

**1. APPLICATION FOR NEW CONSTRUCTION AT 506 KENT STREET,
A PROPERTY LOCATED IN THE CENTRETOWN HERITAGE
CONSERVATION DISTRICT**

**DEMANDE DE NOUVELLE CONSTRUCTION AU 506, RUE KENT,
PROPRIÉTÉ SITUÉE DANS LE DISTRICT DE CONSERVATION DU
PATRIMOINE DU CENTRE-VILLE**

OBHAC RECOMMENDATIONS

That Planning Committee recommend Council:

- 1. Approve the application for new construction at 506 Kent Street as per drawings submitted by Harish Gupta Architect Inc. on July 16, 2012;**
- 2. Issue the heritage permit with a three year expiry date from the date of issuance; and**
- 3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 15, 2012)

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

RECOMMANDATIONS DU CCPBO

Que le Comité de l'urbanisme recommande au Conseil :

- 1. D'approuver la demande de nouvelle construction au 506, rue Kent, conformément aux dessins soumis par le cabinet Harish Gupta Architect Inc. le 16 juillet 2012;**
- 2. De délivrer le permis en matière de patrimoine, qui expirera trois ans après sa date de délivrance; et**
- 3. De déléguer au directeur général du Service de l'urbanisme et de la gestion de la croissance le pouvoir d'approuver des modifications mineures à la conception.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 15 octobre 2012.)

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

DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 16 August 2012 (ACS2012-PAI-PGM-0212).

Report to/Rapport au :

Ottawa Built Heritage Advisory Committee
Comité consultatif sur le patrimoine bâti d'Ottawa

and/et

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

August 16, 2012
16 août 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager
Directrice municipale adjointe,
Planning and Infrastructure
Urbanisme et Infrastructure

Contact Person / Personne ressource:

*John Smit, Manager/Gestionnaire, Development Review-Urban Services / Examen des
projets d'aménagement-Services urbains
(613) 580-2424 x13866, John.Smit@ottawa.ca*

Somerset (14)

Ref N°: ACS2012-PAI-PGM- 0212

SUBJECT: APPLICATION FOR NEW CONSTRUCTION AT 506 KENT STREET,
A PROPERTY LOCATED IN THE CENTRETOWN HERITAGE
CONSERVATION DISTRICT

OBJET : DEMANDE DE NOUVELLE CONSTRUCTION AU 506, RUE KENT,
PROPRIÉTÉ SITUÉE DANS LE DISTRICT DE CONSERVATION DU
PATRIMOINE DU CENTRE-VILLE

REPORT RECOMMENDATIONS

That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend Council:

1. Approve the application for new construction at 506 Kent Street as per drawings submitted by Harish Gupta Architect Inc. on July 16, 2012;
2. Issue the heritage permit with a three year expiry date from the date of issuance; and

3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 15, 2012)

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

RECOMMANDATIONS DU RAPPORT

Que le Comité consultatif sur le patrimoine bâti d'Ottawa recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. D'approuver la demande de nouvelle construction au 506, rue Kent, conformément aux dessins soumis par le cabinet Harish Gupta Architect Inc. le 16 juillet 2012;
2. De délivrer le permis en matière de patrimoine, qui expirera trois ans après sa date de délivrance; et
3. De déléguer au directeur général du Service de l'urbanisme et de la gestion de la croissance le pouvoir d'approuver des modifications mineures à la conception.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 15 octobre 2012.)

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

BACKGROUND

506 Kent Street (Documents 1 and 2) is currently a vacant lot, previously occupied by a 2½-storey side gable row house that was demolished in 2003 following the collapse of the foundation. The proposal is to construct a new three-storey, three-unit apartment building on the site.

The proposed site is at the edge of the Centretown Heritage Conservation District. The character of the surrounding area is varied. To the south of the site is located the Greyhound bus station, Glashan Public School and the Queensway. North of the site is primarily residential including many converted single-family dwellings and to the east and west of the site along Arlington Street is also mainly residential.

City Council originally approved this application in February 2010. The application has been resubmitted because the heritage permit expired on February 24, 2012. The proposal has not changed.

DISCUSSION

506 Kent Street is located within the Centretown Heritage Conservation District (HCD). The Centretown HCD was designated in 1997 for its cultural heritage value as an “early residential suburb and as the temporary and permanent home of many of those who have governed and shaped the nation.” The Statement of Heritage Character (Document 6) notes that Centretown is a primarily residential area that has experienced periods of redevelopment throughout its history particularly with the introduction of low-rise apartment buildings in the World War I period, and the development of numerous large high-rise buildings in the more recent past.

