibility from vantage points across the street on Laurier Avenue.
The seventh floor penthouse, including the roofs of the elevator shaft and other service components, extend approximately twenty-four feet above the height of the roof parapet. Although St. Joseph's Church and other buildings in the area are of a similar height (though of different character), the buildings immediately adjacent on Laurier are three to four storeys in height. The proposed building is also over one storey higher than the design presented in 1995. An illustration of the earlier design is attached as Documents 6 and 7. At its meeting of May 2, 1995, LACAC approved that design as

part of a Site Plan Control application with the following motion:

“LACAC urges the Architect to change the exterior to brick(sympathetic colour) rather than split concrete (fake stone). It is LACAC’s opinion that brick finish will compliment the heritage stone church and Sandy Hill’s heritage environment.”
(Note-The current proposal has a largely brick exterior).

At the time of this report, the proposed additional height over the 1995 design which would permit a seventh storey was not permitted under the Zoning By-law and minor variances were being sought at the Committee of Adjustment from the provisions of the Heritage Overlay. Staff believe that a modification of the upper levels will make it more compatible with the heritage area and streetscape.

The Infill Guidelines of the Sandy Hill West Heritage Conservation District Study state as follows:

“Some mixed use developments have occurred in the area, and can be considered on a case by case basis.”

The design review provided under the Ontario Heritage Act for this application constitutes this consideration.

Consultation

Adjacent property owners and tenants, as well as local community associations, were notified by letter of the date of the LACAC meeting and the Planning and Economic Development Committee meeting and were provided with comment sheets to be returned to LACAC. This is in accordance with City Council’s public participation policy regarding heritage alterations (PDD/PPP/N&C #9).

The current proposal was presented to a planning committee meeting of Action Sandy Hill on September 14, 2000.

The Ward Councillor, Stéphane Émard Chabot is aware of this application.

Disposition

The Department of Corporate Services, Statutory Services Branch to notify the owner (Oblates of Mary Immaculate, St. Peter's Province, 151 Laurier Avenue East, Ottawa, Ont. K1N 6N8); the agent (Douglas Hardie Architect Inc., Ste. 301, 311 Richmond Rd., Ottawa, Ont. K1Z 6X3); and the Ontario Heritage Foundation (10 Adelaide Street East, 3rd floor, Toronto, Ont. M5C 1J3) of City Council's consent to demolish the existing building at 153 Laurier Avenue East and to construct a new building subject to the conditions contained in this report.

