

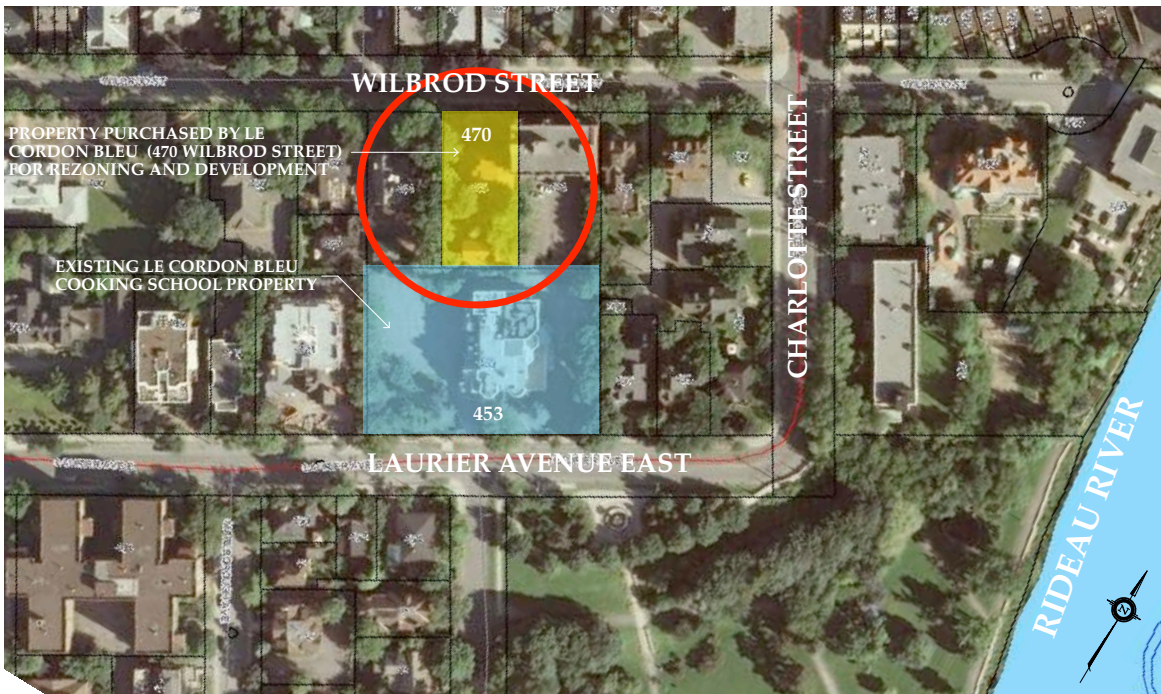


PROPOSED DEVELOPMENT

470 WILBROD STREET, OTTAWA ONTARIO
WILBROD/LAURIER HERITAGE CONSERVATION DISTRICT IN SANDY HILL

CULTURAL HERITAGE IMPACT STATEMENT

PREPARED FOR LE CORDON BLEU BY BARRY PADOLSKY ASSOCIATES INC.
ARCHITECTS, URBAN DESIGN AND HERITAGE CONSULTANTS
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470 Wilbrod Street, Aerial view from South

A. SITE CONTEXT

The property at 470 Wilbrod Street, located in the Wilbrod/Laurier Heritage Conservation District in Sandy Hill, is a rectangular lot extending 52.28 meters from Wilbrod street with a 24.4 meter street frontage. The lot, having an area of 1,273.2 sq. m. is occupied by an existing 2 1/2 storey residential building which currently houses the Embassy of Vietnam. There is an existing 1 1/2 storey garage at the rear of the site (gross floor area of 77 sq.m.) that is currently used for storage

The property is part of a historic residential neighbourhood of low to mid profile historic residential buildings, some of which have been converted to commercial and embassy uses, and mid to high profile contemporary residential buildings.



Front view of 470 Wilbrod



Front / West side view of 470 Wilbrod

A. SITE CONTEXT, CONT'D:



Rear / side view of 470 Wilbrod



Rear view of 470 Wilbrod



1 1/2 storey garage looking South



Rear of garage showing laneway looking West

The immediate context of the property includes a number of buildings of heritage interest including 453 Laurier Avenue East, constructed circa 1878, (currently the Cordon Bleu Cooking School), and various two to three storey residential buildings.

An existing 9 storey apartment building at 474 Wilbrod Street, constructed circa 1969, occupies the property immediately to the east of the site, and has been constructed in very close proximity to the easterly property line of 470 Wilbrod Street.