The Study features general principles regarding new construction in the district noting that due to the high number of vacant lots in the District, “sympathetic infill is important to the long term survival of the heritage residential character.” In addition to these general principles there are specific “Guidelines” related to new infill in the District. The guidelines related to residential infill are applicable to the proposed development:

Section VII.5

5. Because of the relatively high number of demolitions, many streetscapes are now interrupted by vacant lots. It is important to encourage infill development, and to promote design which is sympathetic to existing building types and which re-establishes streetscape continuity.

Section VII.5.6 Residential Infill

1. *All infill should be of contemporary design, distinguishable as being of its own time. However, it must be sympathetic to the heritage character of the area, and designed to enhance these existing properties rather than calling attention to itself.*
2. *The form of new infill should reflect the character of existing buildings on adjoining and facing properties. The buildings should normally be three or four storeys in height, with massing and setbacks matching earlier rather than later patterns still evident in the immediate area.*
3. *Brick veneer should be the primary finish material in most areas, to maintain continuity with existing building. Trim materials would commonly be wood or metal; the details at cornices, eaves, and entrances should be substantial and well detailed. Colours should be rich and sympathetic to existing patterns. Lighting should be discreet and can be used to highlight architectural features.*

The complete Centretown Heritage Conservation District study has been distributed to all members of Ottawa Built Heritage Advisory Committee (OBHAC) and is held on file with the OBHAC Co-ordinator.

The proposed development is a three-storey, three-unit flat-roofed triplex. The building will be clad in red brick articulated with soldier brick courses and stacked bond courses to break up the façade. The foundation will be clad in a stone veneer and feature small basement windows.

The property is located at the corner of Kent Street and Arlington Street and as such has two major street-facing elevations. The main entrance to the building will be on Kent Street with a secondary entrance on Arlington Street. The Kent Street façade features a symmetrical arrangement of single hung windows finished with stone sills and lintels with keystones. The main entrance is at the centre of the Kent Street façade featuring a small porch. The proposed building features a strong cornice with a central feature that provides a sense of verticality over the main entrance. Along with the porch at the main entrance, there are two additional balconies featuring metal railings.

The Arlington Street elevation features a secondary entrance to the building with a small canopy. The windows are a combination of single hung and fixed windows (in the stairwell) and are all finished with stone sills and lintels. The Arlington Street elevation also features soldier courses and stacked bond courses to articulate the façade. The proposed site plan, elevations and streetscape rendering are attached in Documents 3, 4, and 5.

The proposed landscaping for the site includes the retention of a large existing deciduous tree on the Arlington Street side of the building. Further landscaping includes plantings of shrubs and plants around the building along with grass between the building and the sidewalk. There will be paths of paving stones to all entrances of the building and the driveway will be permeable pavers. Three new coniferous trees will be planted at the rear of the building.

The Department supports this application because the proposed building is complementary and sympathetic to the heritage character of the neighbourhood and the proposed new construction meets the goal of filling in vacant lots in Centretown to re-establish streetscape continuity. The proposal meets the Guidelines outlined in the Centretown Heritage Conservation District study as it is consistent with the surrounding two to three storey residential buildings. The use of brick veneer as the primary finish with an articulated cornice and other architectural details are in accordance with the Guidelines.

Recommendation 2

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A three-year expiry date is recommended to ensure that projects are completed in a timely fashion and according to the approved heritage permit.

Recommendation 3:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning and Growth Management Department to approve these changes.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The Centretown Citizens Community Association was notified of the application and offered the opportunity to provide comments.

Heritage Ottawa is aware of the application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Diane Holmes is aware of the application.

LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

C1: Contribute to the improvement of quality of life

C3: Provide a compelling vibrant destination

HC4: Improve arts and heritage

APPLICATION PROCESS TIMELINE STATUS

This application was processed within the 90-day timeline in the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Conditions