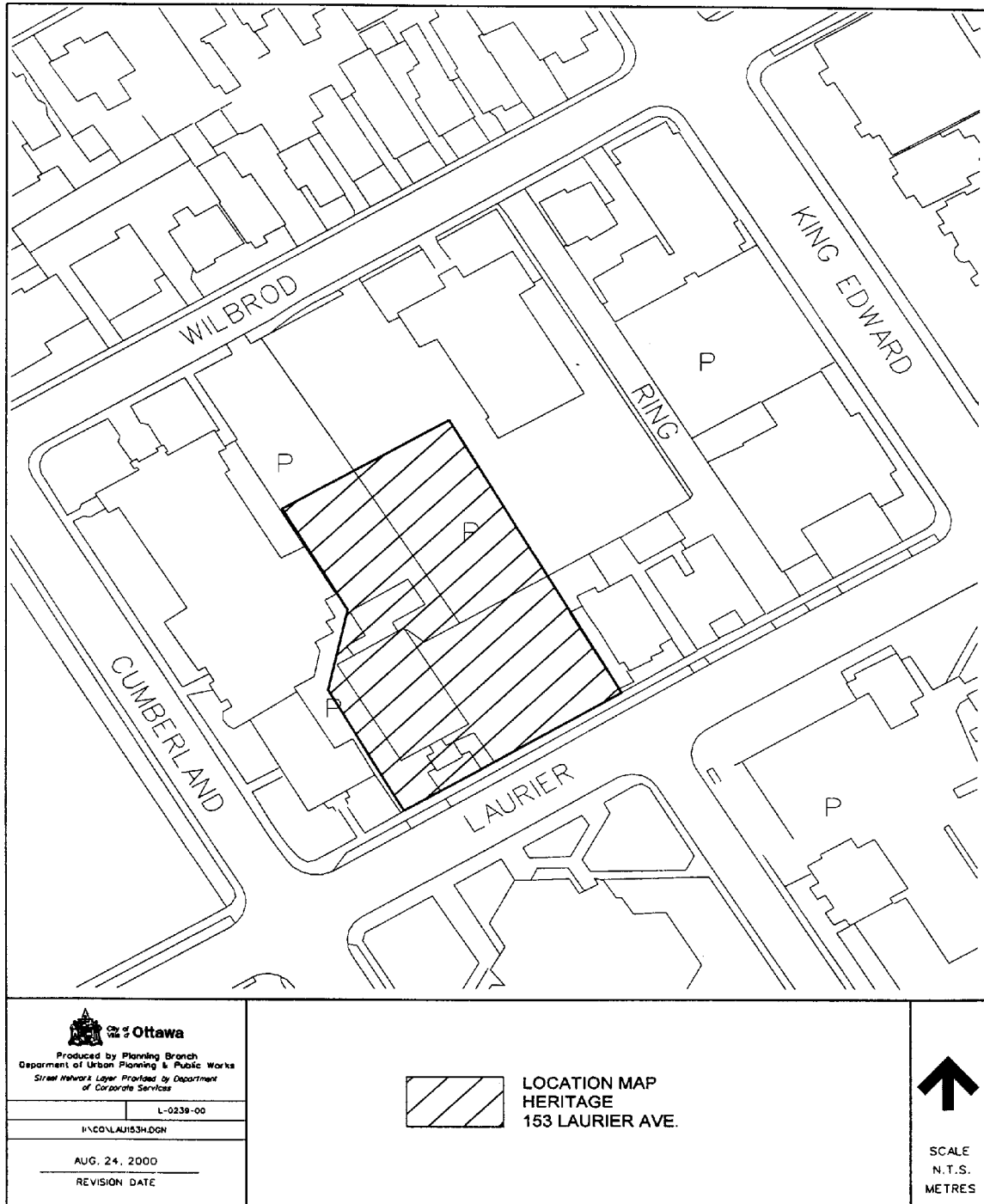
List of Supporting Documentation

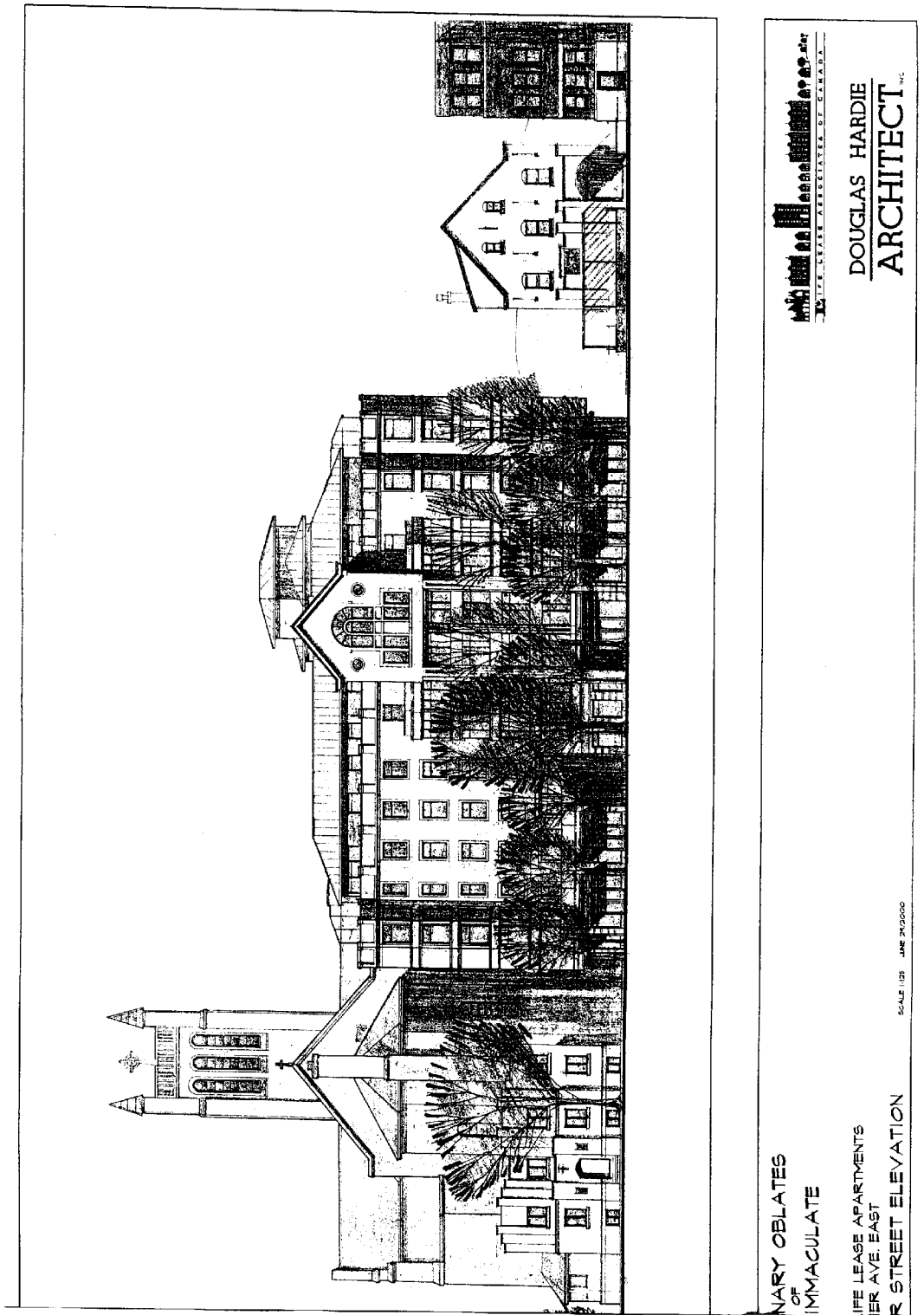
Document 1	Location Plan
Document 2	Proposed Laurier Streetscape
Document 3	Proposed Cumberland Streetscape
Document 4	Proposed South and West Building Elevations
Document 5	Proposed Site Plan
Document 6	Proposed Laurier Elevation, 1995 Design
Document 7	Proposed Site Plan, 1995 Design
Document 8	Heritage Survey Form for 153 Laurier Avenue East (Distributed separately and on file with City Clerk)

