

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

**Agenda 6
Ordre du jour 6**

**Tuesday, May 2, 2000 - 6:00 p.m.
Le mardi 2 mai 2000 - 18 h**

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

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



City of
Ville d' **Ottawa**

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

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

Minutes 5 (April 18, 2000)

Procès-verbal 5 (Le 18 avril 2000)

Index

Information Items Articles pour information

Action Items Articles pour exécution

- | | | |
|----|--|--------------------------|
| 1. | Central Area West Heritage Conservation District Study
Étude du district de conservation du patrimoine de l'aire centrale
ouest | 1 |
| | Ref.: ACS2000-PW-PLN-0055 | OT6 - Somerset |
| 2. | Application to Alter 47-49 Daly Avenue, a building designated under
Part IV of the Ontario Heritage Act.
Demande visant la modification de l'immeuble situé aux 47-49, avenue
Daly et désigné aux termes de la partie IV de la Loi sur le patrimoine
de l'Ontario | 25 |
| | Ref.: ACS2000-PW-PLN-0039 | OT5 - Bruyère-Strathcona |

Unfinished Business Questions inachevées

- | | | |
|----|--|------------------|
| 3. | Community Heritage recognition Program
Programme de reconnaissance des activités patrimoniales
communautaires | |
| | Ref.: CC2Z2000134 | City Wide |

New Business
Nouvelles questions

Sub-Committees Report
Rapports des sous-comité

4. **Quarter Century Report - Update - J. Arnold**
Rapport du quart de siècle - Mise à jour - J. Arnold
 Ref.: CC2Z2000062 **City Wide**

5. **Sub-Committee 1999-2000 Annual Report and 2001 Objectives - Update**
Sous-Comité - 1999-2000 rapport annuel et les objectives 2001 - Update
 Ref.: CC2Z2000068 **City Wide**

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

7. **Sub-Committee - Reference List**
Sous-Comité - Liste des bâtiments
 Ref.: CC2Z2000136 **City Wide**

Circulation File
Dossier de circulation

8. **House, Home, Street: Our City in 2000**
Des Maisons et des rues: Notre Ville en 200
 Ref.: CC2Z2000133 **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, May 2, 2000.**

Si vous désirez ajouter un article au prochain ordre du jour, veuillez le faire parvenir à l'adjointe d'ici au **mardi 2 mai 2000, à 16 h 00.**

Next Meeting Prochaine réunion

The next regular meeting of the Committee will take place on **Tuesday, May 16, 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 16 mai 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

John Arnold

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

Backgrounder

April 14, 2000

ACS2000-PW-PLN-0055

1. Central Area West Heritage Conservation District Study

Étude du district de conservation du patrimoine de l'aire centrale ouest

Issue

- at the direction of Council, the Central Area West Heritage Conservation District Study, begun in 1997, has now been completed. The study deals with the identification, protection and management of heritage resources in the Central Area and was commissioned by the City in conformance with its Official Plan.

What's New

- the report makes three key recommendations:
 - ▶ that Sparks Street south of Wellington and north of Queen between Bank and Elgin be designated a Heritage Conservation District.
 - ▶ that Bank Street between Gloucester and Albert be designated a Heritage Conservation District.
 - ▶ that the full length of Sparks Street, including Elgin from Sparks to Lisgar and extending east to the Rideau Canal be designated a National Historic District.

Impact

- designation under the Ontario Heritage Act (OHA) will enable the City to review and approve the design of new construction and alterations to heritage buildings within the district. Demolitions of heritage buildings in the area can be delayed during which time discussions can be held with the property owner to discuss alternatives to demolition.
- designation as a National Historic District would be important in interpreting, commemorating and marketing the area locally, nationally and internationally. It could also enable access to cost-sharing funds and future tax incentives from the federal government.

Contact: Author - Stuart Lazear, 244-5300, ext. 3855

Chief Communications Officer - Lucian Blair, 244-5300, x4444 pager 780-3310



April 14, 2000

ACS2000-PW-PLN-0055
(File: OHR4304/0207 V.1)

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 Action/Exécution
Interpretation/Interprétation
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

1. Central Area West Heritage Conservation District Study

Étude du district de conservation du patrimoine de l'aire centrale ouest

Recommendations

1. That the Central Area West Heritage Conservation District Study and Plan (hereafter referred to as the Study and included/distributed as Document 1) by Mark Fram and Associates, Polymath Planning and Design in association with Baird/Sampson/Neuert Architects, dated December 1999 be RECEIVED.
2. That the designation of Sparks Street, as shown on Document 2, as a Heritage Conservation District under Part V of the Ontario Heritage Act, be APPROVED.
3. That the designation of Bank Street, as shown on Document 3, as a Heritage Conservation District under Part V of the Ontario Heritage Act, be APPROVED.
4. That the designation of Sparks and Elgin Streets, as shown on Document 4, as a National Historic District be recommended to the Historic Sites and Monuments Board of Canada.
5. That the conservation objectives, principles and guidelines described as Recommendations 5.2 (pp.160-1) and 7.1-3 (p.171) of the Study be APPROVED in principle as a means of guiding the review and administration of development within the heritage districts.
6. That the heritage precincts as shown in Document 5 including the corresponding planning recommendations for those precincts be examined in the context of future secondary planning, Official Plan and other reviews by the City of Ottawa.

7. That the Study be revisited following municipal amalgamation in order to assess the opportunities for implementation of longer-term recommendations including but not limited to the following:
- a. the examination and implementation of financial and other incentives to encourage the rehabilitation of heritage buildings;
 - b. an intergovernmental forum to participate in areas of mutual interest such as historic interpretation, planning for public art and pedestrian amenities and the possible review of designs for new development in the Central Area;
 - c. the establishment of a City Design Review Committee for the Central Area.



April 14, 2000 (11:19a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

SL:sl

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

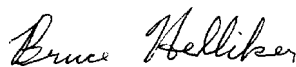


April 17, 2000 (9:03a)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.



April 14, 2000 (10:23a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

Recommendation 1

City Council approved the Terms of Reference for the Central Area West Heritage Conservation District Study in October 1996. The Study was carried out in accordance with policies of the City of Ottawa Official Plan as approved by City Council on May 27, 1991 and subsequently by the Region of Ottawa Carleton on behalf of the Province. Extracts from

the Official Plan are included as Document 6 of this report. A consultant was hired in 1997 and the study initiated that year. All aspects of the study have been carried out by the consultant and have exceeded expectations.

Recommendations 2 and 3

The results of the Study determined that the areas proposed for designation on Sparks Street and Bank Street as shown in Documents 2 and 3 respectively contain a high concentration of architecturally and/or historically significant heritage buildings and are, therefore, worthy of designation under Part V of the Ontario Heritage Act (OHA) as Heritage Conservation Districts (HCDs). Designation under the OHA will give the City of Ottawa the ability to review and approve the design of new construction and alterations to heritage buildings within the district. Under the provisions of the OHA demolitions can be delayed for a period of time during which discussions can be held with the property owner to discuss alternatives to demolition. A more complete description of heritage conservation district designation is included as Document 7 (Questions and Answers) of this report. This document was circulated to all property owners, tenants and businesses in the areas proposed for district designation. The document was attached to the public notification letters mailed in early March following completion and printing of the Study.

The municipal, provincial and federal governments each have or are currently developing incentives to assist property owners within HCDs. The City of Ottawa offers a heritage grant programme as well as technical expertise to assist owners with restoration work. The federal government announced the commencement of a national initiative to develop and provide federal tax credits to encourage the rehabilitation of designated heritage buildings in the recent Federal Budget (Document 8). The Province of Ontario recently announced a rebate of Provincial Sales Tax expended on the restoration of designated heritage buildings. Additional incentives for the restoration of heritage buildings have been suggested in the Study and are recommended for further study by the City of Ottawa following amalgamation.

Properties that are currently designated under Part IV of the Ontario Heritage Act cannot be included in the Heritage Conservation District designation and are noted in Document 9.

The demolition of two buildings within the proposed Bank Street Heritage Conservation District at 142-144 Bank Street had started at the time of the circulation of the Study. Notwithstanding this loss, the Study and this Report continue to recommend the designation of Bank Street as an HCD as shown on Document 3.