Document 3 Site Plan

Document 4 Elevations

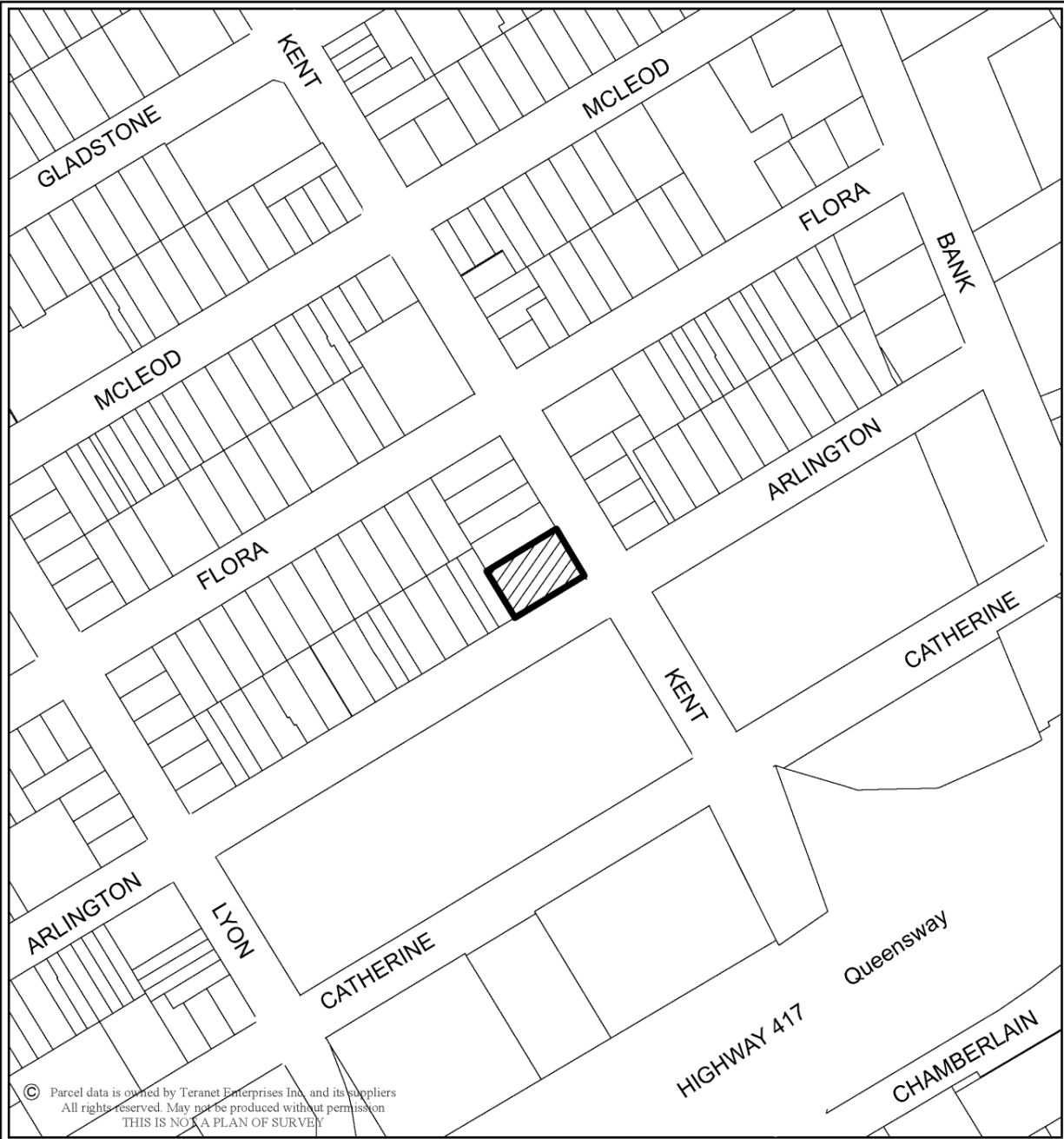
Document 5 Statement of Heritage Character Centretown Heritage Conservation District


DISPOSITION

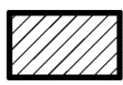
City Clerk and Solicitor Department, Legislative Services to notify the applicant and the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

LOCATION MAP

DOCUMENT 1



 Produced by Infrastructure Services and Community Sustainability Produit par le Services d'infrastructure et Viabilité des collectivités	
D09-01-KENT506	09-1430-C
I:\CO\2009\Location\LACAC\Kent506	
2009/ 12 / 11	
REVISION DATE	DE RÉVISION