Part II - Supporting Documentation

Location Plan

Document 1





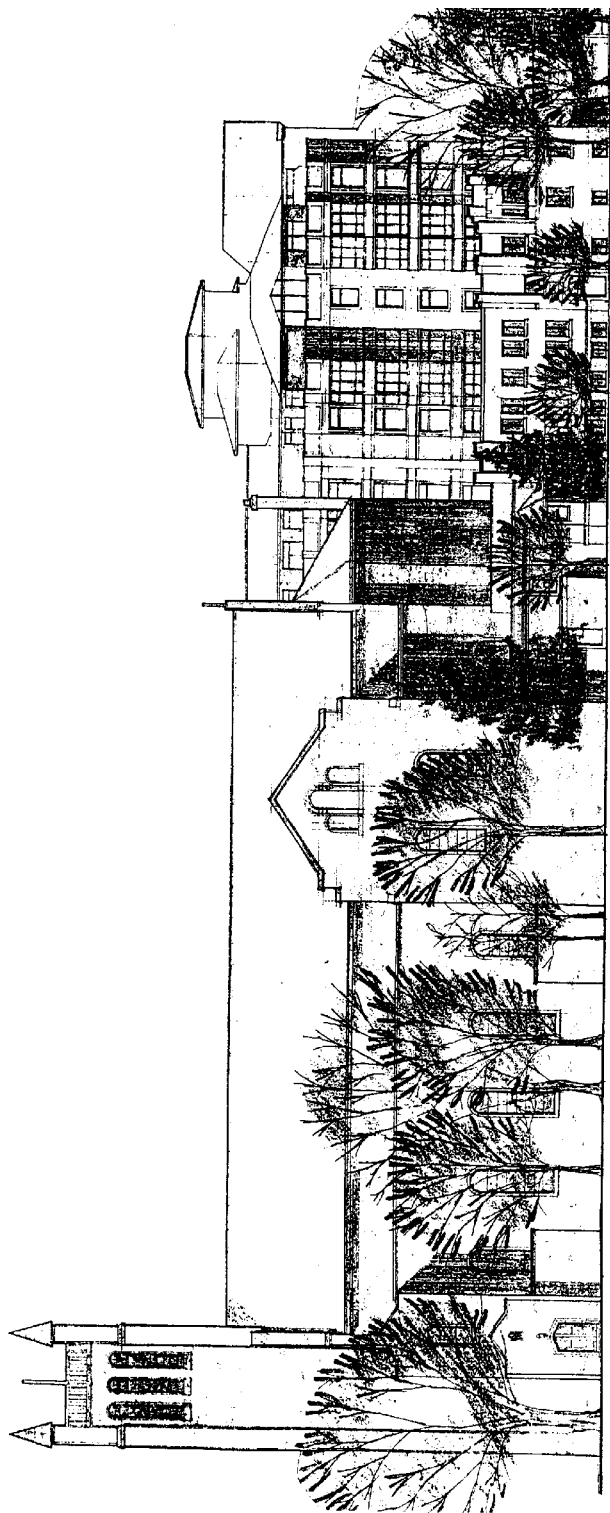
MARY OBLATES
OF
IMMACULATE

LIFE LEASE APARTMENTS
100 R AVE. EAST
R STREET ELEVATION

SCALE 1/8" = 1'-0"



DOUGLAS HARDIE
ARCHITECT
INC.



MISSIONARY OBLATES
OF
MARY IMMACULATE

54 UNIT LIFE LEASE APARTMENTS
193 LAURIER AVE. EAST

CUMBERLAND STREET ELEVATION

SCALE 1/2" = 1'-0" JUNE 2000



DOUGLAS HARDIE
ARCHITECT



SOUTH ELEVATION (LAURIER STREET)