Recommendation 4

The Study recommends that the City of Ottawa request the Historic Sites and Monuments Board of Canada to consider the designation of the area of Sparks and Elgin Streets shown in Document 4 as a National Historic District. There are approximately seventeen National Historic Districts across Canada including the Winnipeg Exchange District, Victoria's Chinatown, as well as The Main/Saint-Laurent Boulevard in Montreal. This type of

designation by the federal government does not confer any legal protection over the built environment as that authority rests solely with the municipality in the case of Ottawa. Designation as a National Historic District would, however, be very important in interpreting, commemorating and marketing the area, locally, nationally and internationally. Following the designation by the Historic Sites and Monuments Board of Canada of a National Historic Site (Districts are one form of National Historic Site Designation), a Commemorative Integrity Statement and/or Heritage Interpretation Strategy (as in Winnipeg) is prepared to help with the interpretation and management of the area.

Designation as a National Historic District could also enable access to Cost Sharing Funds from the federal government for the restoration of buildings not owned by the federal government as well as access to any future tax incentives to be developed in the future arising from the recent Federal Budget (see Document 8).

The Study has discussed the importance of this area locally as well as nationally. There is a very high concentration of federally Classified and Recognized Buildings in this area (pp.77-81 of the Study). There are National Historic Sites commemorating, people, events and places of national significance within and adjacent to the proposed National Historic District.

The authority for the investigation and possible designation of a National Historic District ultimately rests with the Historic Sites and Monuments Board of Canada and the Minister of Canadian Heritage. The federal Department of Public Works and Government Services Canada and the National Capital Commission, as custodians of many of the buildings in the area, will also have considerable input into discussions regarding the designation of a National Historic District.

The recommendation of the Study for the national designation and commemoration as a National Historic District of Sparks/ Elgin is strongly supported by the Department of Urban Planning and Public Works.

Recommendation 5

The conservation objectives and principles described as Recommendations 5.2 on pages 160 to 161 of the Study and the architectural conservation and infill guidelines described as Recommendations 7.1 to 7.3 on page 171 of the Study can be used by the City of Ottawa in the review of heritage grants as well as statutory applications under the Ontario Heritage Act for alterations, new construction, demolitions, etc., once the proposed heritage conservation districts come into effect following their approval by the Ontario Municipal Board. These principles respect nationally-recognized charters such as the Appleton Charter for the Protection and Enhancement of the Built Environment. There are other guidelines discussed in the Study which will require further analysis following enactment of the heritage designation.

A more complete description of the next steps in the designation process is included as Document 10.

6

Recommendation 6

Heritage Precincts are described in the Study in Section 4, p. 152.

“The emphasis within heritage precincts (which also include the HCDs that they surround and link) would be to enable and encourage the recognition and interpretation of the history of the precinct as part and parcel of the improvement of public (primarily pedestrian) amenities.”

Historic interpretation within the Sparks Street and Elgin Street precincts could be carried out, to a large extent, as a result of the National Historic District Designation process described above as both areas are within that proposed National District. The review of development applications within the precincts but outside the HCDs would not be subject to any special or statutory design review but could be examined in the context of their relationship to properties within the HCDs on an informal basis.

On a more formal basis, the concept of Heritage Precincts as extensions of the existing Official Plan Character Areas and Theme Streets could be examined in the context of future secondary planning, Official Plan and other reviews by the City of Ottawa. This is in conformance with the Study Terms of Reference which requested general planning recommendations “...to ensure that the heritage aspects of the study area are not be isolated from the more global planning issues which affect this area. These recommendations will be considered as part of future secondary plans and other neighbourhood-specific planning studies for the Central Area West.”

Recommendation 7

There are several longer-term recommendations in the Study which will require further study once municipal amalgamation has been fully implemented and the proposed heritage conservation districts are in place. These include but are not limited to:

- a) the examination and implementation of the type of financial incentives to encourage rehabilitation of heritage buildings as described in Section 5d) 6.8 on pp.164-5 of the Study;
- b) an intergovernmental forum to participate in areas and initiatives of mutual interest such as historic interpretation, planning for public art and pedestrian amenity and the possible review of designs for new development in the Central Area;
- c) the establishment of a City Design Review Committee for the Central Area.

Consultation

There has been extensive consultation over the course of the study, and prior to the study, in the development of the Terms of Reference. The Terms of Reference were reviewed by the

Centretown Citizen's Community Association, the Sparks Street Mall Authority, the Bank Street Promenade Business Improvement Area, Heritage Ottawa, the Federal Heritage Buildings Review Office, and the National Capital Commission, prior to their consideration and approval by the City of Ottawa Local Architectural Conservation Advisory Committee (LACAC), Planning and Economic Development Committee (PEDC) and City Council.

Two public meetings were held at the Ottawa-Carleton Centre during the course of the study. The first meeting, held on March 9, 1998 presented the building research and evaluation which was carried out as part of the initial phase of the study. The second public meeting, held on September 3, 1998, presented the consultant's preliminary recommendations including those for heritage conservation district designation and National Historic District designation. All property owners, residential and commercial tenants, business and community associations within the study area together with the specific stakeholders included in the evaluation phase (Document 11) were invited to these meetings. Newspaper ads were also placed in the Citizen, Le Droit, Centretown Buzz and Centretown News promoting these meetings.

Upon receipt and printing of the final Study by the City, all property owners as well as residential and commercial tenants in the proposed HCDs were notified by letter. The letter identified the areas proposed for designation as HCDs, advised of the availability of the Study, and included the Next Steps and Questions & Answers included as Documents 7 and 10 of this report. In addition, recipients of the letter were advised of where to view the Study and the research /heritage and survey forms compiled as part of the Study. Stakeholders received copies of the Study as did all respondents to the notification letter and ads. Newspaper ads were also placed in the Citizen, Le Droit and Centretown Buzz. As of April 10, 120 copies of the Study were distributed. Comments received as of April 10 are discussed in greater detail in Documents 12 and 13.

The Office of the City Solicitor has been consulted and its comments have been incorporated in this report.

The Ward Councillor, Elisabeth Arnold has actively participated in this Study and supports its recommendations.

Disposition

Recommendations 2 and 3. The Office of the City Solicitor to prepare the new Heritage Conservation District Designation By-laws and submit them to City Council for enactment.

Council and Statutory Services Branch to forward the new Heritage Conservation District Designation By-laws to the Ontario Municipal Board within 14 days of the enactment of the by-law, as required under Part V of the Ontario Heritage Act.

Recommendation 4. The City Clerk in conjunction with the Department of Urban Planning and Public Works will forward a request to the Historic Sites and Monuments Board of

8

Canada on behalf of the City requesting the consideration of Sparks and Elgin Streets as a National Historic District.

Recommendation 5. The Department of Urban Planning and Public Works for implementation following the designation of the heritage conservation districts.

Recommendations 6 and 7. The Department of Urban Planning and Public Works for review in the context of future administrative structures following amalgamation and future work programmes.