An existing 2 1/2 storey residential building at 464 Wilbrod Street, constructed circa 1910, occupies the property to the west and is currently used as the Embassy of France.

The existing residential buildings facing 470 Wilbrod Street are single family homes, some of which are used as Embassies.

A. SITE CONTEXT, CONT'D:



*Existing 9 storey Apartment Building
472 Wilbrod Street*



*Le Cordon Bleu Cooking School
453 Laurier Avenue East*



*Embassy of France
464 Wilbrod Street*

B. THE EXISTING SITE/BUILDINGS

The existing 2 ½ storey residential building (gross floor area of 330 sq.m.), constructed circa 1916, is designated under Part V of the Ontario Heritage Act. It generally appears to be in reasonable condition and to have been well maintained over the years. The existing wood deck on the west side of the building serving the ground floor has severely deteriorated and is beyond use. A second floor rear wood deck and stair leading to grade, added at some point in time to provide a means of egress from the second floor, is also in poor condition.

The existing 1 ½ storey garage (gross floor area of 61 sq.m.) at the rear of the property is also designated under Part V of the Ontario Heritage Act. It has not been well maintained and is in need of brick repointing and replacement of deteriorated wood elements.

The front of the property facing Wilbrod Street is generally well landscaped. Landscaping at the rear of the property has been neglected and is generally used for parking that is accessed by a common laneway located between the rear property line and the existing garage.

C. DEVELOPMENT PROPOSAL

The property at 470 Wilbrod Street has recently been purchased by Le Cordon Bleu to provide additional administrative and classroom space associated with Le Cordon Bleu cooking school at 453 Laurier Ave. East. The proposed development consists of:

- 1) renovations to the interior of the existing house to provide administrative offices
- 2) renovations to the interior of the existing garage to provide a new entry foyer and ancillary spaces
- 3) renovations to the exterior of the existing house and garage as required including repairs/reconstruction of the existing wood deck on the west façade of the house
- 4) construction of a new one storey addition (gross floor area of 179 sq. m.), linking the existing house and the existing garage, for two new classrooms.
- 5) development of a new parking area c/w 6 parking spaces to the west of the new addition accessed from the existing laneway at the rear of the property



470 Wilbrod St. (proposed) View from West

The new one storey addition would be designed to respect the setback requirements outlined in the zoning bylaws.

A Zoning Bylaw Amendment is required for this project to allow for the proposed nonconforming “classroom” use.

The property is subject to a Heritage Overlay that restricts the gross floor area of an addition to be a maximum of 30% of the gross floor area of the existing building [Section 60(30)(b)]. As currently designed, the size of the proposed addition exceeds this maximum percentage and will require a variance to allow for the proposed gross floor area. In addition, a variance to reduce the number of parking spaces will be required.

D . HERITAGE CONSERVATION DISTRICT BUILDING INFILL GUIDELINES

The Sandy Hill Heritage Study Guidelines (4.3.3.4) recommends the following conservation and design principles concerning new additions to properties of heritage value:

1. New additions should respond to the qualities of “context” – physical, cultural and social – surrounding the property, and the existing sense/spirit of place, while embodying and expressing contemporary design approaches sensitive to the heritage value of the place.
2. New additions should be subordinate to the dominant elements of the setting in which they are inserted, gently and honestly distinguishable as contemporary expression, and broadly compatible with the prevailing heritage character of the place in which they are situated.
3. Additions may be developed in historic styles or contemporary styles, according to what may best fit the context. New additions in some circumstances may suitably adopt appropriate historic styles and idiom when the addition is small in comparison to the original (less than 10% or 15% as a guide.) When additions are large in scale, it is usually most appropriate to design these in contemporary styles to avoid imitative and deceptive historicism.

E CULTURAL HERITAGE IMPACT

The proposed development generally reflects the intent of the Sandy Hill Heritage Study Guidelines.

The decision to construct a modest one storey addition and to maintain the existing buildings (particularly the existing garage) is an acknowledgment to the needed preservation of buildings in the Sandy Hill district.

The proposed addition would have no impact on the existing Wilbrod street character as the entire addition would be located at the rear of the existing house, well hidden from any street views. The proposed architectural character of the proposed addition is “contemporary” but sympathetic to the existing house and garage and fits within the Heritage Overlay setback requirements outlined in the zoning by-laws.

For the reasons above, it is our opinion that the proposed development does not adversely impact the cultural heritage value of this site and its existing buildings.

Respectfully submitted,



Louise McGugan B.Arch OAA, MRAIC. CAHP

470 Wilbrod CHIS

Barry Padolsky Associates, Inc., Architects

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