Location Map / Plan de révision
506 Kent Street

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

CURRENT CONDITIONS

DOCUMENT 2



Looking west across Kent Street towards site



Looking north east across Arlington towards site



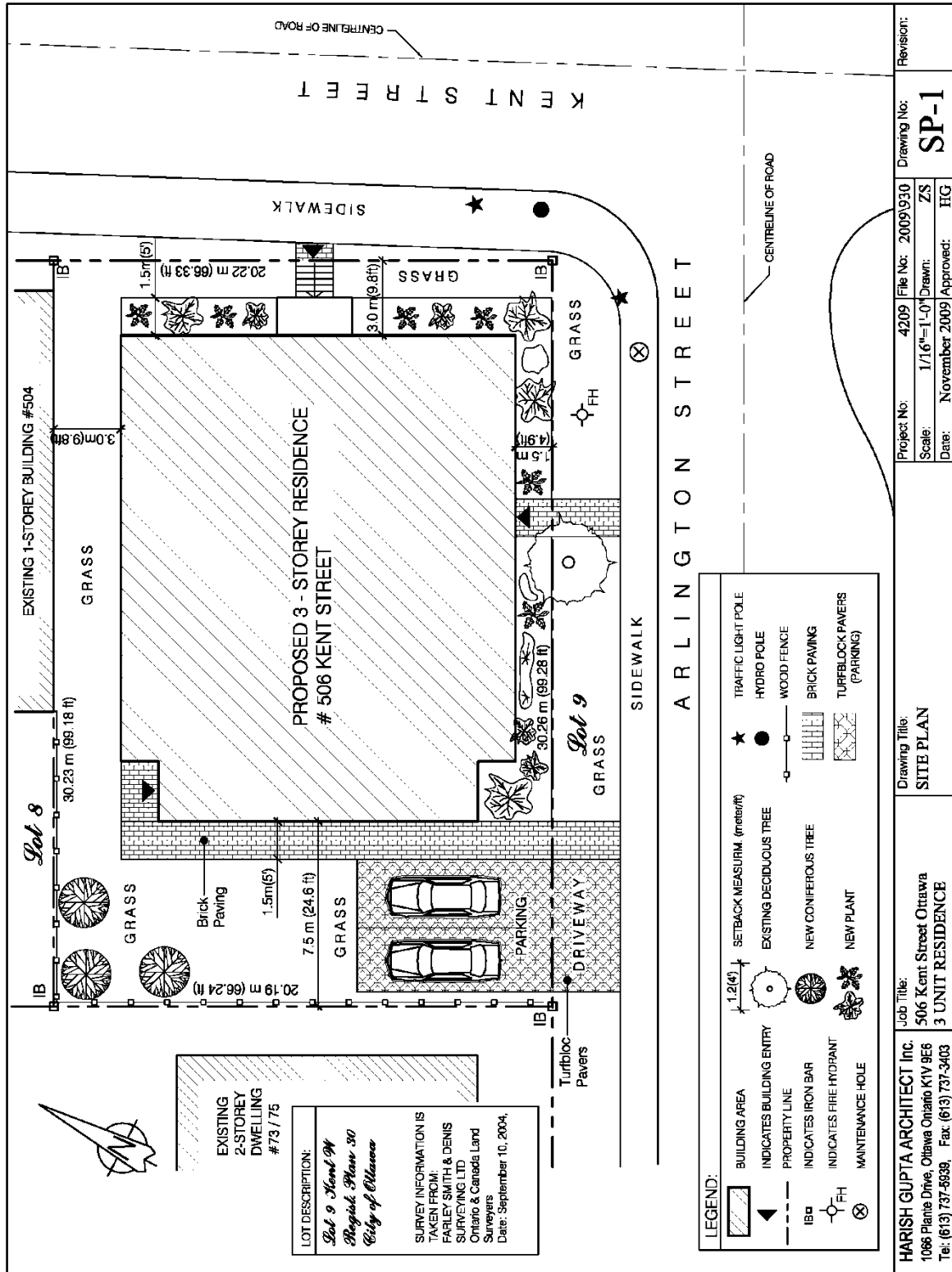
Neighbouring property along Arlington Avenue



Looking north along Kent Street, site is at left of photo



North on Kent Street across from the site



LOT DESCRIPTION:
Lot 9 Kent St
Regale, Plan 30
City of Ottawa

**SURVEY INFORMATION IS
 TAKEN FROM:**
 FARLEY SMITH & DENIS
 SURVEYING LTD
 Ontario & Canada Land
 Surveyers
 Date: September 10, 2004.

