

**Planning and Economic Development Committee**  
**Comité de l'urbanisme et de l'expansion économique**

Agenda 9  
Ordre du jour 9

**Tuesday, May 9, 2000 - 9:15 a.m.**  
**Le mardi 9 mai 2000 - 9 h 15**

**Victoria Hall, First Level**  
**Bytown Pavilion, City Hall**

**Salle Victoria, niveau 1**  
**Pavillon Bytown, hôtel de ville**



City of  
Ville d' **Ottawa**

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

Minutes 8 (April 25, 2000)  
In-Camera Minutes 4 (April 25, 2000)

Procès-verbal 8 (Le 25 avril 2000)  
Procès-verbal 4 huis clos (Le 25 avril 2000)

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### Action Items

#### Articles pour exécution

- |    |   |  |
|----|---|--|
| 1. | <b>Zoning - 19 Empress Avenue</b><br><b>Zonage - 19, avenue Empress</b><br>Ref.: ACS2000-PW-PLN-0026  | <b>1</b><br><br><b>OT6 - Somerset</b>            |
| 2. | <b>Signs By-law Minor Variance Application - 254 Preston Street</b><br><b>Dérogation mineure de l'Arrêté municipal sur les enseignes - 254, rue Preston</b><br>Ref.: ACS2000-PW-PLN-0030  | <b>11</b><br><br><b>Somerset</b>                 |
| 3. | <b>35 Waller Street - Site Plan Control</b><br><b>35, rue Waller - Réglementation de plan d'emplacement</b><br>Ref.: ACS2000-PW-PLN-0058  | <b>21</b><br><br><b>OT5 - Bruyère-Strathcona</b> |
| 4. | <b>Application to Alter 47-49 Daly Avenue, a building designated under Part IV of the Ontario Heritage Act.</b><br><b>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</b><br>Ref.: ACS2000-PW-PLN-0039 | <b>37</b><br><br><b>OT5 - Bruyère-Strathcona</b> |
| 5. | <b>9:30 a.m. / 9 h 30</b><br><b>Central Area West Heritage Conservation District Study</b><br><b>Étude du district de conservation du patrimoine de l'aire centrale ouest</b><br>Ref.: ACS2000-PW-PLN-0055  | <b>47</b><br><br><b>OT6 - Somerset</b>           |

**Members' Reports - Enquiries**  
**Rapports des membres - demandes de renseignements**

Councillor/Conseillère Elisabeth Arnold, Chairperson/Présidente

Councillor/Conseiller Shawn Little, Vice-Chairperson/Vice-président

Councillor/Conseiller Stéphane Émard-Chabot

Councillor/Conseiller Allan Higdon

Councillor/Conseiller Ron Kolbus

AML

April 17, 2000

ACS2000-PW-PLN-0026  
(File: OZP1999/034)

Department of Urban Planning and Public  
Works

Ward/Quartier  
OT6 - Somerset

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

**1. Zoning - 19 Empress Avenue**  
**Zonage - 19, avenue Empress**

**Recommendations**

1. That the application to amend the *Zoning By-law, 1998*, as it applies to 19 Empress Avenue, to permit a parking lot be REFUSED.
2. That an amendment to the *Zoning By-law, 1998*, as it applies to 19 Empress Avenue, from R5C Low-Rise Apartment Zone, to L3 Community Leisure Zone be APPROVED, as shown in Document 2.
3. That an amendment to the *Zoning By-law, 1998*, as it applies to 670 Albert Street, to delete Schedule 113 be APPROVED.



April 18, 2000 (8:41a)

Edward Robinson  
Commissioner of Urban Planning and Public  
Works

REK:rek

Contact: Robert Konowal 244-5300, ext. 3869



April 19, 2000 (8:55a)

Approved by  
John S. Burke  
Chief Administrative Officer

## Financial Comment

N/A/.



April 17, 2000 (2:08p)

for Mona Monkman  
City Treasurer

BH:cds

## Executive Report

### Reasons Behind Recommendations

#### Background

There have been two previous zoning amendment applications for the subject property. In 1990, an application was made to amend the zoning to permit a parking lot that provided required parking off-site for St. Vincent Hospital. A surface parking lot was proposed for the interim, while the long term plans were for a six-storey parking garage that would accommodate both existing and proposed facilities for St. Vincent Hospital. The use of the lands for a parking garage as proposed could not be supported by Planning Staff and in order that a planned expansion not be delayed, an amendment was prepared that limited the use of the lands to a surface parking lot. City Council subsequently approved a zoning amendment for a surface parking lot that only provided accessory parking for St. Vincent Hospital on a temporary basis for three years. Council approved a second zoning amendment application in 1994 that essentially extended the previous approval for an additional one year.

This application again seeks to permit the subject lands to be used for a parking lot. Whereas the previous approvals pertained to accessory parking for the Hospital, this application requests consideration of a parking lot for non-accessory purposes (i.e. public parking). According to the application, the owner of the subject lands is the Good Companions Seniors Centre, which also owns land which abut the north lot line of the subject property, and is known municipally as 670 Albert Street.

### Recommendation 1

The request to permit a parking lot is recommended for REFUSAL, based on the following:

#### Official Plan Policy on Non-Residential Uses/Land Use Context

Lands to the west of the subject property are zoned and currently used for residential purposes. To the south and east is the wooded land escarpment known as Nanny Goat Hill. To the north of the subject property are lands zoned for leisure purposes which have been developed with a community centre known as the Good Companions Seniors Centre.

The subject lands are designated as “Residential” by Schedule A - Plan of Land Use in the City of Ottawa Official Plan and “Low Profile Residential” in the Dalhousie Neighbourhood Plan, the most recent Council approved detailed plan of land use for this area.

According to the Official Plan, City Council may consider limited non-residential uses in areas designated “Residential” provided that such uses are isolated from or are at the periphery of residential development and are located on a major collector or local roadway. The Official Plan further states that the use must be compatible with existing residential uses.

The subject property is located along a local road, within a residential neighbourhood and therefore does not conform to the Official Plan policy regarding the location of non-residential uses in residential areas. A public parking lot of this size and location is also not considered to be compatible with adjacent residential lands as it will visually detract from and generate traffic that is not in keeping with, the residential area.

According to the Dalhousie Neighbourhood Plan, non-residential uses that deplete the stock of housing are to be limited in low profile residential areas. Approval of the subject application will result in a reduction of residential development potential which runs counter to the land use objectives of this land use designation.

#### Central Area Transportation Strategy

It is anticipated that this parking lot will be used by employees located in the Central Area. Approval of a parking lot at this location will undermine the achievement of transportation modal split objectives which specifically seek to increase the use of public transit for work trips to the Central Area.

### Recommendation 2

The recommendation to change the zoning for a portion of 19 Empress Avenue from R5C Low-Rise Apartment Zone, to L3 Community Leisure Zone is based on the following:

### 1. Need for Accessory Parking

The objective of the recommended zoning amendment is to permit a portion of 19 Empress Avenue to be used to provide accessory parking for the Good Companions Seniors Centre located to the north of the subject lands. While the *Zoning By-law, 1998* does not currently require that parking be provided for community centres, some parking is considered to be desirable pending a review of the parking provisions for this use.

A Consultant's report previously submitted on behalf of the Good Companions Seniors Centre and in support of a zoning amendment recommended that the Centre provide at least 40 parking spaces and "perhaps 50 spaces" if additional land could be obtained. It was the intent at that time to provide a minimum 40 parking spaces on-site to the east of the building in a parking structure. A zoning amendment pertaining to the property provided for a reduction in the minimum required parking from 80 spaces to 40 spaces. However, the parking structure has not been built, and only 21 spaces are currently being provided to the east of the building. The balance of the Centre's parking (33 spaces) is now being provided on 19 Empress Avenue. It is also noted that a previous zoning provision that permitted the use of a right-of-way on 19 Empress Avenue for access to the parking located to the east of the Centre has expired. This provision should be reinstated on a permanent basis if the zoning for 19 Empress Avenue is not amended to permit a community centre or a parking lot so as to maintain access to parking.

### 2. Preservation of Residential Development Potential

The remaining lands of 19 Empress Avenue that are zoned R5C will be of a size that complies with the lot area and width requirements of the Zoning By-law for development of a number of residential use types.

### Recommendation 3

The recommendation to delete Schedule 115 of the Zoning By-law that pertains to 670 Albert Street is based on the following:

Schedule 115 of the *Zoning By-law, 1998*, was carried over from former Zoning By-law Number Z-2K. The schedule was originally implemented through a zoning amendment undertaken in 1991 to permit the eastward expansion of the Good Companions Seniors Centre. Elements of this schedule will be made redundant if the lot boundaries of 670 Albert Street change as proposed. The existing schedule may also unnecessarily limit any further expansion of the existing centre. Based on the foregoing, it is recommended that the schedule be deleted and that the standard provisions of the L3 zone now apply to the lands.

## Consultation

Two letters were received from residents on Empress Avenue in response to Early Notification of which both were in opposition to the application. The Dalhousie Community Association and Centretown Citizens Ottawa Corporation oppose the application. Ward Councillor Elisabeth Arnold is opposing the application.

## Disposition

Department of Corporate Services, Statutory Services Branch to notify the Agent/Applicant (Vice & Hunter, 344 Frank Street, Ottawa, Ontario, K2P 0Y1, The Good Companions 670 Albert Street, Ottawa, Ontario K1R 6L2), and the Regional Municipality of Ottawa-Carleton, Development Approvals Division, of City Council's decision.

Office of the City Solicitor to forward the implementing by-laws to City Council.

Department of Urban Planning and Public Works to prepare and circulate the implementing zoning by-laws.

## List of Supporting Documentation

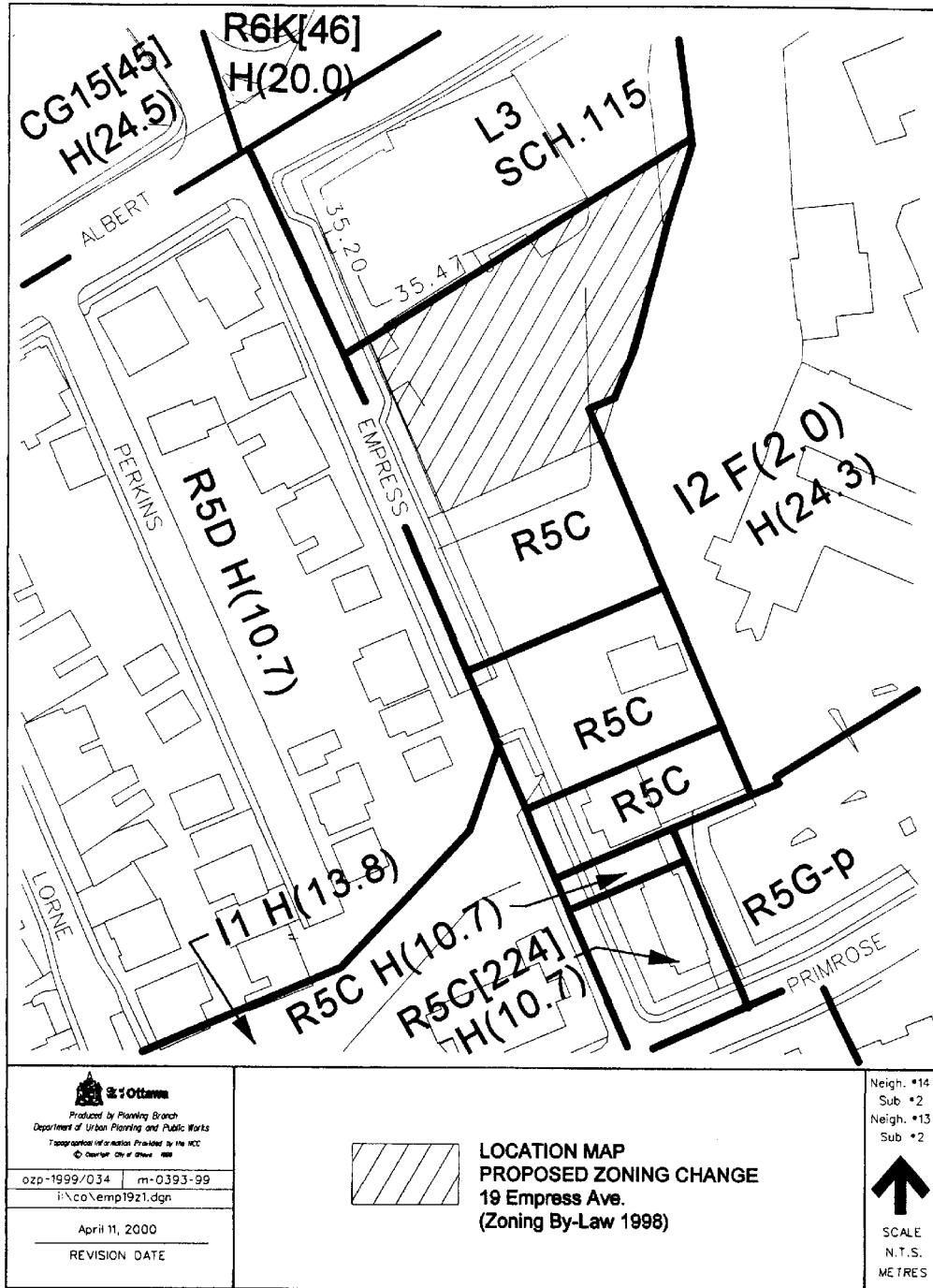
Document 1	Proposed Zoning
Document 2	Recommended Zoning
Document 3	Municipal Environmental Evaluation Report (on file with City Clerk)
Document 4	Consultation Details