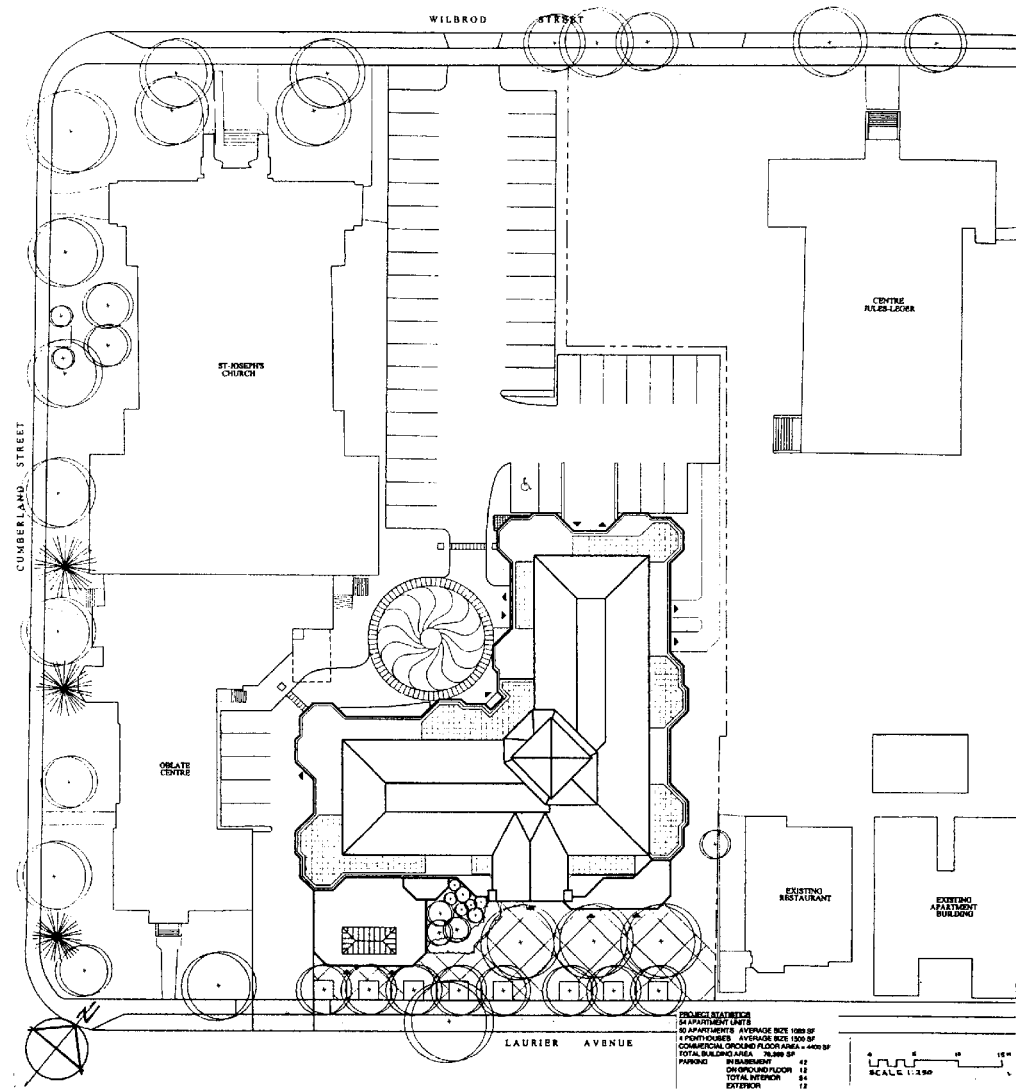
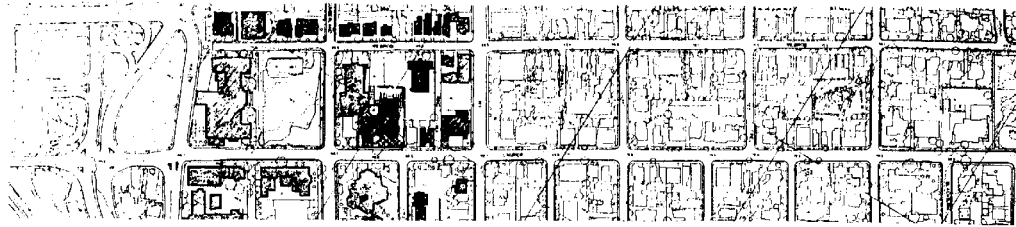
WEST ELEVATION