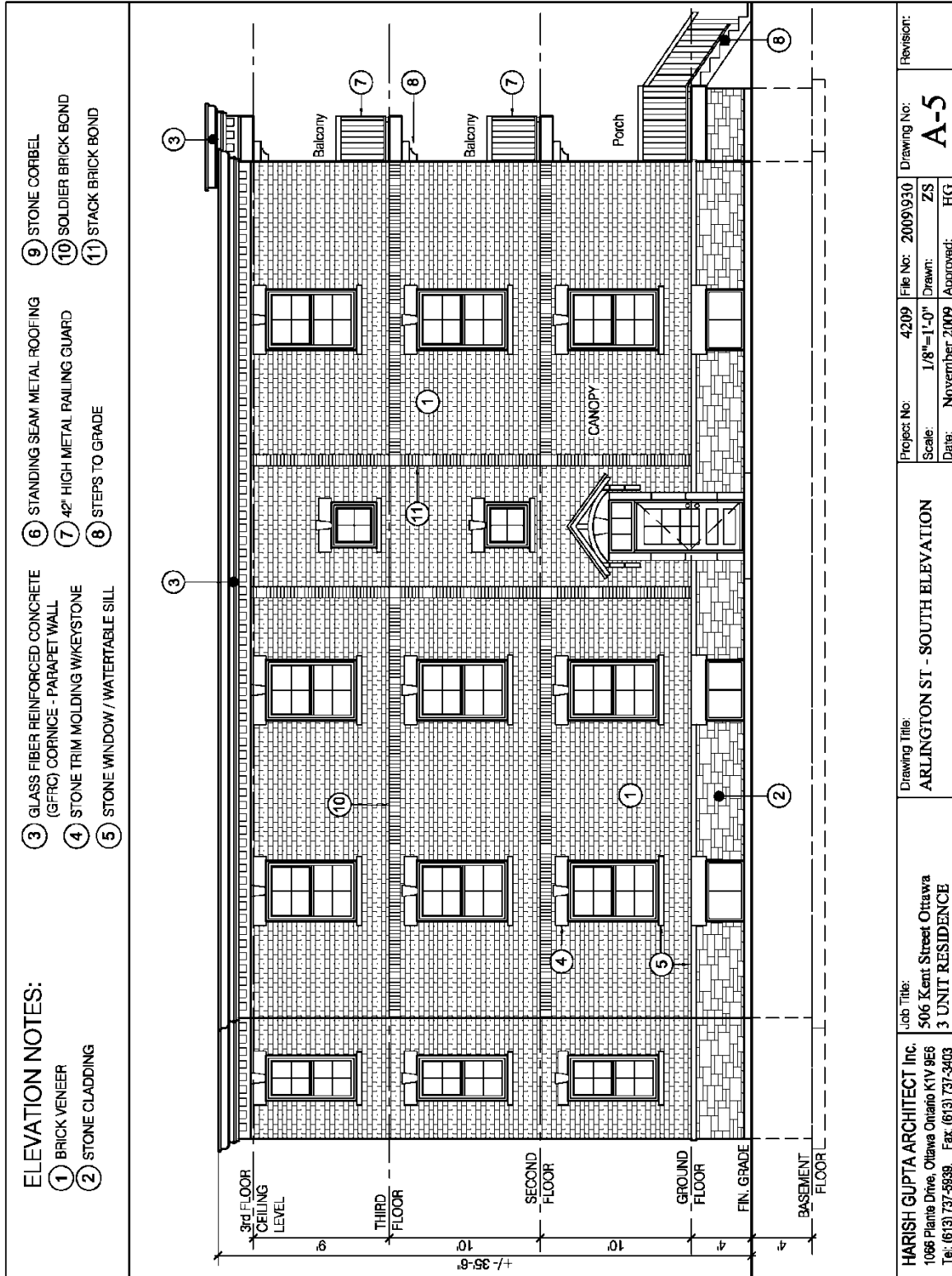
LEGEND:

	BUILDING AREA		SETBACK MEASURM. (metres/ft)		TRAFFIC LIGHT POLE
	INDICATES BUILDING ENTRY		EXISTING DECIDUOUS TREE		HYDRO POLE
	PROPERTY LINE		NEW CONIFEROUS TREE		WOOD FENCE
	INDICATES IRON BAR		NEW PLANT		BRICK PAVING
	INDICATES FIRE HYDRANT				TURFBLOCK PAVERS (PARKING)
	MAINTENANCE HOLE				