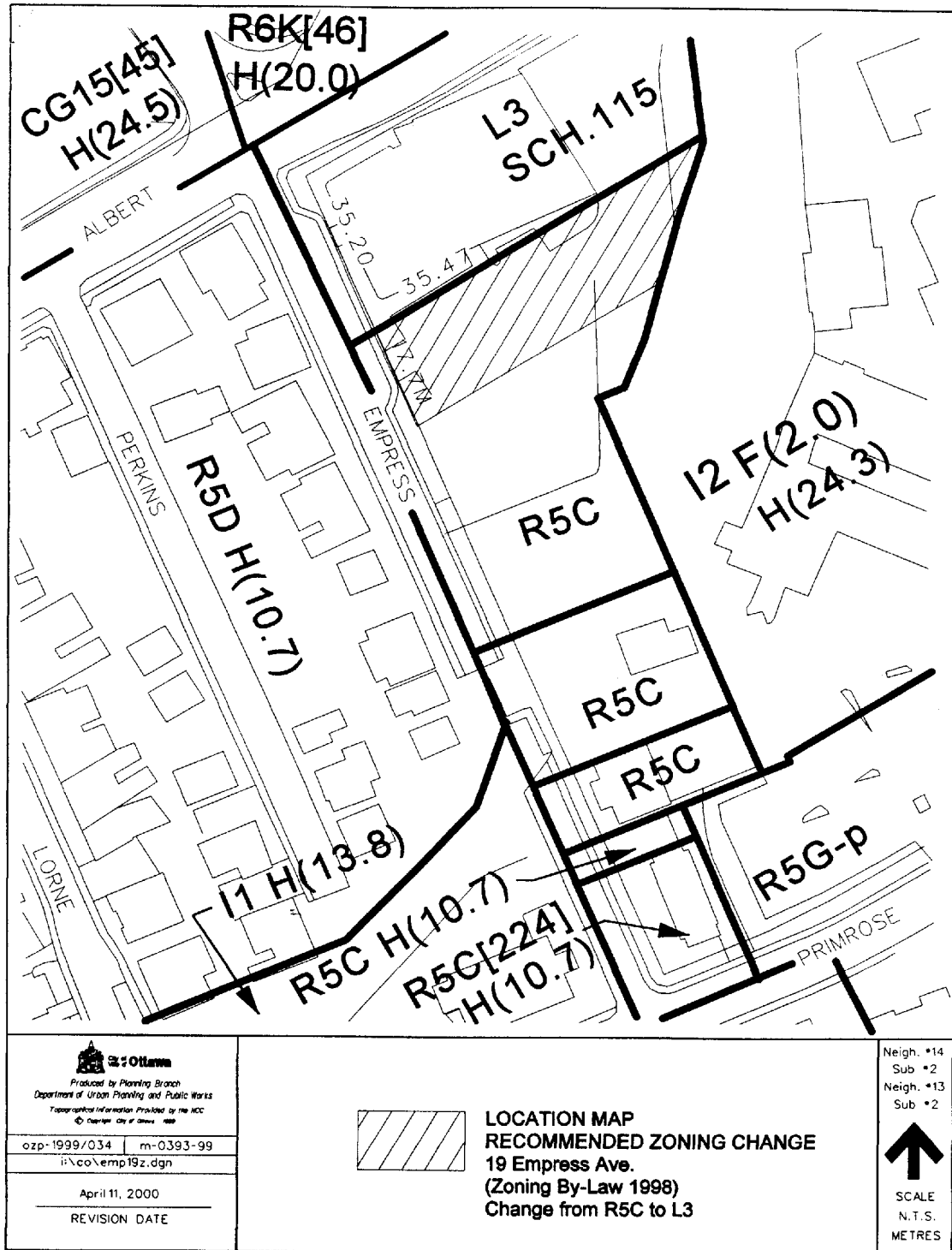


### Part II - Supporting Documentation

Proposed Zoning

Document 1





### NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedures were carried out in accordance with Early Notification Procedure P&D/PPP/N&C #1 approved by City Council for Zoning Amendments.

#### Dalhousie Community Association

The Dalhousie Community Association indicated they oppose the application as it occurs at the expense of residential development. The increased traffic will present a traffic safety problem for those residents living on Empress Street.

#### Centretown Citizens Ottawa Corporation CCOC

The CCOC does not object to a temporary parking area for the Good Companions Centre but does not support parking for the general public as it would be used for commuter parking which contravenes the transit-oriented transportation policy of the Official Plan. The CCOC supports the residential zoning of this site.

### SUMMARY OF PUBLIC INPUT

There were two letters in opposition to the application received in response to Early Notification. One respondent indicated that this neighbourhood already suffers from an overabundance of parking lots. Given the City's desire to increase housing in the Central Area and the redevelopment of Lebreton Flats for residential uses, residential is the most appropriate use of these lands. Another respondent indicated that the proposed parking lot would detract from the use and enjoyment of adjacent residential properties. The use of the property in the past for parking purposes has disrupted the residential neighbourhood.

#### Response

The recommendation of refusal supports the community position.

### APPLICATION PROCESS TIMELINE STATUS

The application which was submitted on October 7, 1999, was subject to a project management timeline, as recommended by the "A Better Way Task Force", and a process chart which established critical milestones was prepared. A Mandatory Information Exchange was undertaken by staff with interested community associations since the proponent did not undertake Pre-consultation.

This application was not processed according to the maximum 135 calendar days timeframe established for the processing of zoning applications.

## **INPUT FROM OTHER DEPARTMENTS OR OTHER GOVERNMENT AGENCIES**

### COUNCILLOR'S COMMENTS

In a response dated December 17, 1999, Councillor Elisabeth Arnold provided the following comments regarding the subject application:

“I would support ancillary parking on this property that is related to the activities of the Good Companions Centre - however, I do not support a rezoning of the property in order to permit public parking on this lot. There appears to be a conflict statement in the Application; it states that the reason for the application is “to permit on-site parking to service the needs of the members, visitors and staff” and also “to add public parking as a permitted use”. Public parking is not a desirable use in this area. Its proximity to the Central Area means that it would probably be used for commuter parking, which is contrary to the Official Plan goals for reducing private car use to and from the Central Area - this is especially inappropriate in that it is adjacent to the Transitway. As well, this area will be transformed with the development of the Lebreton Flats, and it is important that it retain the potential for residential redevelopment. This would be unlikely if it were to be rezoned for public parking.

Pending the long term redevelopment of this area, it would be preferable to consider a temporary use in order to permit visitor parking. There is already on-site parking to the east of the Centre. Additional parking in excess of the by-law requirements for the Centre should not be created. There is a lengthy history of community opposition to public parking on this lot, associated with long-standing plans for a parking structure to serve the nearby chronic care hospital.”

### Response

The Department's recommendation responds to the concerns of the Ward Councillor. Temporary use provisions have not been recommended at this time as the applicant's intent is to permit the use of the lands for a parking lot on a permanent basis.

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April 20, 2000

ACS2000-PW-PLN-0030  
(File: JPD4840/PRET254)

Department of Urban Planning & Public  
Works

Ward/Quartier  
Somerset

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

Action/Exécution

## 2. Signs By-law Minor Variance Application - 254 Preston Street

**Dérogation mineure de l'Arrêté municipal sur les enseignes - 254, rue  
Preston**

### Recommendation

That the application to vary the Signs By-law, 311-90, to permit existing signage exceeding the area limitations, not in compliance with safety regulations and located only 2.5 metres from the adjacent traffic signal head, as detailed in Document 2, be APPROVED.

### SPECIAL CONDITIONS

That the existing signage on the building be altered so as to not be similar with the colours of the adjacent signal head lights or that the intensity of the illumination of the signage be reduced to the satisfaction of the Director of Planning.



April 27, 2000 (2:55p)

Edward Robinson  
Commissioner of Urban Planning & Public  
Works



April 27, 2000 (3:13p)


Approved by  
John S. Burke  
Chief Administrative Officer

PB:pb

Contact: Paul Blanchett - 244-5300 ext. 1-3320

## Financial Comment

N/A.

  
April 27, 2000 (2:21p)

for Mona Monkman  
City Treasurer

BH:cds

## Executive Report

### Reasons Behind Recommendation

The site description, content and summary background are available for review as Supplementary Information found within Documents 1 and 2.

The applicant is requesting relief from the location restrictions and area limitations of the by-law to permit an over-sized as-built canopy sign that exceeds the by-law area limitations by 30% and to reduce the required location setback requirement from an adjacent traffic signal head from 10 metres to 2.5 metres. In addition, an existing wall sign does not comply with the safety regulations of the by-law. For safety reasons, the Signs By-law requires a minimum setback from a canopy sign to a traffic signal head so that the sign does not cause a potential traffic hazard or interfere with pedestrian or vehicular traffic.

In addition, the general provisions of the by-law specifies that signs that resemble a traffic control sign, signal or device or are illuminated or animated in such a way as to resemble a traffic regulating device or to create a traffic hazard, or in any manner which may otherwise endanger any person, are prohibited.

The property is located on the northwest corner of Preston Street and Gladstone Avenue, zoned as a CN exception zone and used as a restaurant. Adjacent area land uses are primarily commercial development. Without permit approval, a canopy sign was installed on the east face of the building and a wall sign was installed on the south face of the building. The signs are within the 10 metre minimum setback of a traffic signal head and have a red background.

With regard to location, the signs do not appear to physically interfere with the existing traffic control installation. This is confirmed based on an on-site inspection by the Region's Transportation Department. Due to the illumination and the red colour of the signs, however; the Department has concerns that the sign's colour, combined with illumination, resembles the colours of the signal head traffic lights. This impact would be increased during the evening hours.

As a result, the Department is recommending conditional approval of the variance provided the illumination component is reduced or the colour of the signs are altered so as to not blend in with the colours of the traffic lights. Regarding the area variance, the scale of the canopy sign does not overwhelm the building facade and complies with the design criteria of the by-law.

In light of the above, subject to the recommended conditions, the Department feels that the variance would not have a detrimental impact on the community and would be in keeping with the general purpose and intent of the by-law. As such, approval of the application is recommended.

## Consultation

In response to the standard early notification to area residents, community and business groups and the ward Councillor, four responses were received, two in support and two had no objection. The Ward Councillor's comment is found in Document 2.

### Departmental Response

The Department has recommended changes to the signs which decrease the possible safety issues due to the sign's proximity to the traffic signal head lights. In addition, the Department is of the opinion the sign has a minimal negative impact on area land uses.

## Disposition

Department of Corporate Services, Statutory Services Branch to notify the agent, John Conroy, 3 Cleopatra Drive, Nepean, Ontario, K2G 3M9; and the applicant, Domenic Carrozza, Trattoria Caffé Italia, 254 Preston Street, Ottawa, Ontario, K1R 7R4 of City Council's decision.