MISSIONARY OBLATES
OF
MARY IMMACULATE

54 UNIT LIFE LEASE APARTMENTS

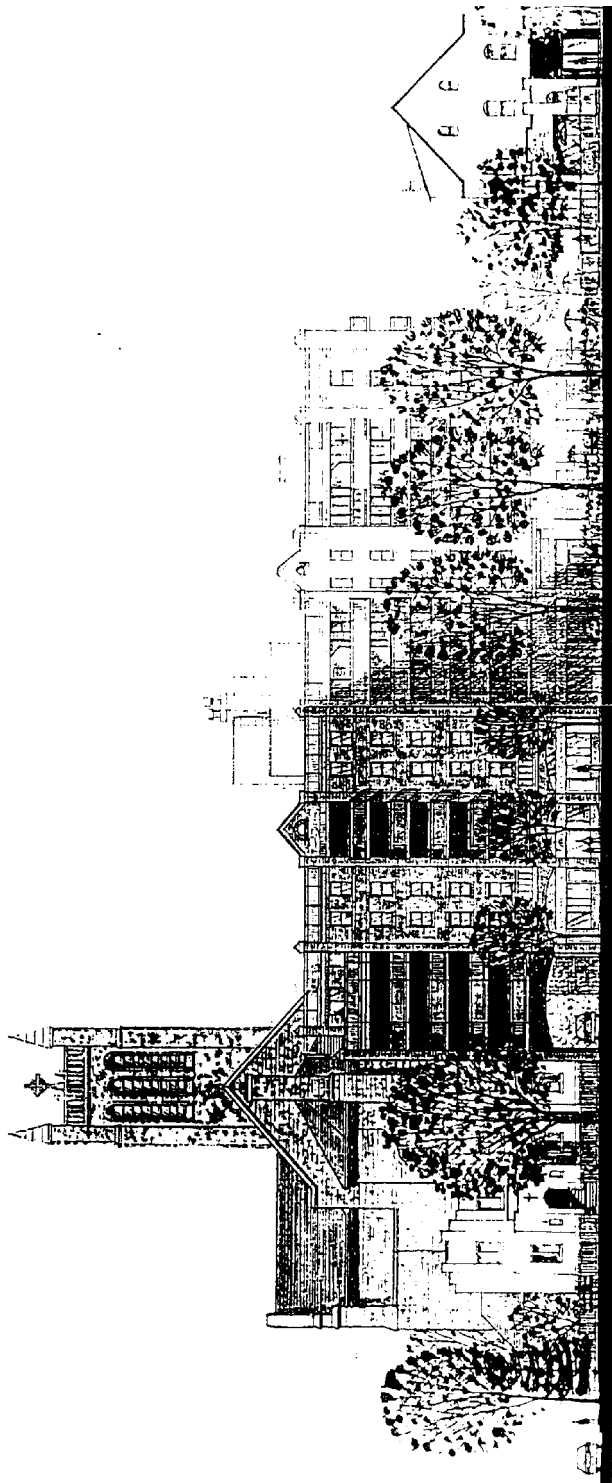


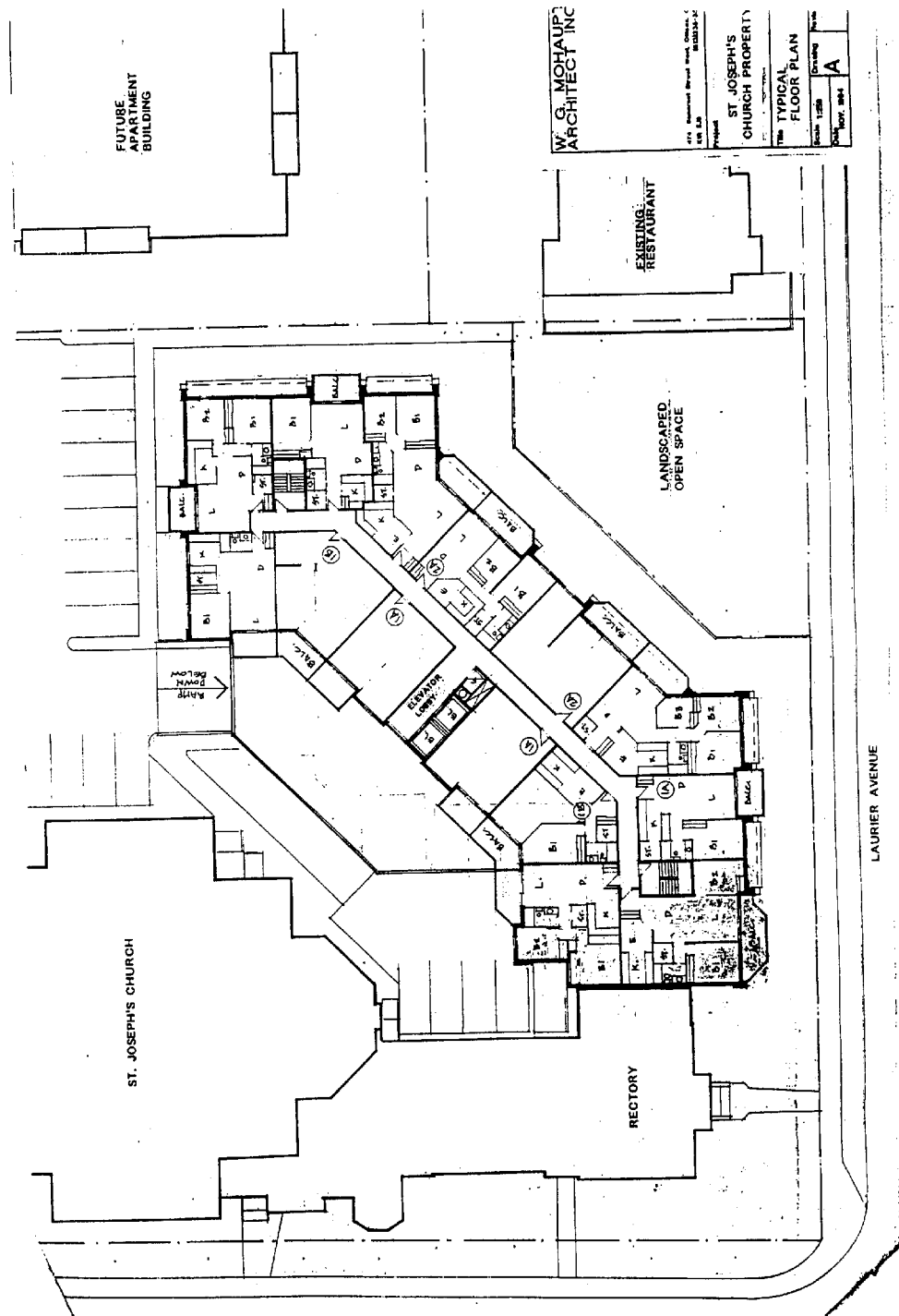
DOUGLAS HARDIE



MISSIONARY OBLATES
OF
MARY IMMACULATE







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September 20, 2000

ACS2000-PW-PLN-0144
(File: OHA3100/130 V.11)

Department of Urban Planning and Public
Works

Ward/Quartier
City Wide

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

3. Awards - Ottawa Architectural Conservation Awards 2000 **Prix - Prix de conservation architecturale d'Ottawa 2000**

Recommendations

1. That the following submissions be APPROVED as recipients of Awards of Excellence and Certificates of Merit in the 2000 Ottawa Architectural Conservation Awards competition.

Restoration

Award of Excellence: Notre Dame Basilica

Certificate of Merit: The Booth Barn at the Central Experimental Farm

Adaptive Use

Award of Excellence: The Embassy of the Republic of Croatia

Certificate of Merit: 268 First Avenue

Certificate of Merit: 95 Second Avenue

Special Category

Award of Excellence: The Plaza Bridge

2. That approval be given for the acquisition and installation of three bronze plaques and the preparation of framed certificates to be awarded to the successful candidates.



September 21, 2000 (10:54a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

SL:sl

Contact: Stuart Lazear - 244-5300 ext. 1-3855



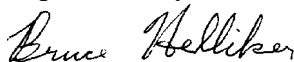
September 22, 2000 (9:21a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

Funds in the amount of \$7,000 are available in the Heritage Plaque Program account 0840040- 2912 for this purpose.

As completion of the production and installation of plaques is not completed until 2001, a contribution to the Reserve for Committed Expenditures for the unpaid balance will be required this year.



September 21, 2000 (8:57a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

Recommendation 1

Policy 11.2.2 b) of the City of Ottawa Official Plan, as approved by City Council on May 27 and 28, 1991, states as follows:

“v) City Council shall recognize the City’s heritage resources by presenting plaques and certificates to buildings and persons representing the outstanding restoration and conservation of the City’s heritage resources by means of an annual architectural conservation awards programme.”

In accordance with this policy, submissions for the 2000 OACA competition were solicited through newspaper advertisements and a facsimile mailing to members of the Ottawa Regional Society of Architects.

There were eight submissions for the 2000 Ottawa Architectural Conservation Awards all of which were reviewed by a sub-committee of the Local Architectural Conservation Advisory Committee (LACAC) prior to consideration by LACAC, Planning and Economic Development Committee and City Council. The three project categories are described below:

Restoration: Returning a heritage resource to its original form, material and integrity.

Adaptive Use: Modification of a heritage resource to contemporary functional standards while retaining its heritage character, with possible adaptation for new uses.