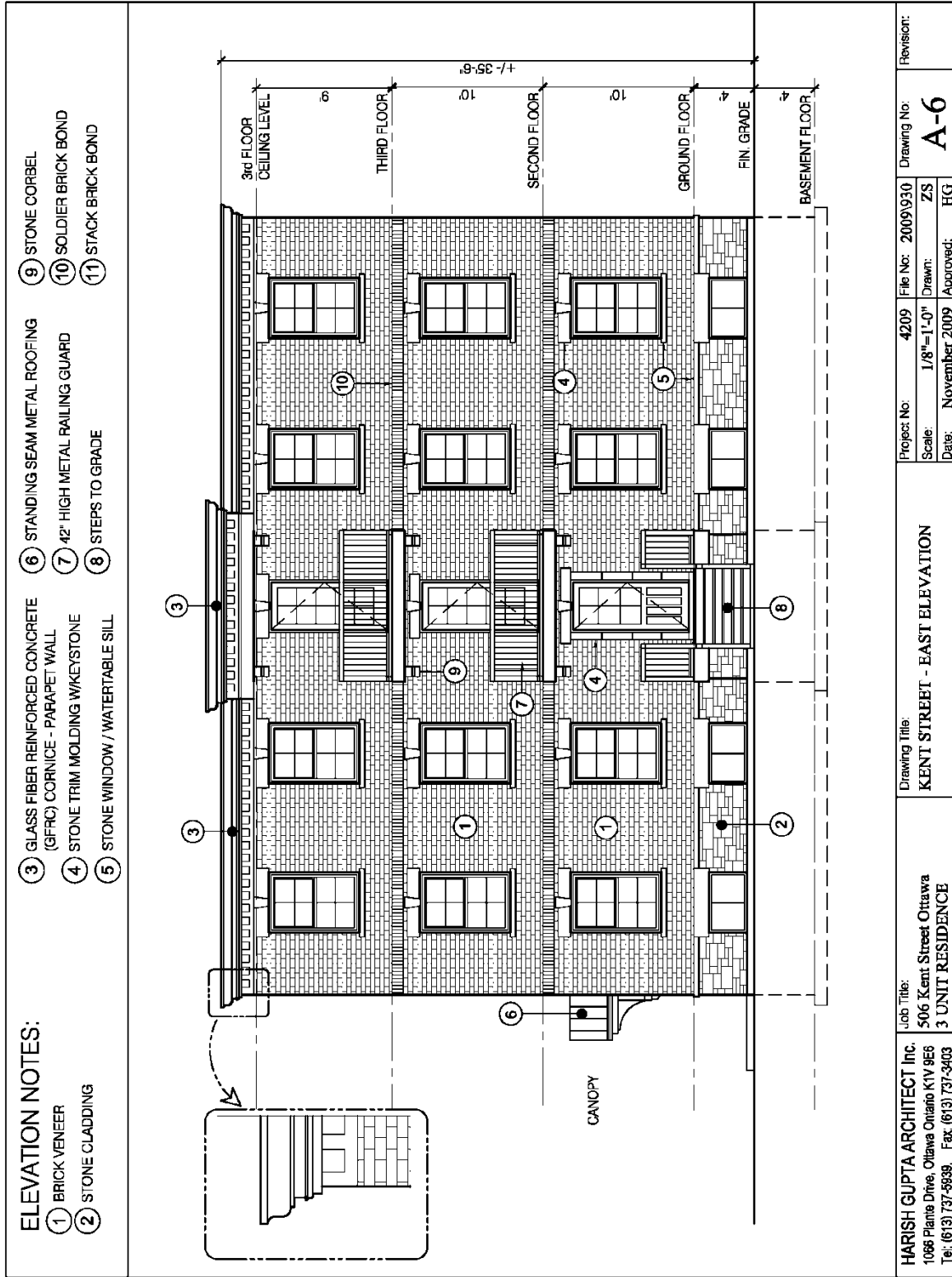
Project No: 4209	File No: 2009/930	Drawing No: SP-1	Revision:
Scale: 1/16"=1'-0"	Drawn: ZS		
Date: November 2009	Approved: HG		
Job Title: 506 Kent Street Ottawa 3 UNIT RESIDENCE	Drawing Title: SITE PLAN		
HARISH GUPTA ARCHITECT INC. 1066 Plaine Drive, Ottawa, Ontario K1V 9E6 Tel: (613) 737-8939, Fax: (613) 737-3403			