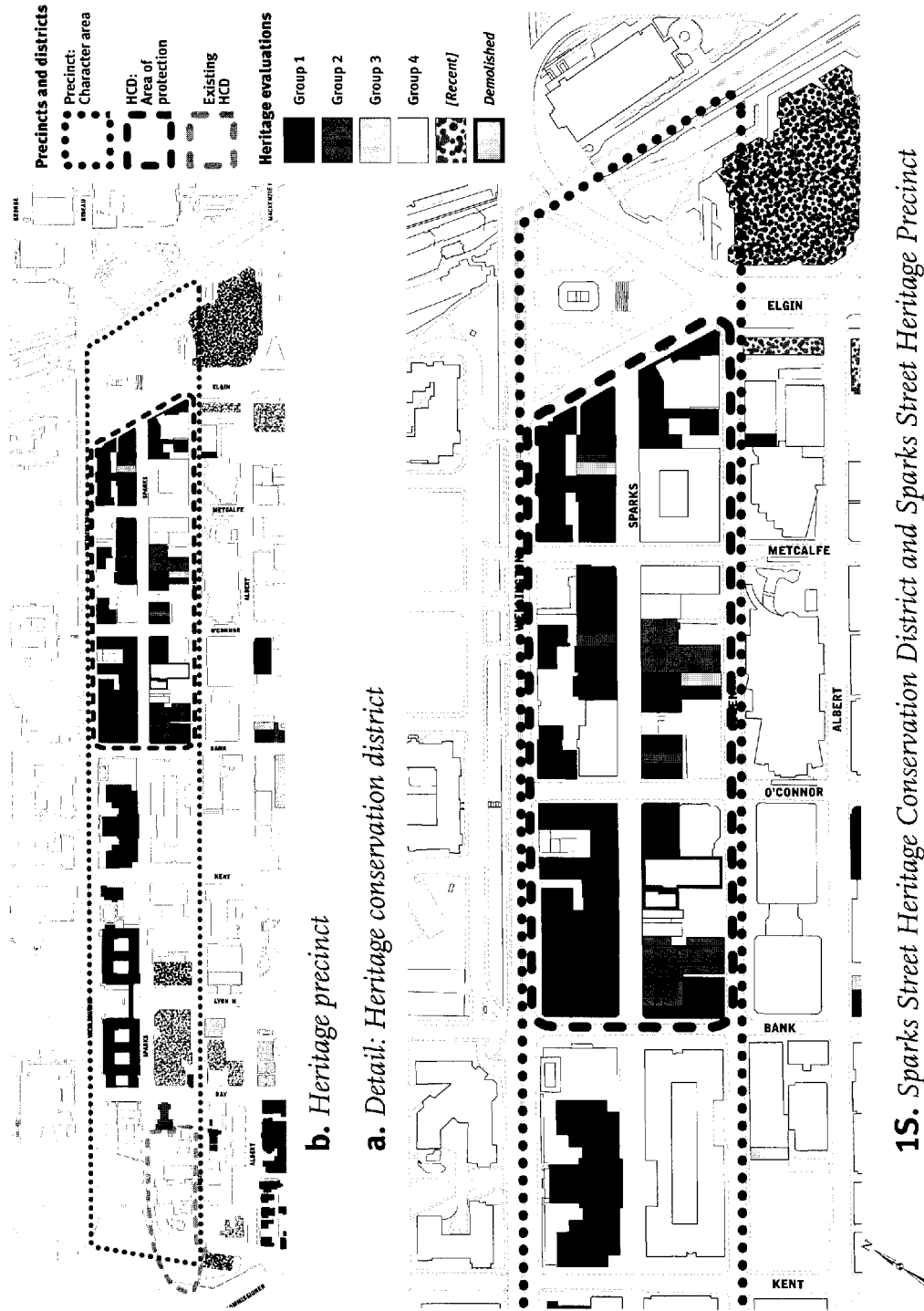
List of Supporting Documentation

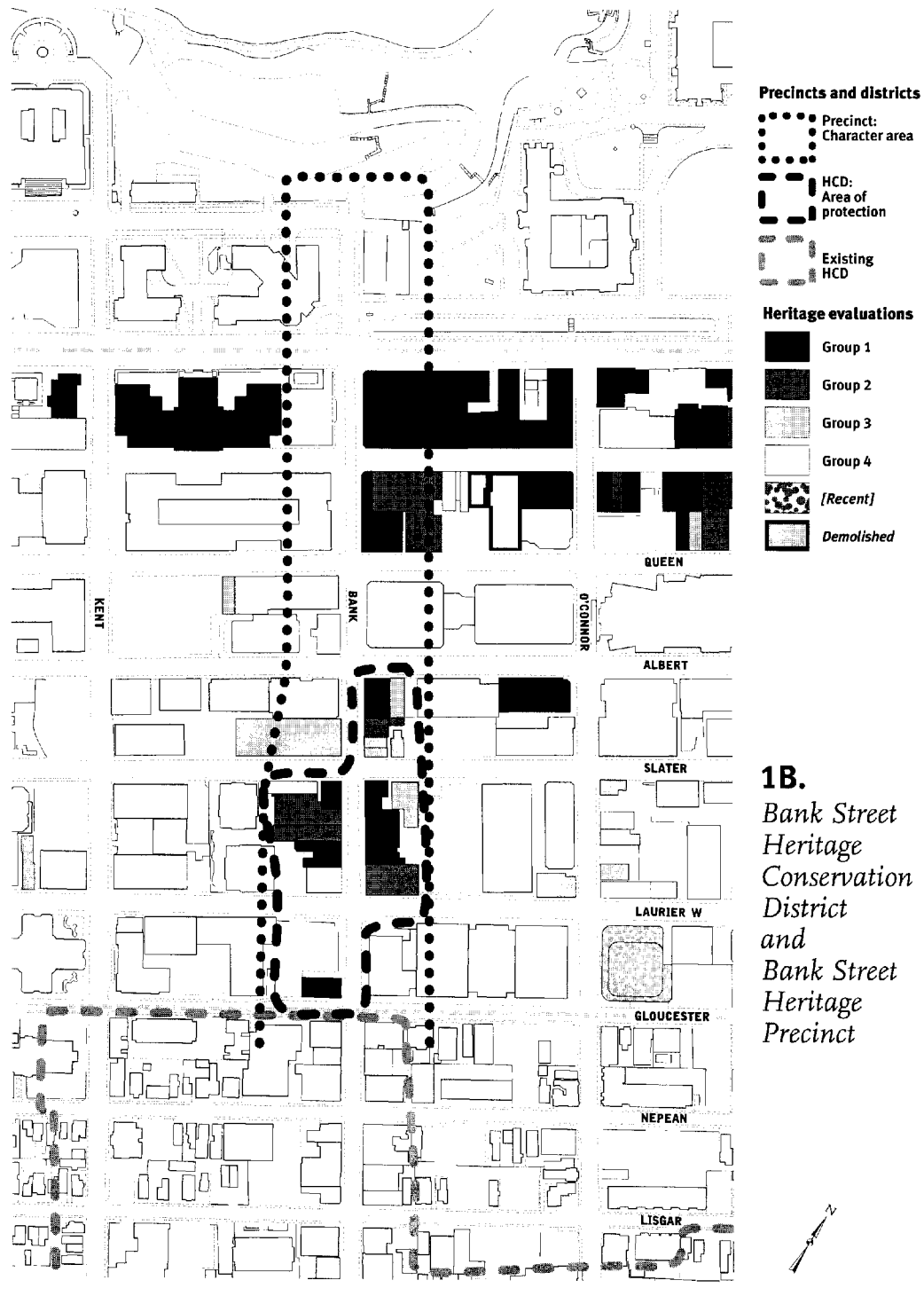
- Document 1 Central Area West Heritage Conservation District Study and Plan by Mark Fram and Associates dated December 1999 (Distributed separately and on file with City Clerk)
- Document 2 Map- Proposed Sparks Street Heritage Conservation District
- Document 3 Map- Proposed Bank Street Heritage Conservation District
- Document 4 Map- Proposed Sparks/Elgin National Historic District
- Document 5 Map- Proposed Heritage Precincts
- Document 6 Extracts from the City of Ottawa Official Plan
- Document 7 Questions and Answers about Heritage Conservation Districts
- Document 8 Extract from Federal Budget
- Document 9 List of Properties designated under Part IV of the Ontario Heritage Act
- Document 10 Next Steps in the Designation Process
- Document 11 List of stakeholders involved in the heritage building evaluation process
- Document 12 Consultation Details
- Document 13 Comments and Letters received as of April 6 (Distributed separately and on file with City Clerk)