## List of Supporting Documentation

Document 1	Fact Sheet
Document 2	Details of Requested Minor Variance and Consultation Details
Document 3	Location Map
Document 4	Photos
Document 5	Elevation Drawing
Document 6	South Wall Sign



## Part II - Supporting Documentation

### FACT SHEET

Document 1

Signs By-law - Minor Variance Application

Address - 254 Preston Street

JPD4840/PRET 00254

Current Zoning:	CN[598] F(2.0) H(13.8)
Sign Level Use:	Level 3
Defined Special Signage Area:	No
Existing Development/Use:	Commercial/Restaurant
Site Plan Control (Cross Reference):	Not Applicable
Existing Sign(s) Under Permit: (For the Subject Occupancy)	None
<b>Requested:</b>	<b>Permitted or Maximum allowable:</b>
Type: Canopy Sign and Facial Sign	Permitted in a Level 3 Use Zone
Classification: Identification Signs	Identification sign is permitted.
Area of Face: 8.56 square metres (canopy) 7.3 square metres (facial)	Area of 6.5 square metres is permitted. Facial wall sign permitted.
Height: N/A	N/A
Location: Canopy sign is 2.5 metres from an adjacent traffic signal head.	Not Permitted - 10 metre setback is required.
Illumination: Yes	Permitted

### **Details of Requested Minor Variance**

Relief from subsection 7(7) (safety provision), articles 1.4.2.3. and 1.4.3.4. of Schedule A of By-law 311-90, as amended, to permit an existing canopy sign located 2.5 metres from a traffic signal head whereas the by-law requires a 10 metres setback and to allow an area of 8.56 square metres whereas the by-law only allows an area of 6.5 square metres. Facial wall sign and canopy sign, relief under subsection 7(7) which prohibits a sign that resembles a traffic signal head.

### **Consultation Details**

In response to the circulation, three response were received. Specific comments provided are as follows:

From the Region's Transportation Department;

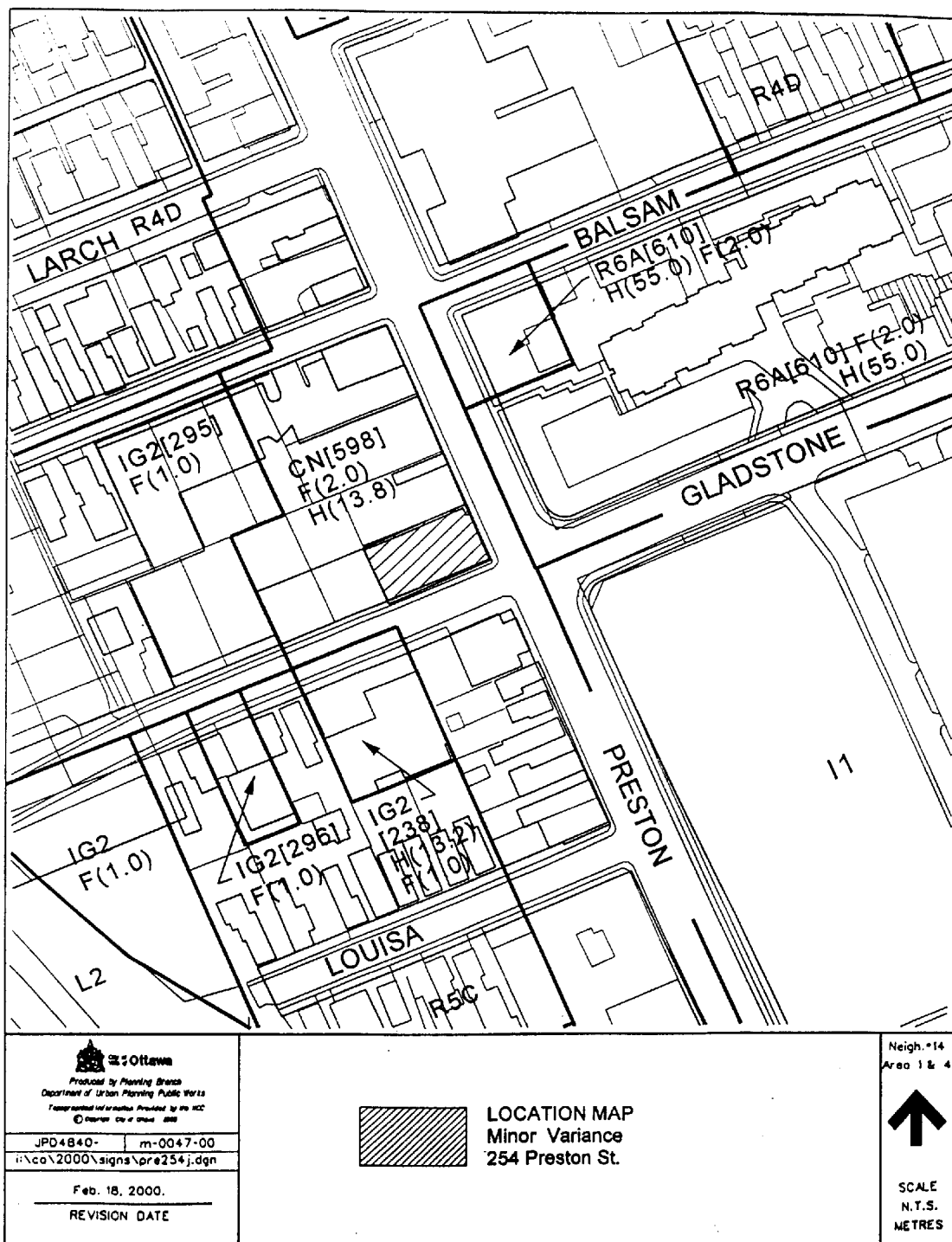
“Although the subject sign setback is less than required by the by-law, yet, an on-site investigation shows that the subject existing sign does not interfere with the existing traffic control installation. Therefore, we have no objections to this minor variance.”

From Councillor Arnold;

“Please confirm with the Region that the distance of the ‘as-built’ sign from the Preston/Gladstone Traffic Control Signal does not pose a safety problem for pedestrians, bicycles or automobiles.”

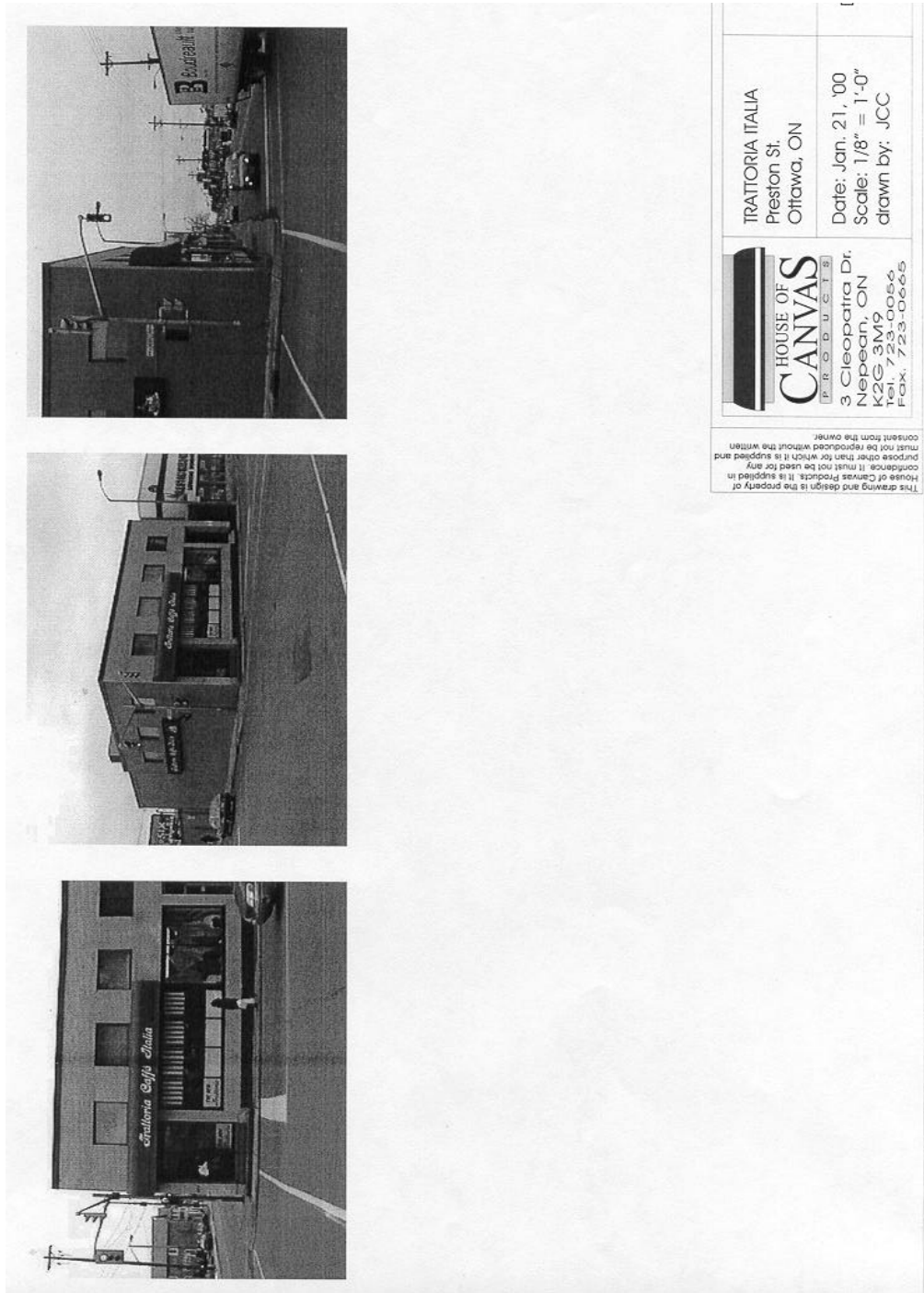
### **Department Comments**

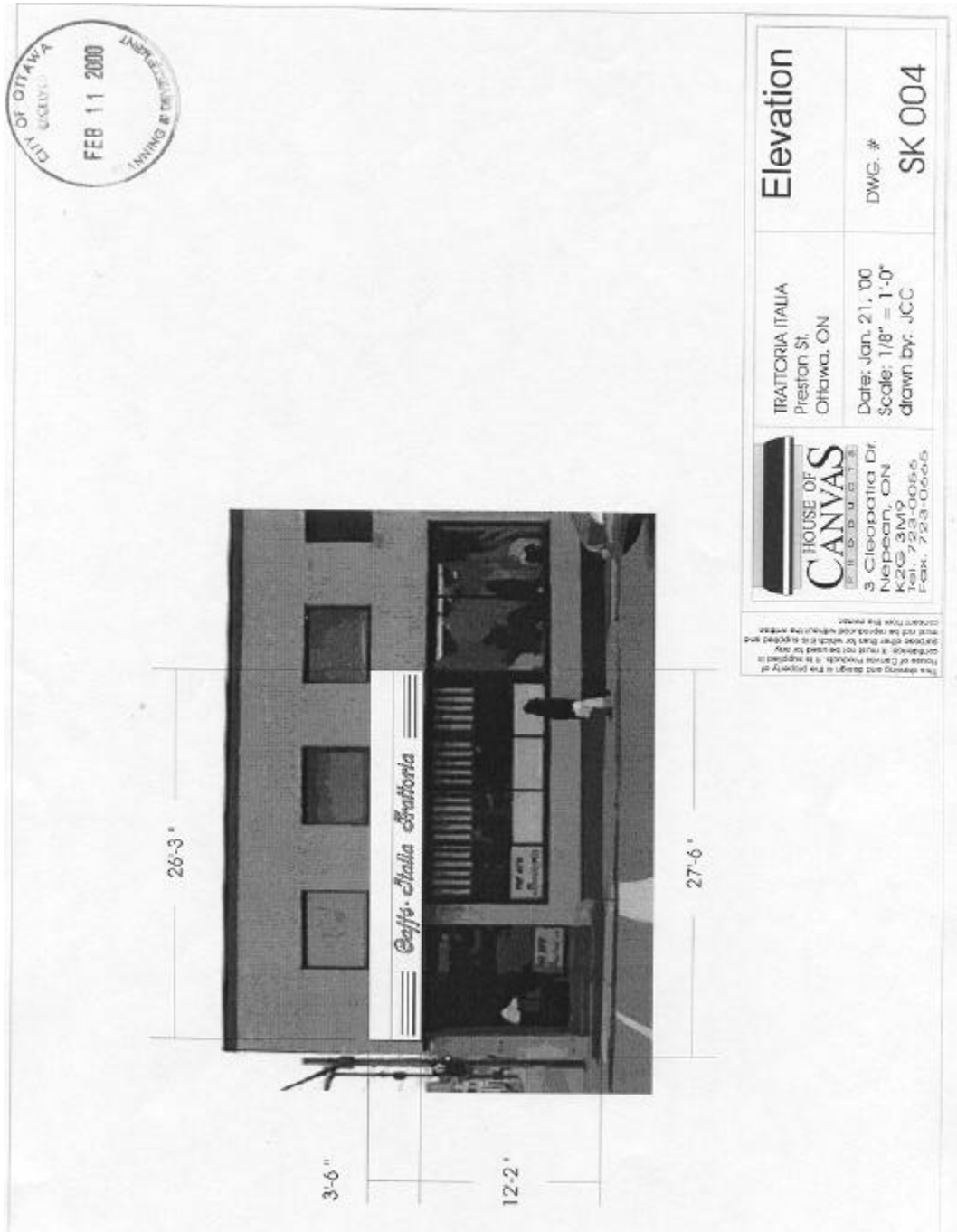
Although the Region has no objection, due to the red colour of the existing sign, the Department recommends conditional approval of the variance provided that the sign's colour is changed or the illumination component is reduced.