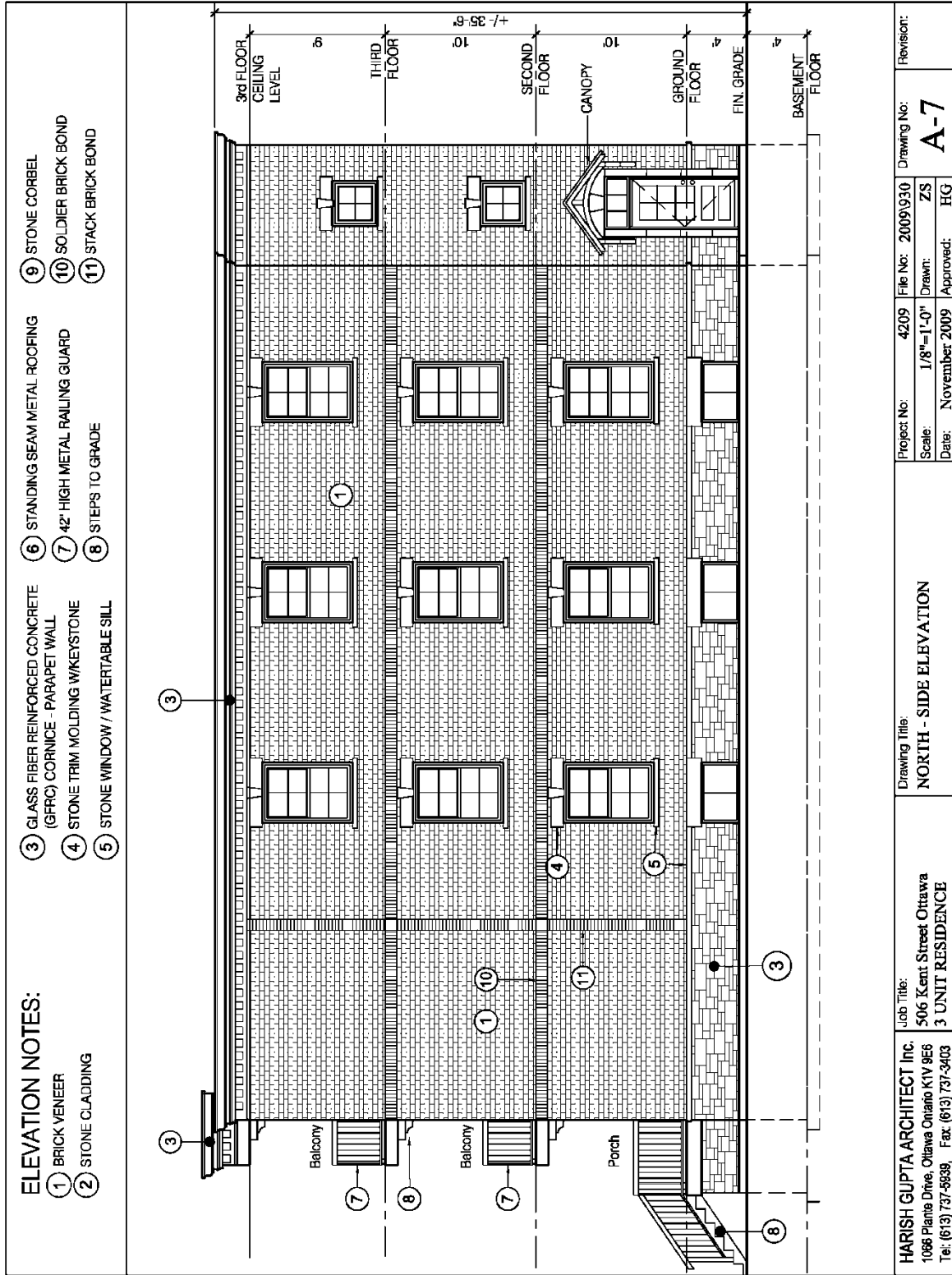
ELEVATIONS

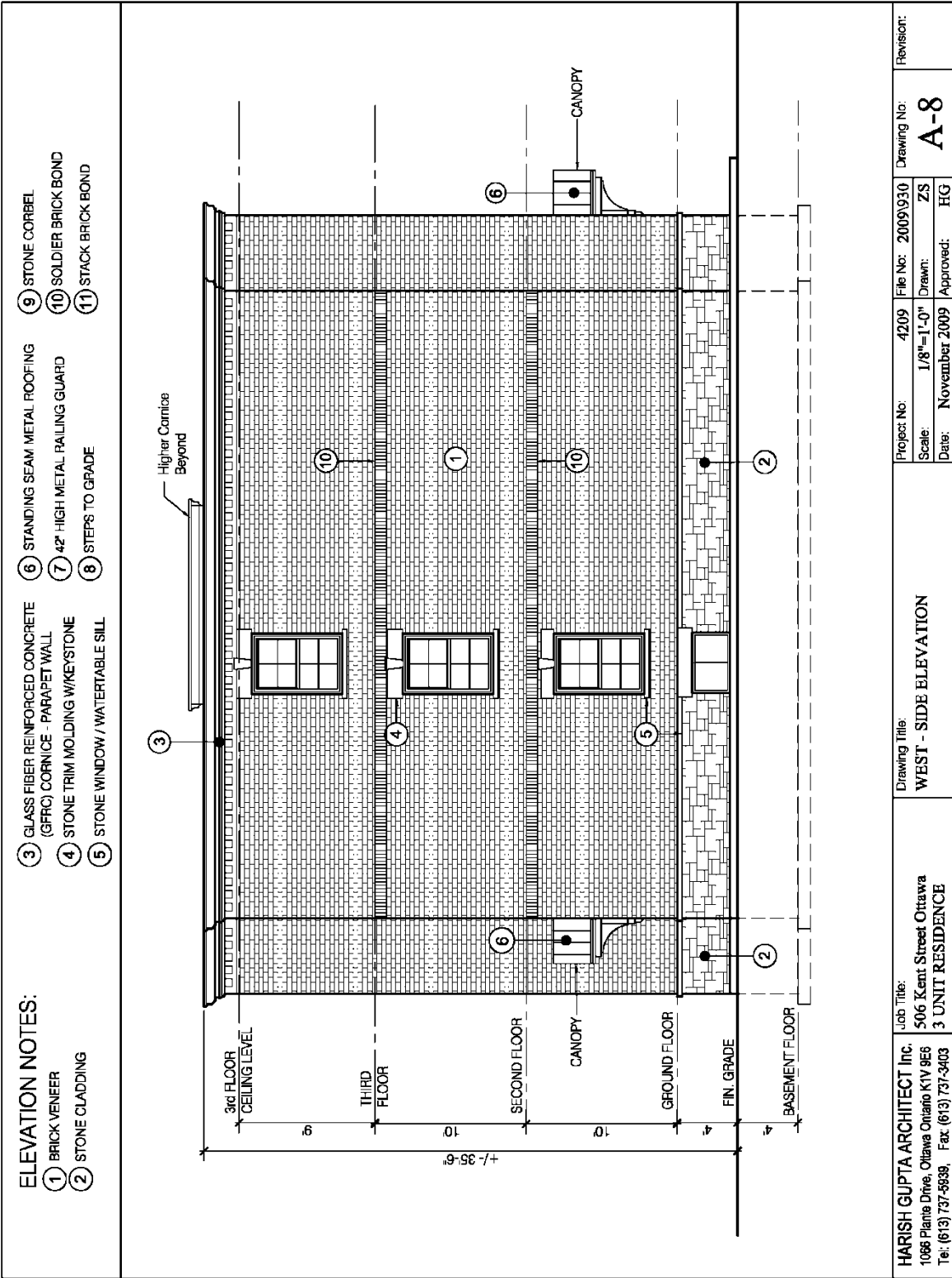
DOCUMENT 4



HARISH GUPTA ARCHITECT INC. 1066 Plains Drive, Ottawa Ontario K1V 9E6 Tel: (613) 737-6938, Fax: (613) 737-3403	Job Title: 506 Kent Street Ottawa 3 UNIT RESIDENCE	Drawing Title: ARLINGTON ST - SOUTH ELEVATION	Project No: 4209	File No: 2009/930	Drawing No: A-5	Revisor:
			Scale: 1/8"=1'-0"	Drawn: ZS	Date: November 2009	Approved: HG







ARLINGTON AVE

506

504b

504a

502

KENT STREET STREETSCAPE

ARLINGTON AVE STREETSCAPE

506 Kent Street

77

75

73

KENT ST.

HARISH GUPTA ARCHITECT Inc. 1088 Planelle Drive, Ottawa Ontario K1V 9E6 Tel: (613) 737-6639, Fax: (613) 737-3403	Job Title: 506 Kent Street Ottawa 3 UNIT RESIDENCE	Drawing Title: STREETSCAPES	Project No: 4209 Scale: N.T.S. Date: November 2009	File No: 2009/930 Drawn: ZS Approved: HG	Drawing No: A-9	Revision:
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STATEMENT OF HERITAGE CHARACTER

DOCUMENT 5

Centretown has always been a predominantly residential area, functionally linked to Parliament Hill and the structures of government. Over the past century, it has housed many individuals important to Canada's development as a nation.

The built fabric of this area is overwhelmingly residential. It is dominated by dwellings from the 1890-1914 period, built to accommodate an expanding civil service within walking distance of Parliament Hill and government offices. There is a wide variety of housing types from this period, mixed in scale and level of sophistication. It had an early suburban quality, laid out and built up by speculative developers with repetitive groupings.

There is a sprinkling of pre-1890 buildings on the north and south perimeters, which predate any major development. There are also apartment buildings constructed and redeveloped during the 1914-1918 period in response to the need to house additional parliamentary, military, civil service and support personnel. In the recent 1960-1990 period, the predominantly low-scale environment has been punctuated by high-rise residential development.