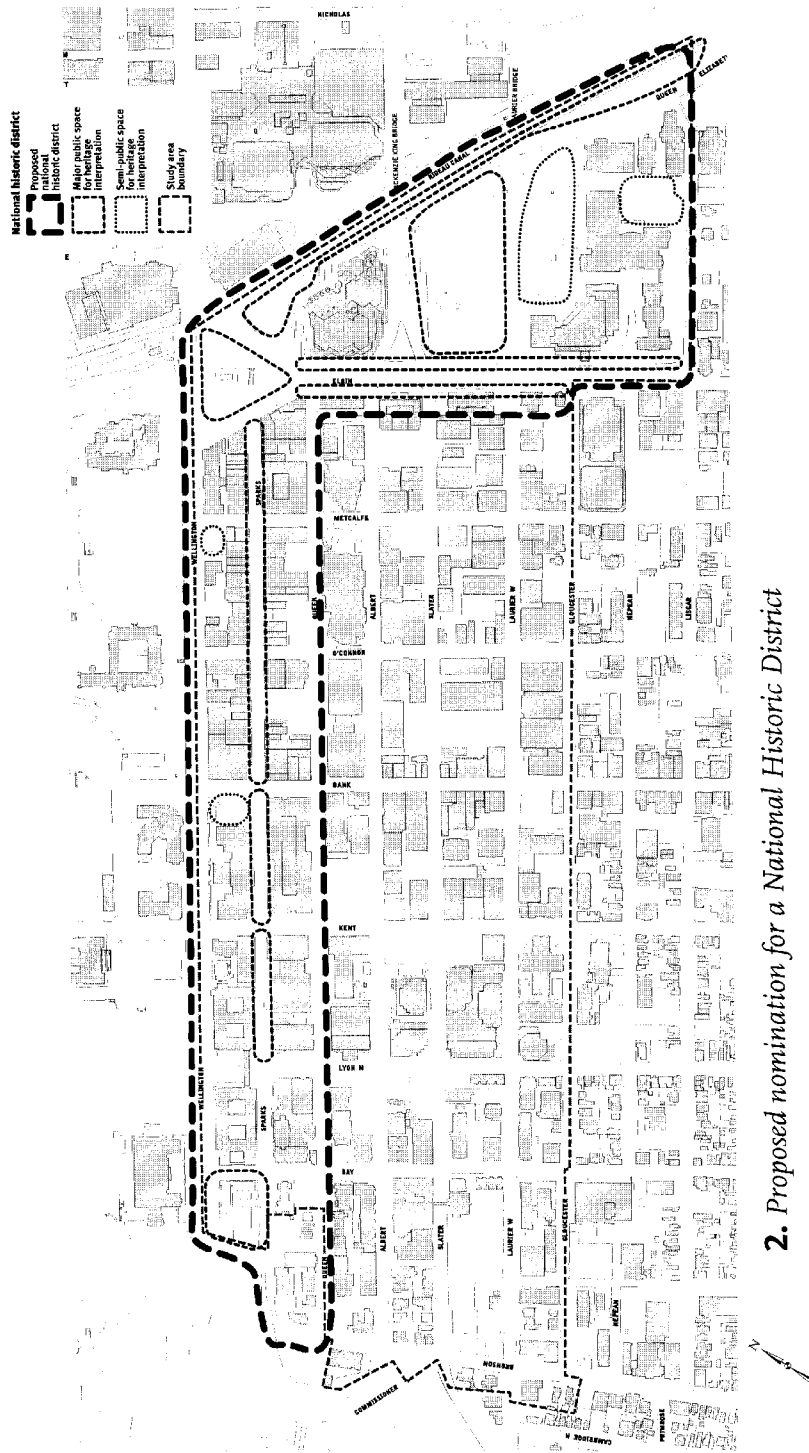
Part II - Supporting Documentation

Proposed Sparks Street Heritage Conservation District

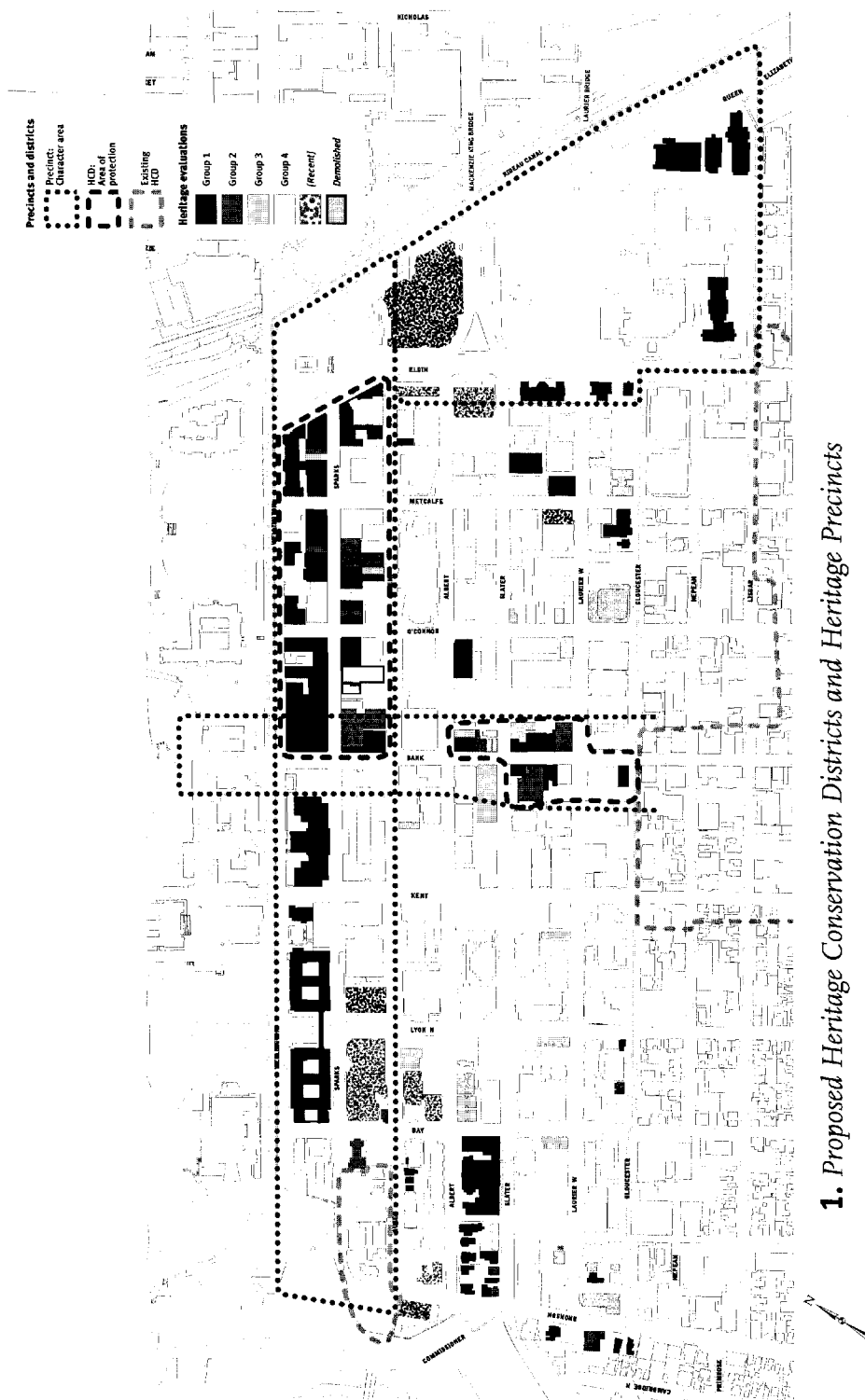
Document 2







2. Proposed nomination for a National Historic District



1. Proposed Heritage Conservation Districts and Heritage Precincts

Policy 1.13.3 of the Central Area Secondary Policy Plan for Sparks Street states as follows :

“c) City Council shall recognize that the group of heritage buildings on Sparks Street between Elgin and Bank Streets contains one of the finest groupings of heritage buildings, and shall therefore, investigate their potential designation as a Heritage Conservation District...

d) City Council shall ensure the protection, enhancement and conservation of heritage resources on Sparks Street, and shall ensure that the design of development respects, and is sensitive to such heritage...”

Policy 1.14.1 of the same Official Plan states as follows with respect to Bank Street :

“The distinctive streetscape of heritage buildings along both sides of Bank Street between Slater and Laurier Streets will be designated as a Heritage Conservation District, contributing significantly to the theme and character street.”

This is further reinforced by policies 1.14.3 d) and e), as well as Chapter 11 and other sections of the Official Plan.

CENTRAL AREA WEST
HERITAGE CONSERVATION DISTRICT

Questions and Answers

WHAT IS A HERITAGE CONSERVATION DISTRICT?