Photos

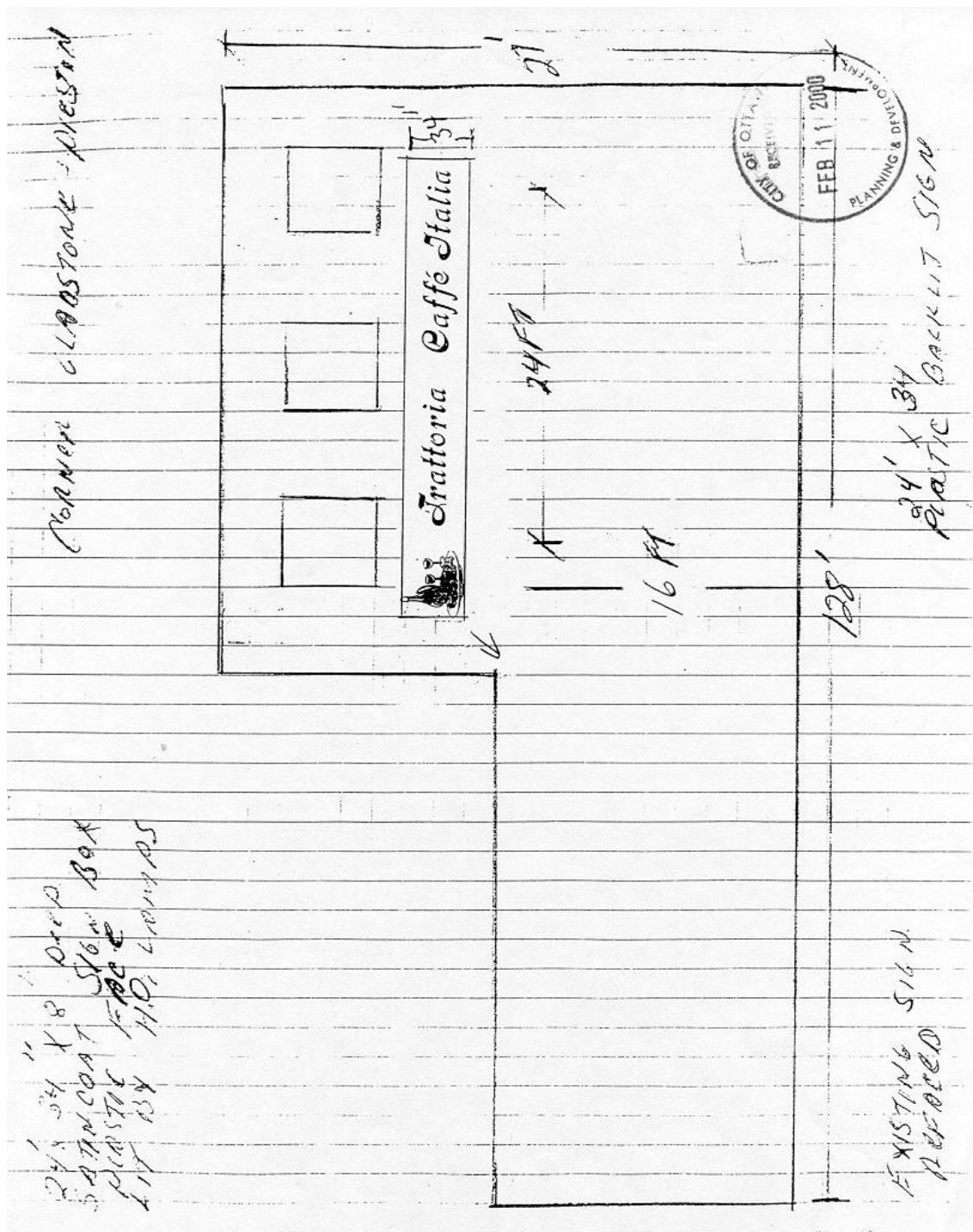
Document 4





South Wall Sign

Document 6



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April 26, 2000

ACS2000-PW-PLN-0058  
(File: OSP2000/002)

Department of Urban Planning and Public  
Works

Ward/Quartier  
OT5 - Bruyère-Strathcona

- Planning and Economic Development  
Committee / Comité de l'urbanisme et de  
l'expansion économique
- Action/Exécution

### 3. 35 Waller Street - Site Plan Control

#### 35, rue Waller - Réglementation de plan d'emplacement

#### Recommendation

That the Site Plan Control Application (OSP2000/002) be APPROVED, as detailed in Document 1, and as shown on the following plan:

“Site Plan, Union Mission”, drawing no. A1, prepared by Barry J. Hobin & Associates Architects Incorporated, dated January 4, 2000, revised to April 17, 2000, and dated as received by the City on April 18, 2000.



April 27, 2000 (2:36p)

Edward Robinson  
Commissioner of Urban Planning and Public  
Works



April 28, 2000 (8:14a)

Approved by  
John S. Burke  
Chief Administrative Officer

DAB:dab

Contact: Doug Bridgewater - 244-5300 ext. 1-3387



## Financial Comment

Subject to Planning and Economic Development Committee approval, the required security will be retained by the City Treasurer until advised that all conditions have been met and the security is to be released.



April 27, 2000 (2:05p)

for Mona Monkman  
City Treasurer

BH:cds

## Executive Report

### Reasons Behind Recommendation

#### Context

This application is for an expansion to the Union Mission. The subject property is located on the east side of Waller Street with frontage on Besserer Street and Daly Avenue. The proposed expansion is located at the southeast corner of the site along Daly Avenue. Nearby, on the west side of Waller Street are Arts Court, a hotel and office development, and other commercial facilities. Abutting to the north is a small parcel of vacant land owned by the City, while across Besserer Street to the north and adjacent to the east are surface parking lots. Adjacent to the east along Daly Avenue are low profile residential buildings. Directly across Daly Avenue to the south are a low profile residential structure used for offices and a high-rise apartment building. Most of the adjacent area is part of the Sandy Hill West Heritage Conservation District.

The Union Mission site is occupied by a series of inter-connected buildings of one to four storeys. There are one interior and two exterior parking spaces on the site. The mission has a capacity for 125 occupants and contains sleeping, chapel, dining, nursing and administrative facilities. The area of the proposed addition is currently vacant and was occupied by a two-and-one-half storey residential building, until it was demolished in 1998 after approval of an application for Demolition Control by City Council. Parts of the Union Mission complex are designated under the Ontario Heritage Act, including the structure that once occupied the area of the proposed expansion. A report on an Application to Alter a Designated Building will accompany this application to Planning and Economic Development Committee.

The proposed addition is to consist of a four-storey structure facing Daly Avenue. The addition will provide a hospice facility on the ground floor and a life-style transition rooming-house facility on the upper three floors. These functions represent a broadening of the services the Union Mission can offer to homeless people. The main door will be at the

southwest corner of the addition facing Daly Avenue.

### Rationale

The proposed development allows for a functionally integrated expansion of the Union Mission facility. The installation of an elevator in the building addition will improve access for the disabled throughout the Union Mission. The proposed positioning of the addition close to the Daly Avenue property line is consistent with the position of the original building that was demolished and similar to the position of most of the other existing buildings along the north side of the street, with the exception of the immediately adjacent building to the east, which is set back about seven metres. Unlike the original structure on this part of the Union Mission site, which was built up to the east side property line, the proposed addition will maintain a set-back of at least a half metre to provide better separation and penetration of light between the proposed and adjacent building.

The building access will be oriented to the west side of the addition away from the adjacent residential neighbourhood as much as possible. Fencing and lighting will be provided along the east side of the project to enhance safety and security. The area of structural connection to the existing heritage building to the west is to be recessed slightly to help maintain the architectural integrity of the heritage building. The massing and design of the proposed addition are considered to be complementary to the existing Union Mission structures and other nearby buildings along Daly Avenue.

The proposed development is consistent with the “vision” of Sandy Hill West as a “heritage residential neighbourhood” in the Central Area Chapter of the Official Plan, as well as the Policies of sections 1.9.3d), e) and f) pertaining to the protection of heritage resources, development profile, and residential livability. The proposed development is also considered to help satisfy objective 10.3.1 in the Minor Institutional Land Uses section of Chapter 10 of the Official Plan pertaining to provision of a range of facilities to service the needs of the City’s population.

Therefore, based on the overall merit of the proposal, the subject Site Plan Control application is recommended for approval.

### Environmental Impact

A Municipal Environmental Evaluation Process form was submitted with the application and showed that no environmental impact is anticipated from the proposed development.

### Consultation

Public consultation pertaining to the subject application took place in the form of notification of community groups, posting of on-site signs and a pre-application public meeting. The

public consultation is addressed in Document 5.

### **Disposition**

Department of Urban Planning and Public Works to notify the owner (35 Waller Street, K1N 7G4) and agent (711 Bank Street, K1S 3V1) and all interested parties of Planning and Economic Development Committee's decision.

### **List of Supporting Documentation**

- |            |   |
|------------|---|
| Document 1 | Conditions of Site Plan Control Approval  |
| Document 2 | Location Plan   |
| Document 3 | Site Plan   |
| Document 4 | Municipal Environmental Evaluation Process Checklist (on file with the City Clerk). |
| Document 5 | Consultation Details  |

## **Part II - Supporting Documentation**

### CONDITIONS OF SITE PLAN CONTROL APPROVAL

Document 1

#### **PART I - CONDITIONS TO BE SATISFIED PRIOR TO THE EXECUTION OF THE REQUIRED AGREEMENT**

##### **STANDARD CONDITIONS**

##### **STC 1.2.2 - Landscape Elements Estimate**

The Owner(s) must provide a detailed itemized estimate of the value of all required landscaping, in accordance with the Canadian Nurseries Association Standard, to the satisfaction of the Commissioner of Urban Planning and Public Works. (Contact Doug Bridgewater, 244-5300, ext. 3387, Planning Branch)

##### **STC 1.3 - Posting of Financial Securities for Landscape Elements**

The Owner(s) must post Security in the amount of 100% of the value of the landscape elements as identified in the detailed itemized estimate, including estimates for new landscape elements on private and municipal and/or regional property, which shall be retained in the custody of the City Treasurer, (no security will be taken for existing municipal and regional road allowance trees because they are already protected by the Trees By-law (By-law Number 55-93, as amended) and the Road Cut By-law (By-law Number 31-91 as amended). For the purposes of this condition, Security means cash, certified cheque, or subject to the approval of the City Treasurer, bearer bonds of the Government of Canada (except Savings Bonds), Provincial bonds or provincial guaranteed bonds, or other municipal bonds provided that the interest coupons are attached to all bonds, or letters of credit, with an automatic renewal clause, issued by a chartered bank, credit unions and caisse populaires, trust companies or some other form of financial security (including Performance Bonds from institutions acceptable to the City Treasurer).

(Contact Debbie Van Waard, 244-5300, ext. 1-3570, Office of the City Solicitor if STC 3.1.1 applies.)

#### **PART 2 - CONDITIONS TO BE INCLUDED IN THE REQUIRED SITE PLAN CONTROL AGREEMENT**

##### **SPECIFIC CONDITIONS**

1. The Owner(s) acknowledges and agrees that the City shall hold in its possession landscaping security until completion of the works in accordance with the approved plan(s) to the satisfaction of the City. The Owner(s) hereby covenants and agrees:
  - (i) that it shall be responsible to arrange for the transfer or replacement of landscaping security provided to the City prior to the sale or transfer of the Owner's lands, and

- (ii) that if the landscaping security has not been replaced prior to the sale or transfer of the Owner's lands, the new registered owner(s) may utilize the security for any works as approved by the City which have not been completed pursuant to the Plan(s), and for this purpose, the City Treasurer is hereby authorized to call in Letters of Credit or other security provided. The balance of security held, if any, will be refunded to the Owner(s) who provided the security, upon completion of the works to the satisfaction of the City.