Over the past century, this area has functioned as soft support for the administrative and commercial activity linked to Parliament Hill. In addition to residences, it has accommodated club facilities, organizational headquarters, institutions, professional offices and transportation services, all associated with Ottawa's role as national capital. Conversely, many of the facilities that complement Centretown's existence as a residential community have traditionally been situated in the blocks between Laurier and Wellington, closer to Parliament Hill.

Centretown has one major commercial artery, Bank Street. This street predates the community of Centretown both as a commercial route and as the major transportation corridor between Parliament Hill and outlying areas to the south. Bank Street has always serviced the entire area, with secondary commercial corridors along Elgin, Somerset and Gladstone in select locations and time periods. The Bank Street commercial corridor broadens onto associated side streets in periods of intense pressure, then narrows back to the street itself with commercial activity in decline.

Centretown itself has always been an access route to Parliament Hill. There is a long-standing pattern of north/south movement through the area by outsiders. Over the years, this pattern has been supported by livery locations, streetcar routes and automobile traffic corridors. Long distance travellers have traditionally arrived on the transportation corridor that marks the south boundary of the area- originally the Canadian Atlantic Railway and later its replacement, the Queensway. Travel within Centretown occurs east/west radiating from Bank Street.

As the federal government's residential quarter, planning initiatives in Centretown have been influenced by both federal and municipal authorities. Federal intervention in this area has established some of its unusual qualities such as the formal emphasis on the Metcalfe Street axis, early enhancement of its residential quality, and a number of its parks and services. The streetscapes have traditionally been enhanced by extensive public tree planting and other hard and soft landscape features, many of which have been in decline since the period of extensive tree removal in the 1930s and 40s. However, the scale and texture of the heritage streetscape are still discernable.

This area is unique both as an early residential suburb and as the temporary and permanent home of many of those who have governed and shaped the nation.