A heritage conservation district is a grouping of older buildings, streets, and open spaces that combine to create a visual example of the heritage of the community in which they are found. Such groupings will usually be located in the older parts of a municipality, where they may provide a unique visual picture of the heritage of past eras and generations. In some cases, these groupings are large enough that they create whole neighbourhoods which are easily identified and distinguished from their surrounding areas. They may provide an outstanding example of a period of architecture, they may be built in a style that reflects special architectural and cultural features unique to the community, or they may be significant to a specific era in the community's history. It is these groupings of older buildings which have the potential to become heritage conservation districts.

Regardless of the type, location, or size of a heritage conservation district, there are factors and values associated with them other than heritage which should be taken note of. These districts are also special social, aesthetic, and economic resources. Over time, these districts have generated and supported lifestyles, and have developed social values and ties which have a tradition which helps to provide a link with the past. They have for years, and perhaps even generations, been places where people have congregated to live, work, and play. Thus, heritage conservation districts can serve as a source of stability within rapidly changing urban environments, providing people with a sense of time and a sense of place.

Heritage conservation districts also provide striking and quite often pleasing visual patterns. Within these districts are buildings which were built with a craft and detail that is uncommon today. Many of the buildings may be of a distinct architectural style, or have a special character, and when combined with surrounding landscaping and street patterns, give a district an aesthetic or visual appeal which stands out and contrasts strongly with surrounding, more modern urban places.

Heritage conservation districts also have the potential to generate economic benefits for a community. Building preservation activities can provide jobs and stimulate interest in a district. This interest could see real estate values rise in a district. Quite often these districts, particularly those of the commercial type, such as the By Ward Market, provide a form of tourist attraction which can play a major role in generating revenue. Heritage conservation districts also provide many of the facilities needed for everyday urban living such as stores,

schools, roads, and streetlights. Through district conservation, more efficient use of these existing facilities can be made, which makes greater economic sense in times of limited dollars, energy, and natural resources, than the demolition and redevelopment of these districts, or the extension or construction of new facilities to serve new areas at the edge of a municipality.

HOW IS A HERITAGE CONSERVATION DISTRICT DESIGNATED?

In 1975, the Ontario Government passed the Ontario Heritage Act which enabled municipalities to protect their heritage buildings. The Act provides municipalities with two means through which they can recognize and protect their heritage. The first is through the designation of individual heritage properties, and the second is through the designation of heritage conservation districts.

There are approximately 220 individually designated buildings in the City of Ottawa as well as 11 heritage conservation districts which now contain over 1,800 buildings.

WHAT ARE THE IMPLICATIONS OF HERITAGE CONSERVATION DISTRICT DESIGNATION?

1. Once a district has been designated under the Ontario Heritage Act, City Council has supplementary control over changes and development that may take place in a district. This does not mean, however, that change and development cannot take place and that a museum is created.

Rather, it means that all change and development is managed to ensure that they not detract from a district's historic character. The purpose of giving City Council supplementary control is to ensure the protection, and enhancement of the overall historic environment within a heritage conservation district.

If a building owner wishes to make major alterations to the exterior of their building, they would be required to submit an application to City Council. Council in turn would make a decision to permit the proposed alteration, to refuse it, or permit the alteration subject to certain conditions.

If an owner wishes to demolish their heritage building, they would be required to submit an application for demolition to City Council. City Council can delay demolition for a maximum period of 270 days, during which time alternatives can be sought.

2. Building design guidelines will help guide people who are interested in restoring a building or constructing a new building.
3. Special matching grant funds will be available to heritage building owners who wish to

restore the exterior of their buildings, subject to the availability of funding.

4. The district will experience an improvement in the overall physical fabric, and be protected from decay and the intrusion of incompatible structures.
5. A greater sense of community awareness and pride will arise due to the highlighted heritage importance of the area.

WILL I HAVE TO RESTORE THE EXTERIOR OF MY BUILDING TO ITS ORIGINAL CONDITION?

No, heritage designation does not require an owner to restore the building. If an owner wishes to restore the exterior then matching grant assistance is available from the City (subject to the availability of funding).

WILL I REQUIRE ANY SPECIAL PERMISSION TO MAKE INTERIOR CHANGES TO MY PROPERTY?

No, a heritage conservation district designation will not affect the interior of your property. The normal requirements for a building permit would still apply.

WHAT IS THE DIFFERENCE BETWEEN HERITAGE ZONING AND HERITAGE DISTRICT DESIGNATION?

Zoning deals with matter such as land use, density, height, setbacks, parking, etc., permitted at/on a property. It is regulated under the Ontario Planning Act. Heritage zoning has been in place in Ottawa for the past 25 years and is an important component of the City of Ottawa Official Plan. A key element of heritage zoning is the requirement that replacement buildings be built to the same footprint and overall scale as the building previously existing on the site. More details are available in the City's New Comprehensive Zoning By-law.

Heritage Designation is carried out under the authority of the Ontario Heritage Act and provides limited demolition and design control as described previously.

Both heritage zoning, now replaced by a heritage overlay in the new Comprehensive Zoning By-law, and heritage district designation work together as compatible mechanisms to ensure the effective management of heritage areas in the City.

WILL I BE RESTRICTED IN HOW I CAN LANDSCAPE MY FRONT YARD?

No, the normal requirements under the City's zoning and other by-laws would still apply, for example, if you were considering a landscaping change to accommodate surface parking. The City is also examining the issue of trees on private property through a study which is currently underway.

WILL A HERITAGE CONSERVATION DISTRICT DESIGNATION AFFECT THE REGULAR MAINTENANCE (PAINTING, REPAIRS, RE-ROOFING, ETC.) OF MY BUILDING?

No, maintenance of properties is currently enforced under the City's Property Standards By-law. Should an owner of a heritage building wish advice on the restoration of their building, it is available through the Planning Branch of the City. Should an owner wish financial assistance with the restoration of their heritage building, that is also available through the Planning Branch, subject to the availability of funding.

Heritage Property

“The Government is committed to the development of initiatives in support of the restoration and preservation of Canada’s built heritage. Canadian Heritage officials have undertaken discussions with provincial, territorial and municipal government officials with a view to establishing a national register and conservation standards in respect of heritage property. These tools will be instrumental in assessing the necessity of financial support to sustain and ensure the preservation of Canada’s built heritage.”

LIST OF PROPERTIES CURRENTLY DESIGNATED UNDER PART IV OF THE
ONTARIO HERITAGE ACT AS INDIVIDUAL HERITAGE PROPERTIES

Within the proposed Sparks Street HCD :

50 Wellington Street (Langevin Block) By-law 354-78

32-36 Elgin Street (former Bell Block) By-law 155-87

38-54 Elgin Street(Central Chambers) By-law 84-78

42-50 Sparks Street (former Scottish Ontario Chambers/Trust Block) By-law 198-87

125 Sparks Street (former Bank of Nova Scotia) By-law 88-92

156-158 Sparks Street (Zellers-former Poulin Dry Goods) By-law 300-80

Within the proposed Bank Street HCD :

109 Bank Street (former Ottawa Electric Company) By-law 190-91

132 Bank Street By-law 269-99

CENTRAL AREA WEST HERITAGE STUDY ! Next Steps

Implementation of Heritage**Conservation District Designation**

- If there is a recommendation for the designation of one or more heritage conservation districts then a by-law is prepared which would include a precise legal description of the area(s).
- Designation by-law considered by City Council and forwarded to the Ontario Municipal Board (OMB) for approval.
- Once a district designation by-law is approved by the O.M.B., any Council approved design guidelines for new construction in the area could be administered by the City under the authority of the Ontario Heritage Act.
- Owners of properties in the conservation district(s) would also be eligible for matching heritage restoration grants from the City (subject to the availability of funding), as well as technical assistance related to building restoration/rehabilitation. Guidelines incorporated in the study for rehabilitation and restoration (as approved by Council) could be administered in this way.