## **STANDARD CONDITIONS**

### **STC 2.1 - Installation and Planting of Landscape Elements**

The Owner(s) shall install and plant all landscape elements in accordance with the Site Plan Control Approval, within one year from the date of occupancy, to the satisfaction of the Commissioner of Urban Planning and Public Works. The landscape elements shall include but not be limited to, all vegetation and topographic treatment, walls, fences, hard and soft surface materials, lighting, site furniture, free-standing ground-supported signs, steps, lamps, and play equipment, information kiosks and bulletin boards and other ground cover and new tree(s) and shrubs located on the road allowance.

### **STC 2.2 - Reinstatement of Damaged City Property, Including Sidewalks and Curbs**

The Owner(s) shall reinstate to the satisfaction of the Commissioner of Urban Planning and Public Works, any property of the City or Regional Municipality of Ottawa-Carleton, including sidewalks and curbs, that is damaged as a result of the subject development. This reinstatement shall be at the expense of the Owner(s). (Contact Bruce Coombe, 244-5300, ext. 1-3461, Engineering Branch)

### **STC 2.9 - Release of Financial Securities for Landscape Elements**

When requested by the Owner(s), the Security shall be released by the City Treasurer when authorized by the Commissioner of Urban Planning and Public Works according to City Council policy, provided that the landscape elements have been installed and planted in accordance with the Site Plan Control Approval, and that all plant materials are in good and healthy condition. (Contact Doug Bridgewater, 244-5300, ext. 1-3387, Planning Branch, and/or where there are landscape elements on the road allowance, John Honshorst, 244-5300, ext. 1-3763, Operations Branch.)

### **STC 2.11 - Task Oriented Lighting for Areas Other Than Those Used For Vehicular Traffic or Parking**

The Owner(s) agree that on site lighting, in addition to lights used to illuminate any area used for vehicular traffic or parking, shall be task oriented and shall be installed in such a manner that there will not be any spillover or glare of lights onto abutting properties.

**STC 2.16.2 - Release of Site Plan Control Agreement for Non-residential or Mixed Use Developments**

The City may release the Owner(s) from any agreement required as a condition of this Site Plan Control Approval once all terms of the agreement have been completed but not earlier than five years after the date of release of all financial securities required as a condition of this Approval. The Owner(s) shall pay all costs associated with the application for and registration of release from this agreement. (Contact Compliance Reports Section, 244-5300, ext. 1-3907, Planning Branch)

**PART 3 - CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**

**STANDARD CONDITIONS**

**STC 3.1.1 - Signing of Site Plan Control Agreement**

The Owner(s) must sign a Site Plan Control Agreement including the conditions to be included in the agreement. When the Owner(s) fails to sign the required agreement and complete the conditions to be satisfied prior to the signing of the agreement within six (6) months of Site Plan Control Approval, the approval shall lapse. (Contact Debbie Van Waard, 244-5300, ext. 1-3570, Office of the City Solicitor).

**STC 3.2 - Approval of Private Sewer Systems, Lot Grading and Drainage Plan(s)**

The Owner(s) must submit a plan(s) showing the private sewer systems and lot grading and drainage which indicates:

- i) the methods that surface water will be self-contained and directed to catch basins, storm sewers, swales and or ditches, and then conveyed to the public storm, combined sewer system or City ditches unless otherwise directed by the Commissioner of Urban Planning and Public Works;
- ii) by calculation, that the stormwater runoff from this site will not exceed the design capacity of the City sewer system. The allowable runoff coefficient is 0.5, (if the uncontrolled stormwater runoff exceeds the requirement specified, an application to the Ministry of Energy and the Environment for stormwater management will be required);
- iii) that all sanitary wastes shall be collected and conveyed to a public sanitary or combined sewer; and
- iv) that all private storm and sanitary sewers required to service the subject site are completely separated from each other and conveyed to the public storm, sanitary or combined sewer, except in the designated Combined Sewer Area;

to the satisfaction of the Commissioner of Urban Planning and Public Works. (Contact Bruce Coombe, 244-5300, ext. 1-3461, Engineering Branch)

## **PART 4 - CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF AND DURING CONSTRUCTION/DEVELOPMENT**

### **SPECIFIC CONDITIONS**

1. Prior to the issuance of any occupancy permit, the Owner(s) shall require that the site servicing contractor perform field tests for quality control of all sanitary sewers. Specifically the leakage testing shall be completed in accordance with OPSS 410.07.15, 410.07.15.04 and 407.07.26. The field tests shall be performed in the presence of a certified professional engineer who shall submit a certified copy of the tests results to the satisfaction of the Director of Engineering Branch. (Contact Bruce Coombe, 244-5300, ext. 3461, Engineering Branch).

### **STANDARD CONDITIONS**

#### **STC 4.3 - Approval of Work on Municipal Property or Easements**

The Owner(s) must receive written approval from the Director of Engineering prior to any work commencing on City or Regional property or easements. A description of the proposed work along with twenty-four (24) copies of the plan illustrating the work must be submitted and will be circulated to all underground utilities for their comments, prior to any approval. (Contact Larry Lalonde, 244-5300, ext. 1-3820, Engineering Branch)

#### **STC 4.4 - Approval for Construction Related to Private Approaches**

The Owner(s) must receive written approval from the Commissioner of Urban Planning and Public Works for any construction related to a private approach within the road allowance. (Contact Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)

#### **STC 4.5 - Notification of Construction or Alteration of Private Approach**

The Owner(s) must notify the Commissioner of Urban Planning and Public Works in writing when the construction or alteration of any private approach servicing this development will commence. Lack of notification may result in the City requiring changes to the private approach at the expense of the Owner. (Contact Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)

#### **STC 4.7 - Submission of Survey Plan Upon Pouring of Foundation(s)**

The Owner(s) must submit to the Chief Building Official, a certified building location survey including foundation elevations, upon completion of the foundation, to ensure interim compliance with the Zoning By-law and the approved private sewer system, lot grading and drainage plan(s). (Contact Neil Dillon, 244-5300, ext. 1-3507, Licensing, Transportation and Buildings Branch)

**STC 4.15 - Reinstatement of Redundant Accesses**

The Owner(s) must reinstate the sidewalk and curb at the redundant access and maintain a curb face equal to or better than the existing adjacent curbs with all costs borne by the Owner(s). (Contact Ray Fournier, 244-5300, ext. 1-3811, Engineering Branch)

**STC 4.19 - Requirement for "As Built" Drawings of Private Sewer Systems, Lot Grading and Drainage**

The Owner(s) must provide the Department of Urban Planning and Public Works with "As Built" drawings of all private sewer systems, lot grading and drainage, prior to the issuance of a final occupancy permit. (Contact Bruce Coombe, 244-5300, ext. 1-3461, Engineering Branch)

**PART 5 - FOR THE INFORMATION OF THE REGISTERED OWNER(S)****STI 1 - Additional Requirements**

This approval only relates to Site Plan Control matters and the owner must still abide by all other municipal by-laws, statutes and regulations.

**STI 4 - Changes to the Site Plan Control Approval**

Changes to the Site Plan Control Approval may require a new approval according to the provisions of the Site Plan Control By-law.

**STI 5 - Permit Required for Signs**

This Site Plan Control Approval does not constitute approval of any sign. The Owner(s) must procure separate sign permits for all signs in accordance with the Signs By-law (By-law Number 311-90, as amended). Further, according to the Site Plan Control By-law, where proposed ground signs are not indicated on an approved plan(s), the Owner must seek Site Plan Control Approval to reflect the intended sign(s) prior to the issuance of the required sign permits. (Contact Jim Denyer, 244-5300, ext. 1-3499, Planning Branch)

**REGION OF OTTAWA-CARLETON****ROC Registered Agreement Required**

The Owner(s) is advised that an agreement must be entered into with the Region of Ottawa-Carleton and the Owner(s) (Contact Millie, Mason, Legal Department, 560-6025, ext. 1224) which will include the following conditions:



## **ENVIRONMENT**

### **Water**

- W2 The details for water servicing and metering shall be in accordance with the Regional Regulatory Code. The owner shall pay all related costs, including the cost of connecting, inspection, disinfecting and the supply and installation of water meters by Regional personnel.
- W4 In accordance with the Regional Regulatory Code, all existing services that will not be utilized, shall be capped at the watermain by the Region. The owner shall be responsible for all applicable costs.
- W9 The owner shall be required to co-ordinate the preparation of an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-ground, below-ground) through liaison with the appropriate electrical, gas, water, sewer, telephone and cablevision authorities and including on-site drainage facilities and streetscaping - such location plan being to the satisfaction of all affected authorities.

### **Industrial Waste**

- IW1 In accordance with the Regional Regulatory Code, the owner shall install and maintain in good repair, in each connection, a suitable manhole to allow observation and sampling of sewage and stormwater by the Region of Ottawa-Carleton. The manhole type and location shall be consistent with the requirements of the Regional Regulatory Code.
- IW2 Any sanitary or storm drainage from the site must comply with the provision of Section 5.2 of the Regional Regulatory Code. This will include a properly sized grease trap installed within the restaurant. Specifically, the discharge of oil and grease to the sewer system must not exceed 150 mg/L.
- IW3 Prior to discharge of sewage into the sewer system, a Waste Survey Report required by section 5.2.5 of the Regional Regulatory Code must be completed and submitted to the Industrial Waste Inspector at 560-6086, Extension 3326.

### **Finance**

- RDC The owner, heirs, successors and assigns shall ascertain if development charges are payable pursuant to the Regional Development Charges By-law and any amendment or revision thereto.

**ROC -Other Conditions and Information**

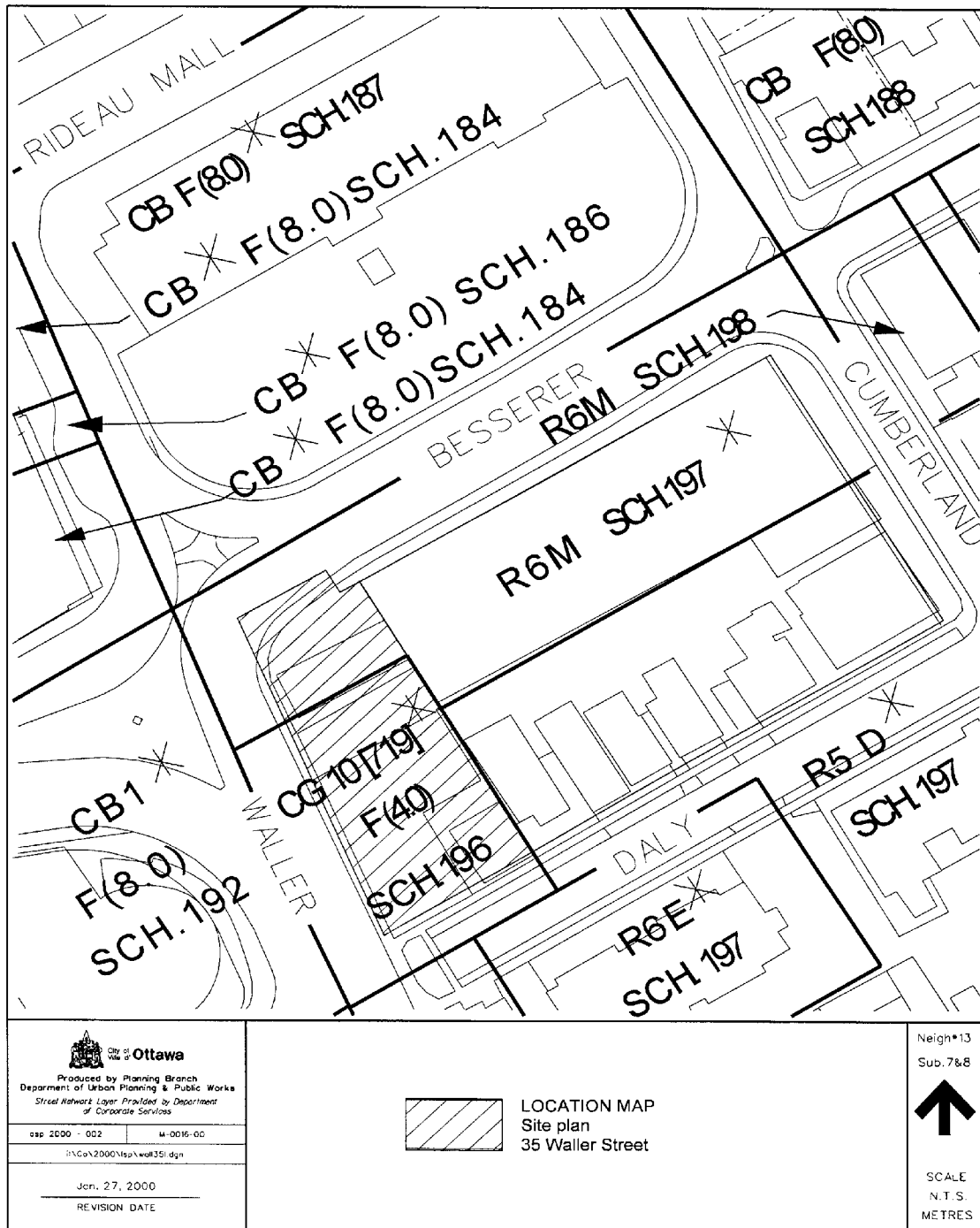
- W1 Fire flow records indicate a representative fire flow of 1550 IGPM at 20 PSI from the hydrant located at Waller Street and Daly Avenue. This test was performed in June 1998. This flow reflects system conditions on the test day; however, there are variations in flow and pressure depending on the time of day. The owner may be required to undertake an engineering analysis of the water supply certified by a professional engineer to ensure that the water supply meets municipal/regional standards.
- W3 The owner shall submit drawings for approval prior to tendering and make application to the Regional Environment and Transportation Department for the water permit prior to the commencement of construction.
- W7 The owner shall satisfy the requirements of the Building Code with respect to hydrants(s).