Infill: Addition to a heritage building or all new construction within an historic context. There are no recommended award/ certificate recipients in this category this year.

Special Category: The Plaza Bridge was considered an exceptional project because of its contribution to the heritage character of the City and its high quality of Urban Design. The LACAC sub-committee felt that this project merited a Special Award of Excellence without classifying the project in a specific category.

A brief description of the projects recommended as recipients of this year's awards and certificates is included as Document 1 of this report.

Recommendation 2

The building owner as well as major contributors to each successful project will receive a framed certificate. The projects winning the Award of Excellence will receive a bronze plaque to be installed on the building or structure. The certificates are normally presented on Heritage Day, the third Monday in February. In light of municipal amalgamation in 2001, the certificates will be presented at a special ceremony in early December, 2000.

A small event will also be held on Heritage Day, February 19, 2001 to promote the winning projects.

Consultation

The Ottawa Architectural Conservation Awards competition was advertised in local newspapers during the summer of 2000. Local architectural firms were contacted through a facsimile mailing to members of the Ottawa Regional Society of Architects.

Disposition

The Department of Urban Planning and Public Works to notify recipients of the Awards of Excellence and Certificates of Merit in the 2000 Ottawa Architectural Conservation Awards competition and to order three bronze plaques to be installed on the award- winning buildings.

List of Supporting Documentation

Document 1 Description of projects receiving Awards of Excellence and Certificates of Merit

Part II - Supporting Documentation

Document 1

Description of Projects Receiving Awards of Excellence and Certificates of Merit

NAME/ADDRESS: Notre Dame Basilica, 385 Sussex Drive

CATEGORY: Restoration (Award)

This project involved the extensive interior and exterior restoration of Notre Dame Basilica. The work included in part : restoration and repointing of the stone masonry; restoration of original wood and stained glass windows; restoration and reconstruction of decorative metalwork on the steeples and cornice; restoration of interior paint finishes and plaster work; and restoration of approximately 150 wood and plaster sculptures. This restoration project is one of the most ambitious non-governmental restoration projects undertaken in the City in the past few years.

NAME/ADDRESS: The Booth Barn, Central Experimental Farm, Building 118

CATEGORY: Restoration (Certificate)

This project involved restoration and stabilization of the exterior envelope and structure of this 1867 barn which is part of and predates the Central Experimental Farm.

NAME/ADDRESS: The Embassy of the Republic of Croatia, 229 Chapel Street

CATEGORY: Adaptive Use (Award)

This project involved the renovation and restoration of an 1875 house in Sandy Hill for use as the embassy and chancery of the Republic of Croatia. The building had suffered through a fire and insensitive renovation as a rooming house prior to its adaptive use for the embassy. Work involved, in part: the removal of a newer chapel addition at the east side of the building; the construction of two entrance porches in a design sensitive to that of the earliest porch on the building; the careful restoration of the brick masonry; the restoration of interior rooms and the stairwell; and the restoration of original windows.

NAME/ADDRESS: The Former Ottawa Ladies College, 268 First Avenue

CATEGORY: Adaptive Use (Certificate)

The Former Ottawa Ladies College has served a variety of educational and administrative functions since its initial construction in the early 20th century. The building was converted to sixteen luxury apartments in 1999.

NAME/ADDRESS: 95 Second Avenue
CATEGORY: Adaptive Use (Certificate)

Renovation work on this single family home in the Glebe neighbourhood involved the following work, in part: removal of a rear addition and metal fire escape; removal of paint from the brick masonry and repointing in coloured mortar to match the original; construction of a front porch modelled on early porches in the neighbourhood; and restoration of a side porch. Extensive interior renovation was also undertaken.

NAME/ADDRESS: Plaza Bridge, Confederation Square
CATEGORY: Special (Award of Excellence)

This project involved, in part: the redefinition of the original alignment of the former Sappers and Dufferin Bridges which had been obscured by additions in 1938; the discovery of historic archaeological remains relating to the early construction of the Rideau Canal; re-establishing historic connections between the Canal and Wellington Street/Confederation Square through a monumental stairway that reopens views of the Rideau Canal; and restoration of the original sandstone balustrades.