Implementation of Other Recommendations

- Any planning recommendations would be subject to further study by the City (as specified in the terms of reference for this study).
- Recommendations regarding streetscaping, for example, would be forwarded to appropriate City Departments (eg. Engineering and Works) for consideration and, subject to Council approval, implemented as appropriate.
- Recommendations involving other levels of government (eg. RMOC, NCC, Public Works and Government Services Canada) would be, subject to Council approval, forwarded to those agencies for their consideration and implementation at their discretion.

LIST OF STAKEHOLDERS–PEOPLE/ORGANIZATIONS PARTICIPATING IN THE
EVALUATION PHASE OF THE STUDY

Councillor Elisabeth Arnold, City of Ottawa

Councillor Diane Holmes, Region of Ottawa-Carleton

Johanne Fortier, Manager of Heritage, National Capital Commission

David Pollard and Caroline Harvey, Real Estate Advisory Services, Public Works and
Government Services

Ken Dale, Director (to 1998), Sparks Street Mall Authority

Robert Smythe, Centretown Citizens Community Association

Brian Roberts, The Building Owners and Managers Association (BOMA)

Gerry Lepage, Bank Street Promenade Business Improvement Association

Dee Stubbs, City of Ottawa Local Architectural Conservation Advisory Committee
(LACAC)

Carolyn Quinn, Heritage Ottawa

Brian Lahey, The Properties Group (property owner)

Stuart Lazear, Senior Heritage Planner, Department of Urban Planning and Public Works,
City of Ottawa

SUMMARY OF CONSULTATION DETAILS

An overview of the extensive public consultation carried out as part of the Study has been described under “Consultation” in the Executive Summary of this Report.

Extracts/summaries of responses to the Study as received by April 10, 2000 are described below.

The full correspondence listed as Document 13, will be distributed separately and kept on file with the City Clerk.

Councillor Elisabeth Arnold. Participated in the study process and is in support of the recommendations.

Region of Ottawa-Carleton. Supports the Study recommendations.

Heritage Canada Foundation . Supports the Study recommendations.

Centretown Citizens Community Association. Supports the Study recommendations.

Heritage Ottawa. Supports the Study recommendations.

The National Capital Commission had the following comments:

Comment: “...the designation related to Sparks Street raises some issues. Criteria and tools related to sustainable development and economic feasibility should have been taken into account in the report to ensure the viability of the district.”

Response: This type of analysis was beyond the scope of this study and was not part of the Council-approved Terms of Reference for the Study. The Study Terms of Reference was reviewed by the NCC and most of the other groups listed in Document 11 prior to Council approval. An analysis of sustainable development and economic feasibility is normally associated with more concrete development proposals rather than a heritage conservation district study of this type.

Comment: “ The justification for the designation of Sparks Street as a national historic site appears to be weak....it is not an example in terms of urban design at a national level.”

Response: The Study recommended that a request be made to the Historic Sites and Monuments Board of Canada to consider Sparks and Elgin Street as a National Historic District. The Study has explained the rationale for that recommendation and that is further supported by this Action Report and the comments from local as well as national heritage organizations (Heritage Canada Foundation) for a national historic district. The initial idea for closure of Sparks was made by planner Jacques Greber and eventually realized , following

several temporary closures in the 1960's, as a permanent pedestrian mall in 1967. It was one of the first pedestrian malls in North America .

Comment: "...there is no mention in this document of any national and international charters and conventions."

Response: While specific charters and conventions are not mentioned by name, nationally-recognized charters such as the Appleton Charter were taken into consideration in the development of the Heritage Conservation principles described on pages 160-1 of the Study.

Comment: "...comments related to the N.C.C. lack objectivity."

Response: An article critical of NCC concepts for Metcalfe Street by Witold Rybczynski in a November 1998 issue of Time Magazine was quoted in the Study on page 120.

Other comments from the NCC have been addressed through this Action Report and the recommendations therein. The full correspondence has been distributed separately and is on file with the City Clerk.

J.E. Ironside Consulting on behalf of Arnon Corporation, owners of 161 Bank Street, 56 and 62 Sparks Street had the following comments:

Comment: "With respect to the boundaries of the Bank Street HCD, we are opposed to having undeveloped land at the rear of the buildings included within the District. We would request that the boundary be adjusted to match the building footprint."

Response: It is the City's practice to register HCD by-laws on all properties affected by the by-law in order to provide notice of the designation to property owners. Registration is done on the basis of the legal description of properties not on the building dimensions. Restricting the district boundary to the footprint of the existing building would also be contrary to the intent of a heritage district designation which is concerned with the context and spaces around heritage buildings rather than heritage buildings in isolation.

Comment: "We are of the view that the urban design guidelines incorporated in the Heritage Study will prevent land owners from achieving the full development potential permitted under the newly adopted zoning by-law."

Response: These guidelines are part of the issues recommended for future analysis in this Action Report. The Study states on page 129 as follows : " Reducing the current permissions for building density would assist conservation in certain locations, but it is difficult to argue for downzoning in the absence of some form of positive incentive for conservation that would equalize the incentives for demolition." It must be remembered that the urban design guidelines are guidelines only and not regulations.

This page intentionally left blank



April 14, 2000

ACS2000-PW-PLN-0039
(File: OHD4300 DALY 47-49)

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 to Alter 47-49 Daly Avenue, a building designated under
Part IV of the Ontario Heritage Act.**

***Demande visant la modification de l'immeuble situé aux 47-49, avenue
Daly et désigné aux termes de la partie IV de la Loi sur le patrimoine
de l'Ontario***

Recommendation

That the proposed Application to Alter the Union Mission, 47-49 Daly Avenue, a property designated under Part IV of the Ontario Heritage Act, according to plans received on January 18, 2000, be APPROVED.

(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.)

April 14, 2000 (11:47a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

April 18, 2000 (9:12a)


Approved by
John S. Burke
Chief Administrative Officer

SC:sc

Contact: Sally Coutts - 244-5300 ext. 1-3474

Financial Comment

N/A.


April 14, 2000 (11:39a)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The Union Mission was individually designated under Part IV of the Ontario Heritage Act by the City of Ottawa in 1991 through By-Law 296-91 for architectural and historical reasons (see Statement of Reason, Document 1). Designed as a stone double dwelling and completed in 1861-62, the building was converted to the Union Mission in 1912 and has served the community providing temporary shelter to the homeless since then. The brick additions to the rear of the structure that make the building an “L”-shaped structure, are not included in the designation under the Ontario Heritage Act.

The Union Mission has recently received funding from the federal government that will allow it to expand its facility to better serve Ottawa’s homeless population. Accordingly, the Mission has decided to construct a large addition on the vacant lot to the east of the present structure, facing Daly Avenue. The proposed addition will provide living accommodation in a total of 24 single and double rooms. It is a flat-roofed, four-storey structure with a recessed entrance that provides a physical gap between the new and old building. Its windows align with those of the Mission Building and its materials complement the Mission’s stone construction. As part of the project, the Mission also intends to create a mansard roof, sheathed in asphalt shingles, to replace the stucco walls of the fourth floor of the original Mission building.

The Department of Urban Planning and Public Works supports this “Application to Alter” because the proposed addition complements the character of the Mission but is clearly contemporary in design, which is consistent with international standards for the alteration of historic buildings which stress that there ought to be a clear distinction between new and old construction. In addition, the proposed addition is similar to the Mission in height, massing and setback. Although the mansard roof alteration to the original Union Mission is not historically correct, it will provide a much better appearance to the building than the existing stucco and will retain all the square footage on the fourth floor which is necessary in order to house the maximum number of homeless persons in the Union Mission complex.

Consultation

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

In addition, a public meeting was held in December 1999 to present the proposal to the neighbourhood. At that meeting, concerns were raised about the extension of the building's use and the impact an increased Mission population could have on the street. In response to these concerns, the architect produced a design showing the new addition with a northerly orientation but this design was not practical as it would have cost more, resulted in fewer new beds and diminished the utility of some recently-renovated rooms.

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

Disposition

The Department of Corporate Services, Statutory Services Branch to notify the owner of the property (Union Mission for Men, 35 Waller Street, Ottawa, Ontario, K1N 7G4), its agent (B.J. Hobin and Associates, Architects, 711 Bank Street, Ottawa, Ontario, K1S 3V1), and the Ontario Heritage Foundation (10 Adelaide Street East, 3rd Floor, Toronto, Ontario M5C 1J3) of City Council's consent to alter 47-49 Daly Avenue.