**Solid Waste**

- SW4 Waste collection and recycling collection will not be provided by the Region. The applicant should make appropriate arrangements with a private contractor for waste collection and recycling collection.
- SW5 The owner should consult a private contractor regarding any access requirements for waste collection and/or recycling collection.

**OTTAWA HYDRO**

Ottawa Hydro, Engineering Department should be contacted regarding the necessity of providing a transformer and vault, pad mounted transfer and easements. (Contact Daniel Desroches, 738-5499, ext. 210)





NOTIFICATION AND CONSULTATION PROCESS

Notification and consultation procedures were carried out in accordance with the Early Notification Procedure P&D/PPP/N&C #2 approved by City Council for Site Plan Control applications.

PUBLIC INPUTDisabilities Issues Advisory Committee

The following is a summary of the concerns cited by the Disabilities Issues Advisory Committee in a response dated February 14, 2000, and the staff responses to each:

1. *Comment:* There are no exterior grades nor finished floor levels shown on the plan; is the building accessible to people with disabilities?

*Response:* The main entrance to the proposed addition will be fully accessible to people with disabilities and the addition of the elevator will improve the access for those with disabilities to the entire Union Mission facility.

2. *Comment:* Will the units provide access for people with mobility impairments?

*Response:* Some of the units will have some accessibility aids in washrooms, but none of the units is proposed specifically to provide full access for disabled persons.

Downtown Rideau Board of Management

The following is a summary of the concerns cited by the Downtown Rideau Board of Management in a response dated March 13, 2000 and at a public meeting held on December 8, 1999, and the staff responses to each:

3. *Comment:* The Downtown Rideau area and the surrounding communities have more than their fair share of social service agencies and should not have to deal with increases to these services. An overall inventory of all social service agencies and related services in the Downtown Rideau and surrounding area should be prepared to demonstrate the overabundance in this area. A new shelter should be built outside the community of Downtown Rideau and surrounding neighbourhoods so that the burden is shared with the greater community and to prevent further loss in quality of life and to provide an opportunity for better service, especially for youth who are now using facilities close to those of the hardened adult population.

*Response:* The proposed development is permitted by the Zoning By-law and the

need for services provided at the Union Mission has increased significantly for the past few years. Strategies for the provision and location of public and private social services for the homeless are not within the mandate of Site Plan Control approval.

#### Ottawa Arts Court Foundation

The following is a summary of the concerns cited by the Ottawa Arts Court Foundation in a response dated January 17, 2000 and at a public meeting held on December 8, 1999, and the staff responses to each:

1. *Comment:* Arts Court is in support of the proposal.
2. *Comment:* The main building entrance should be moved to the north side of the facility.

*Response:* Recent internal renovations preclude moving the main entrance to the Union Mission to the north side of the facility without substantial financial hardship and disruption to the Mission's operations.

#### General Public

The following is a summary of the concerns cited by the general public including those provided at a public meeting held on December 8, 1999, and the staff responses to each:

1. *Comment:* The expansion is oriented in the wrong direction, it should be on the Besserer Street side to bring people in from the other side and help reduce the intimidation felt by the other residents of Daly Avenue. The porch facility should be moved from Daly Avenue to the north side.

*Response:* Recent internal renovations preclude expansion to the Union Mission to the north side of the facility without substantial financial hardship and disruption to the Mission's operations. The porch along Daly Avenue is a significant architectural element of a designated heritage building and is not considered removable. As well, the northerly side of the Union Mission facility does not offer the same level of staff surveillance of the client use of the area as the south side.

2. *Comment:* The southeast corner area is better now because it is more open with better views and fewer dark corridors. Avoid creating more places for people to hide. Lighting is not as important as whether spaces are travelled or not travelled.

*Response:* The proposed plan has been revised to improve views between buildings

at the southeast corner of the site and fencing is proposed to help control movement through the area.

3. *Comment:* The zoning is the main problem, when was it changed.

*Response:* Prior to the implementation of the new Zoning By-law, the most recently applicable provisions of Zoning By-law Z-2K had been in effect at the property since 1992.

### **APPLICATION PROCESS TIMELINE STATUS**

The application which was submitted on January 18, 2000, was subject to a project management timeline, as recommended by the "A Better Way Task Force", and a process chart which established critical milestones was prepared. A Mandatory Information Exchange was not undertaken by staff since the proponent undertook Pre-consultation.

This application was processed within the twelve week timeframes established for the processing of Site Plan Control Approval applications for which approval authority is delegated to the Director of Planning and where Early Notification is applicable.

Contact: Doug Bridgewater - 244-5300, ext. 1-3387, FAX 244-5601,  
e-mail: [planning@city.ottawa.on.ca](mailto:planning@city.ottawa.on.ca)

### **INPUT FROM OTHER DEPARTMENTS OR GOVERNMENT AGENCIES**

#### COUNCILLOR'S COMMENTS

Councillor Stephane Emard-Chabot is aware of the application.



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

**4. 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



**Local Architectural Conservation Advisory Committee Recommendation - May 2, 2000**

► *The Committee concurs and so recommends.*

*Yeas: (8) L. Corbin, J. Arnold, R. Bellamy, A. Horrall, T. Laverty, T. Montpetit, R. Pajot and P. Stumes*

*Nays: (2) R. Rodgers and C. Borgal*

**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, 3<sup>rd</sup> Floor, Toronto, Ontario M5C 1J3) of City Council's consent to alter 47-49 Daly Avenue.

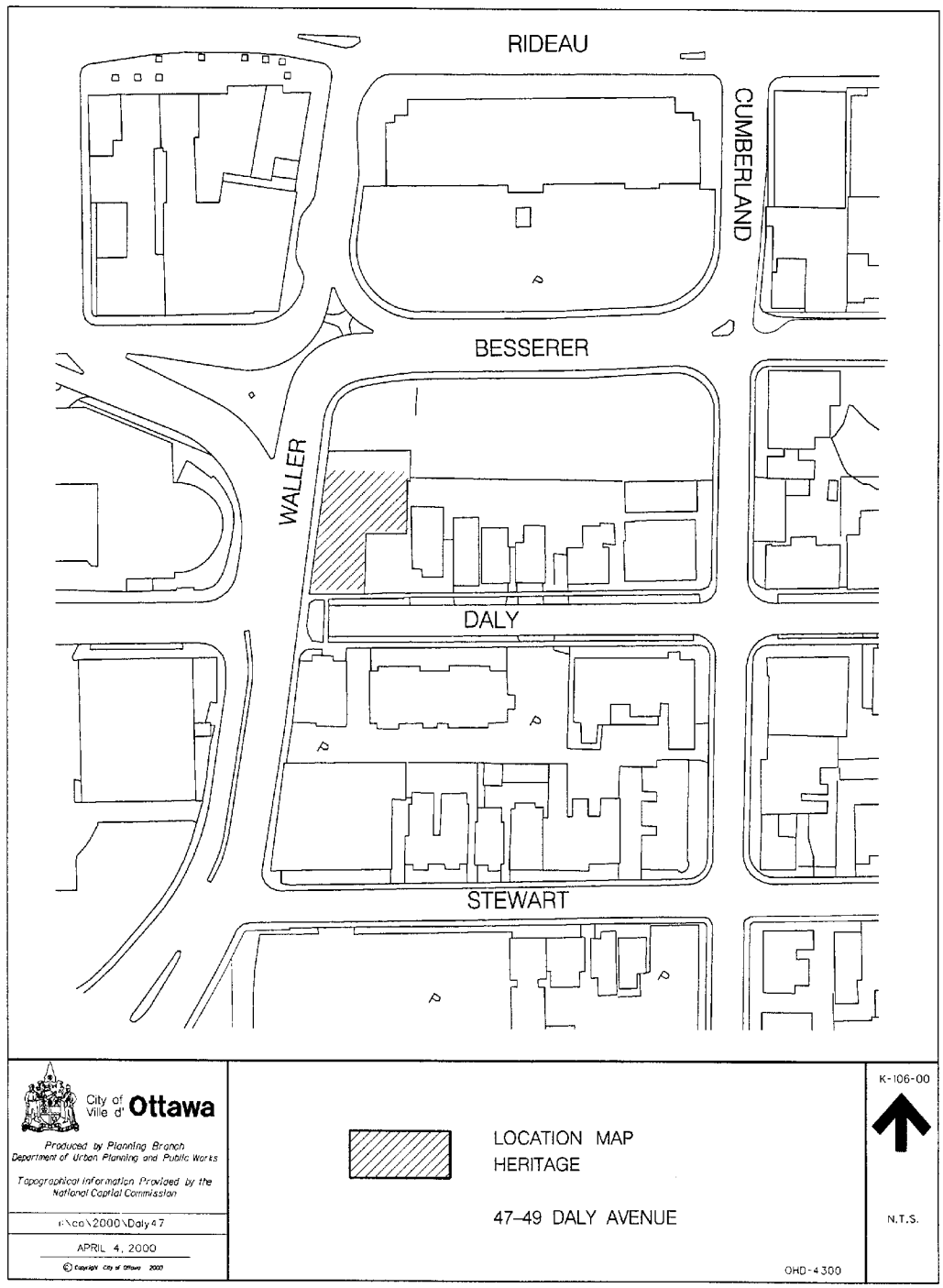
## List of Supporting Documentation

- |            |                                     |
|------------|-------------------------------------|
| 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

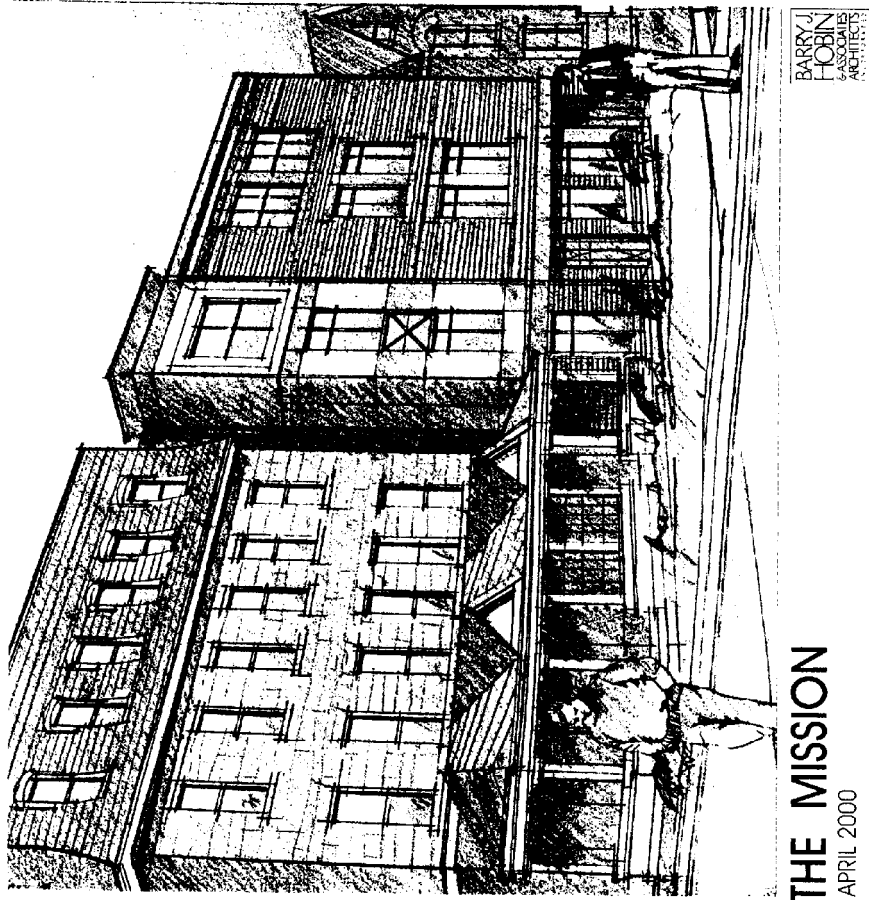
The Union Mission Building, 47-49 Daly Avenue is recommended for designation under Part IV of the Ontario Heritage Act for its historical importance and its architectural significance.

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 19<sup>th</sup> century Ottawa. In 1912 the building's subsequent owners, sold it to the Union Mission for Men who have occupied it ever since.

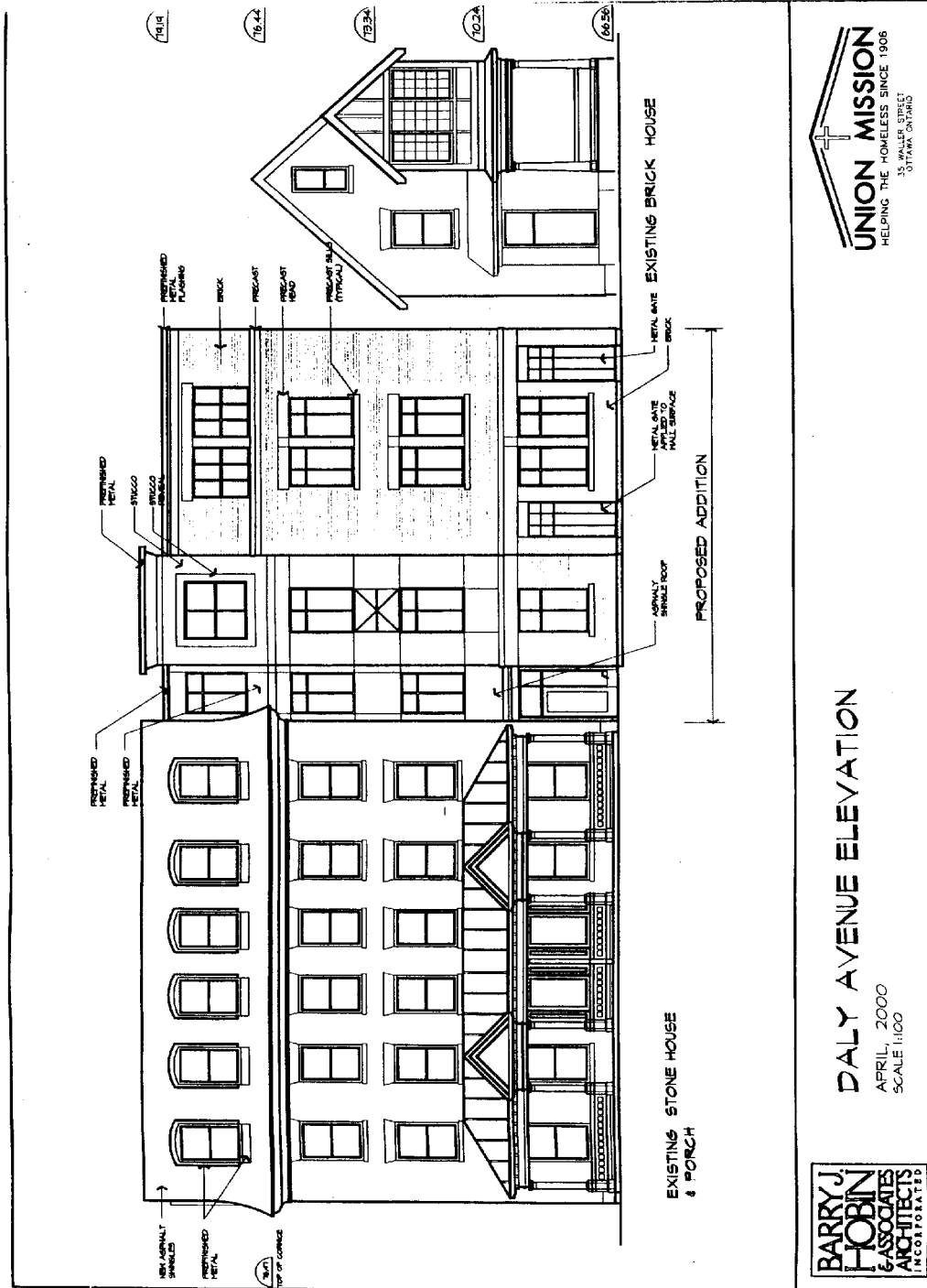
As constructed, the building was a stately, classically- proportioned, three storey limestone double dwelling. It had a metal sheathed, truncated hipped roof with three gable dormers. A fourth storey in stucco, unsympathetic to the original structure was added in 1930. A wooden front porch with decorative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





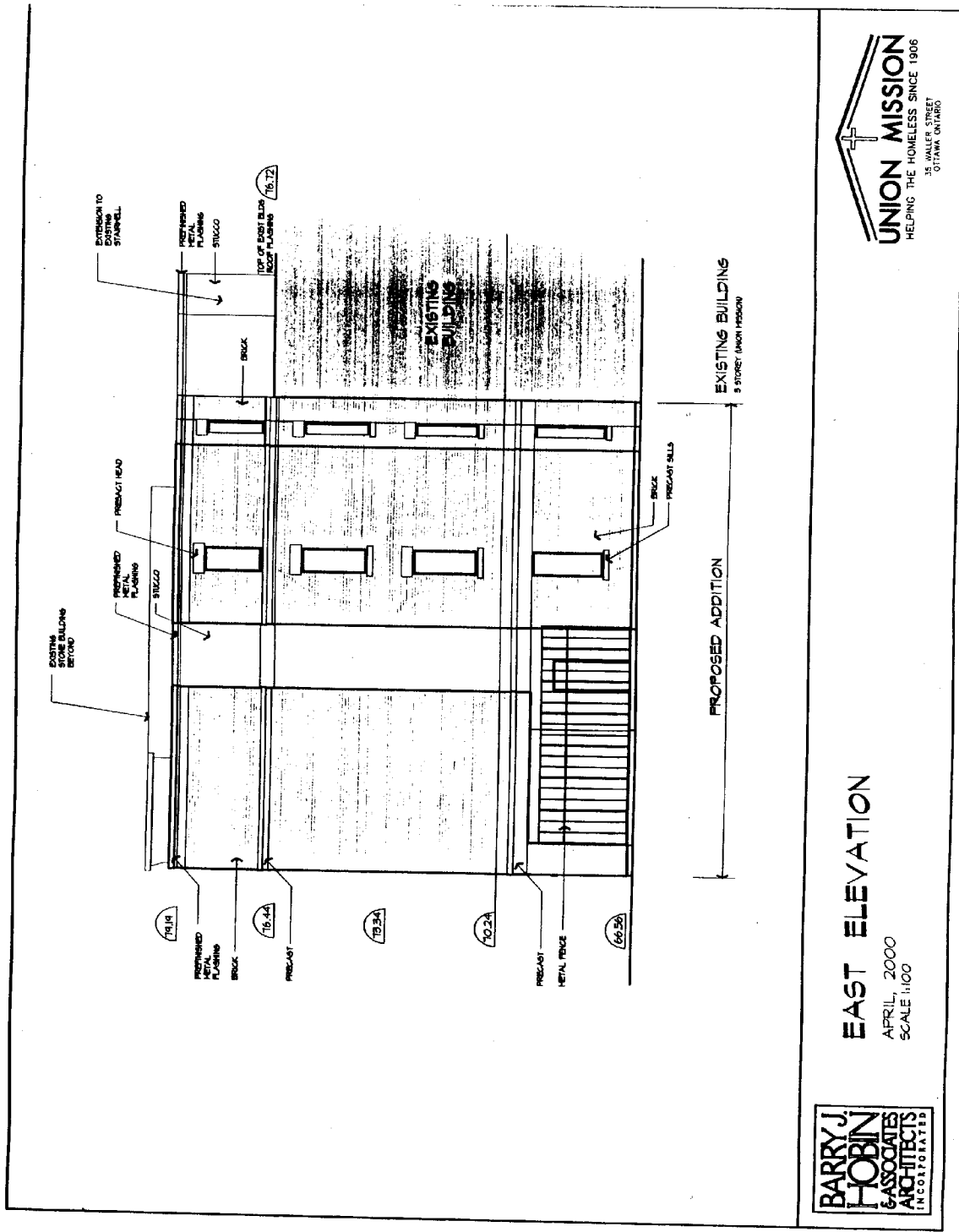


**UNION MISSION**  
 HELPING THE HOMELESS SINCE 1906  
 15 WALTON STREET  
 OTTAWA, ONTARIO

**DALY AVENUE ELEVATION**

APRIL, 2000  
 SCALE 1:100

**BARRY J. HOBIN & ASSOCIATES ARCHITECTS INCORPORATED**





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# Backgrounder

April 14, 2000

ACS2000-PW-PLN-0055

## 5. 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

## **5. 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

***Local Architectural Conservation Advisory Committee Recommendation - May 2, 2000***

- ▶ *The Committee concurs and so recommends.*

**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.

### 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 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.

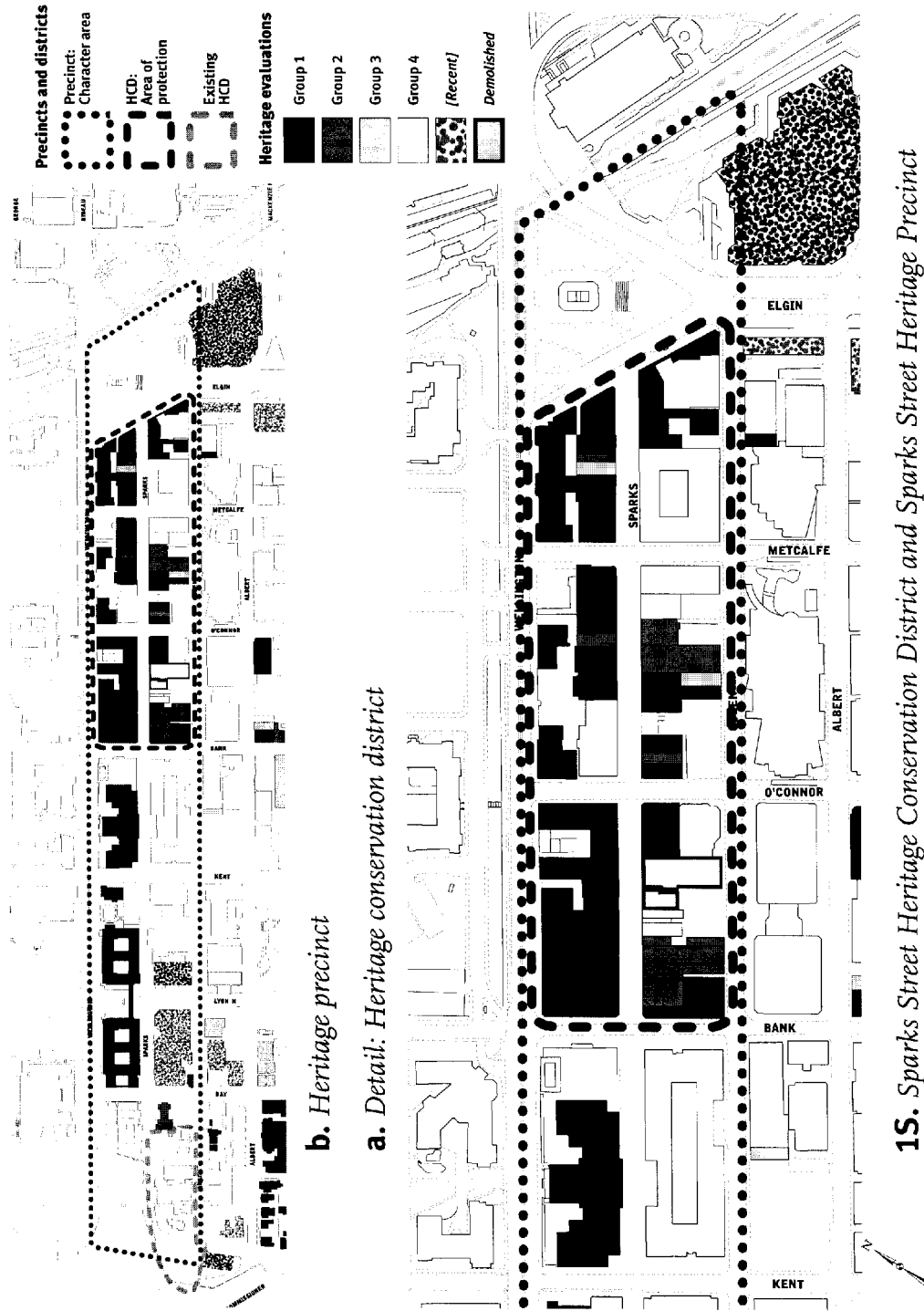
Recommendations 6 and 7. The Department of Urban Planning and Public Works for review in the context of future administrative structures following amalgamation and future work programmes.