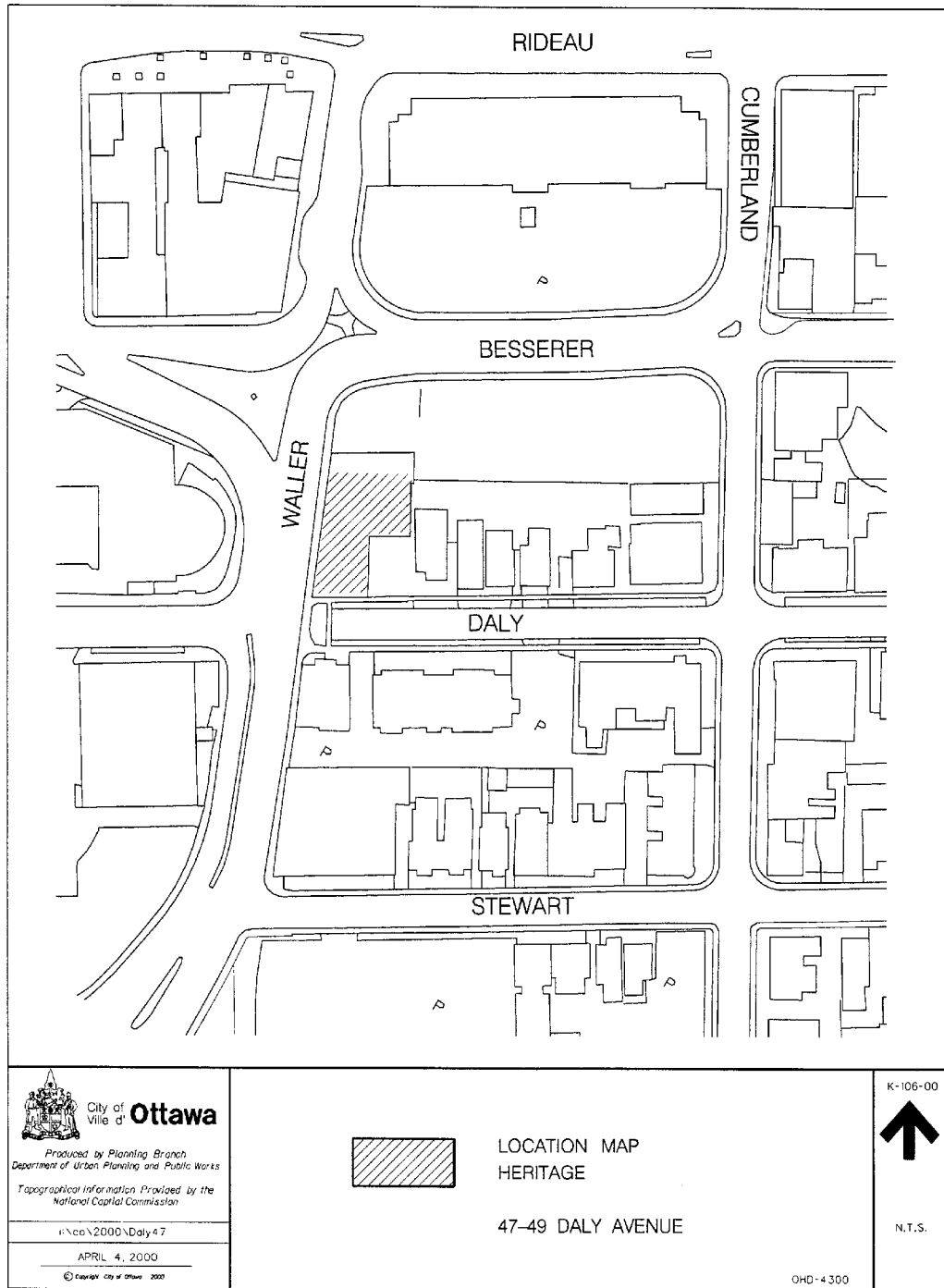
List of Supporting Documentation

Document 1	Location Map
Document 2	Statement of Reason for Designation
Document 3	Drawings of the Proposed Addition

Part II - Supporting Documentation

Location Map

Document 1



Statement of Reason for Designation

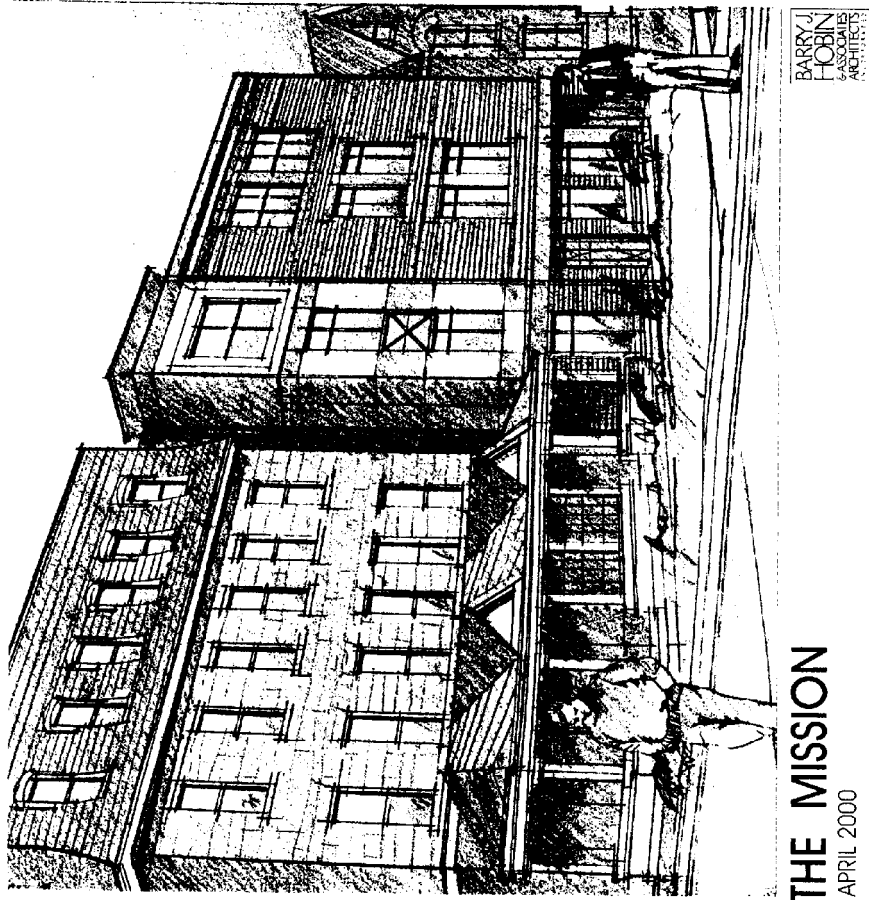
The Union Mission Building, 47-49 Daly Avenue is recommended for designation under Part IV of the Ontario Heritage Act for its historical importance and its architectural significance.