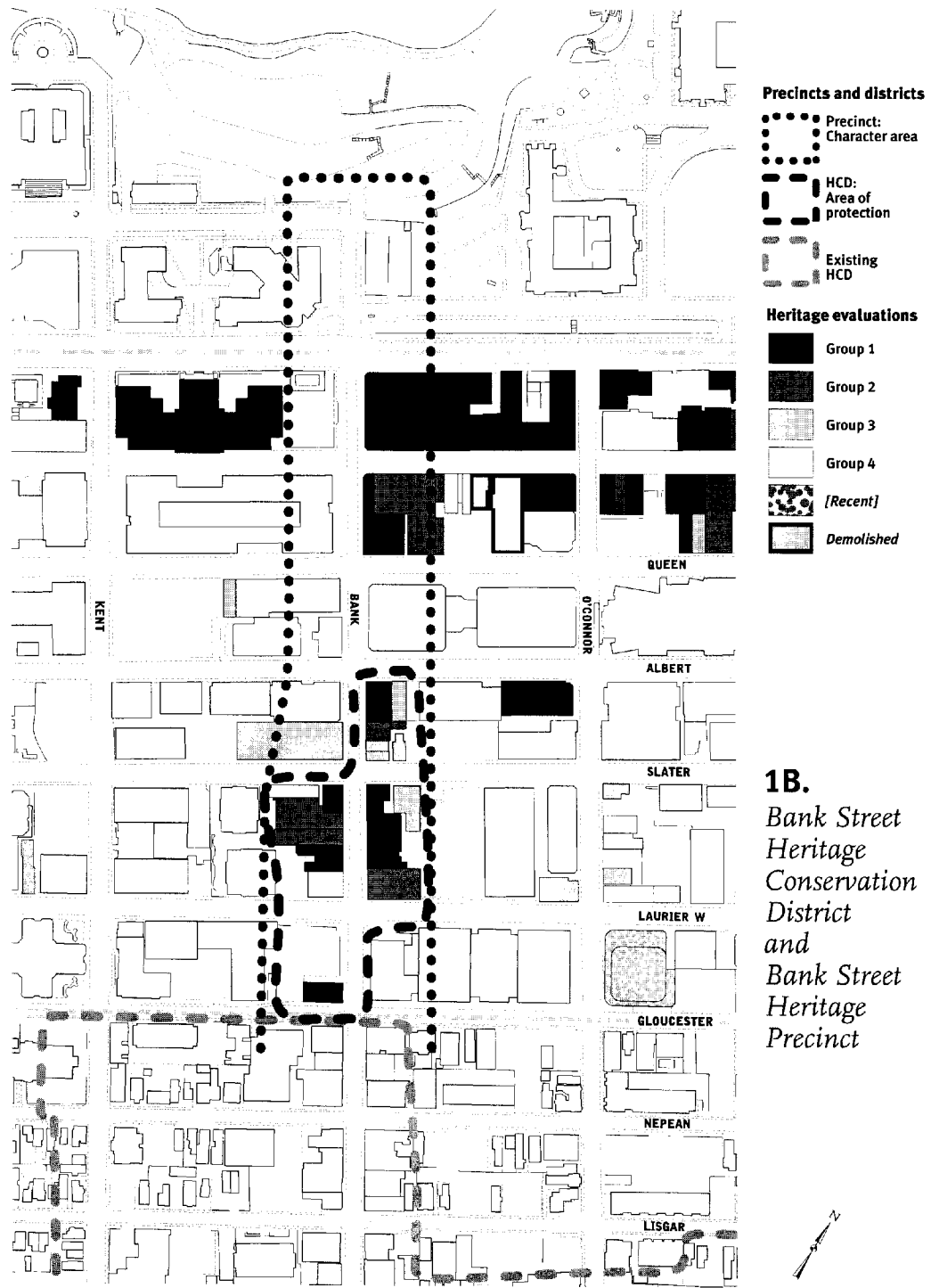
## List of Supporting Documentation

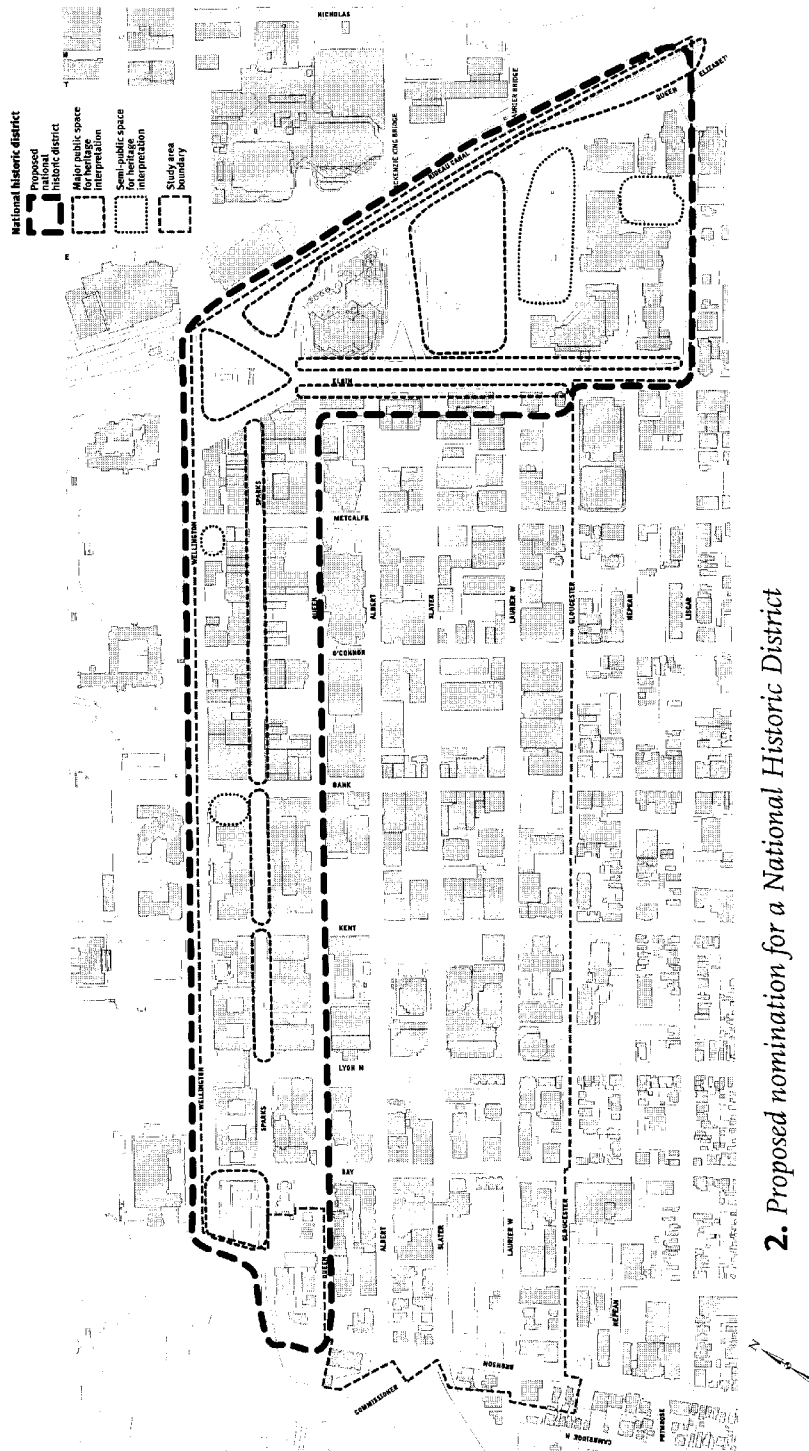
- Document 1 Central Area West Heritage Conservation District Study and Plan by Mark Fram and Associates dated December 1999 (Distributed separately and on file with City Clerk)
- Document 2 Map- Proposed Sparks Street Heritage Conservation District
- Document 3 Map- Proposed Bank Street Heritage Conservation 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



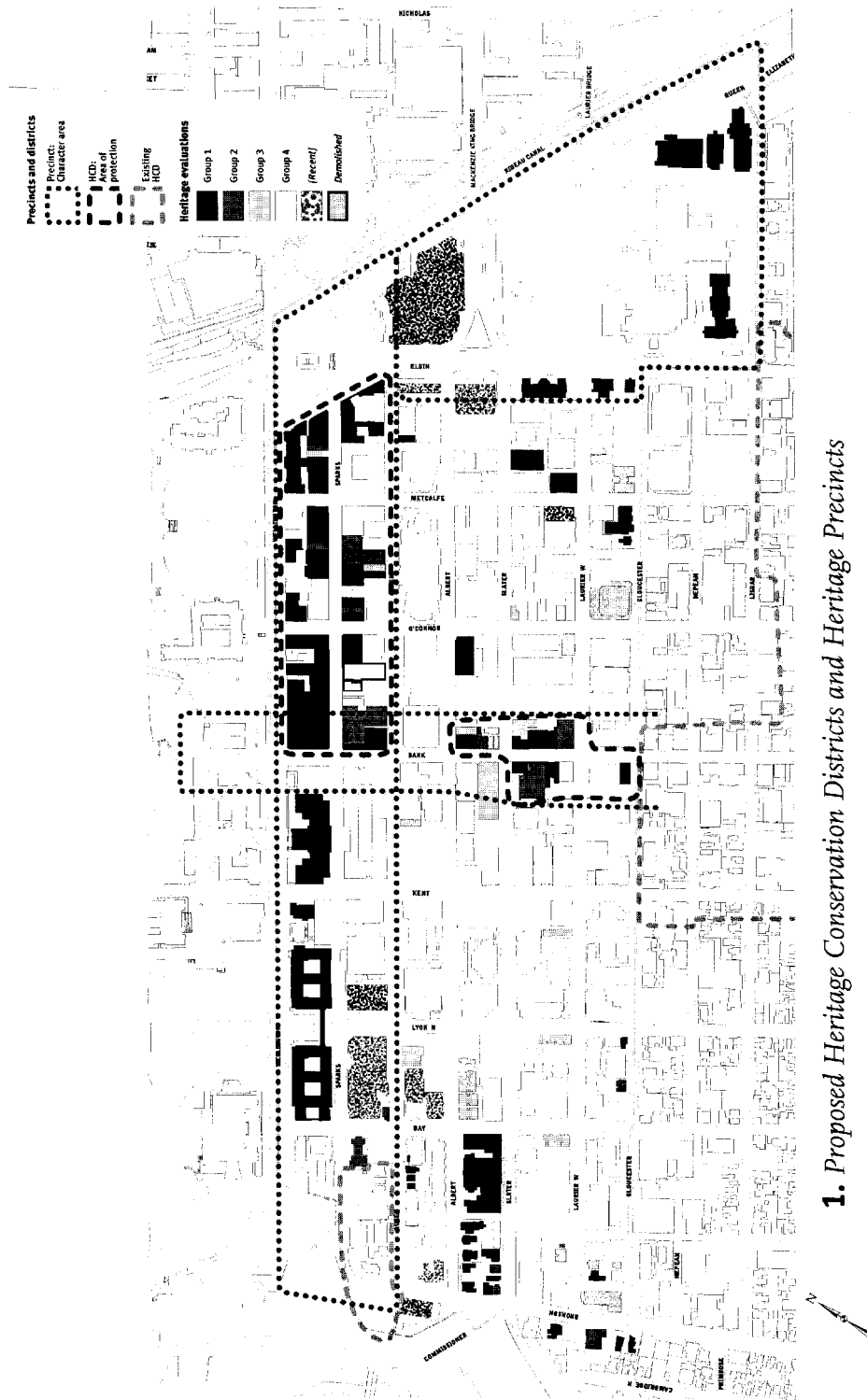




2. Proposed nomination for a National Historic District

Proposed Heritage Precincts

Document 5



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

Document 12

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.

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