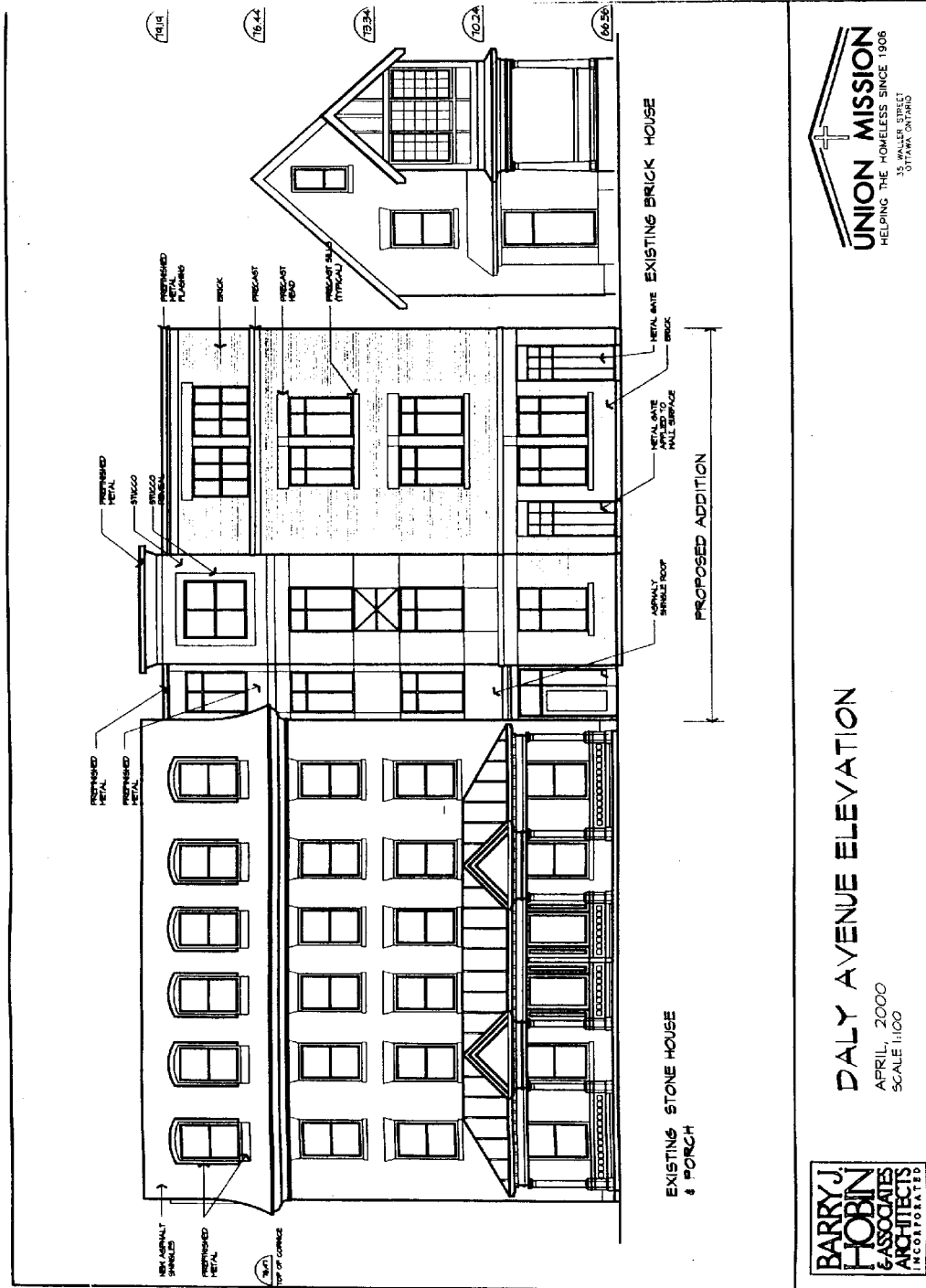
The Union Mission was constructed in 1861-62 as a double stone dwelling by Wilhelm Rahe, a banker and former German counsel to Cuba for his parents-in-law. They occupied Number 47 and rented out number 49 to Miss A.M. Harmon's Ladies School. Rahe's wife, Agnes Heron, was a member of a prominent musical family, well known in 19th century Ottawa. In 1912 the building's subsequent owners, sold it to the Union Mission for Men who have occupied it ever since.

As constructed, the building was a stately, classically- proportioned, three storey limestone double dwelling. It had a metal sheathed, truncated hipped roof with three gable dormers. A fourth storey in stucco, unsympathetic to the original structure was added in 1930. A wooden front porch with decorative wooden details dating from the turn of the century runs the full width of the building.

The purpose of this designation is to recognize the important role this building has played in the social history of Ottawa and to protect a fine example of a rare Ottawa housing type; the classically-proportioned, stone double dwelling.

The interior of the building and the brick additions to the rear of the structure are not included in this designation.



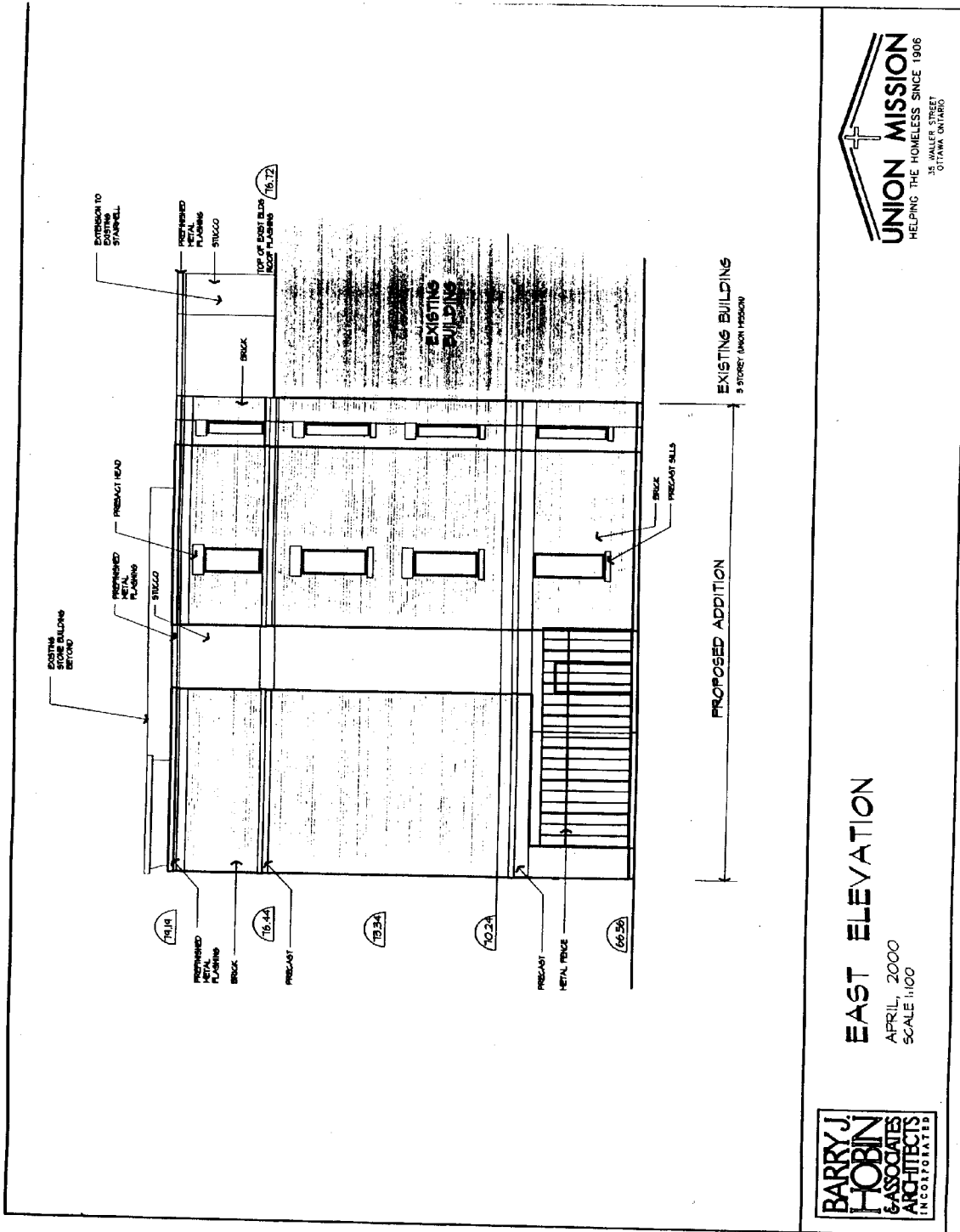


UNION MISSION
 HELPING THE HOMELESS SINCE 1906
 15 WALTON STREET
 OTTAWA, ONTARIO

DALY AVENUE ELEVATION

APRIL, 2000
 SCALE 1:100

BARRY J. HOBIN & ASSOCIATES ARCHITECTS INCORPORATED



UNION MISSION
HELPING THE HOMELESS SINCE 1906
15 WALKER STREET
OTTAWA, ONTARIO

EAST ELEVATION
APRIL, 2000
SCALE 1:100

BARRY J. HOBIN & ASSOCIATES ARCHITECTS INCORPORATED