

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

**Agenda 8
Ordre du jour 8**

**Tuesday, June 6, 2000 - 6:00 p.m.
Le mardi 6 juin 2000 - 18 h**

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

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



City of
Ville d'**Ottawa**

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

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

Minutes 7 (May 18, 2000)

Procès-verbal 7 (Le 18 mai 2000)

Index

Information Items Articles pour information

1. **6:00 p.m. / 18 h**
Core Area of Canada's Capital Region - F. Lapointe - D. Miron
Exposé sur le coeur de la région de la capitale du Canada - F. Lapointe
- D. Miron
Ref.: CC2Z2000153 **OT6 - Somerset**
2. **7:15 p.m. / 19 h 15**
Presentation Laurier Bridge - B. Mason
Exposé sur le pont Laurier - B. Mason
Ref.: CC2Z2000157 **OT6 - Somerset**

Action Items Articles pour exécution

1. **Application to demolish 319-321 St. Patrick Street, a building in the Lowertown West Heritage Conservation District designated under Part V of the Ontario Heritage Act.** **1**

Application for New Construction at 231-253 Cumberland Street in the Lowertown West Heritage Conservation District.

Demande visant la démolition du 319-321, rue St-Patrick, un immeuble situé dans le District de conservation du patrimoine de la Basse-Ville-Ouest désigné en vertu de la partie V de la Loi sur le patrimoine de l'Ontario.

Demande en vue d'une nouvelle construction aux 231-253, rue Cumberland dans le District de conservation du patrimoine de la Basse-Ville-Ouest

Ref.: ACS2000-PW-PLN-0069

OT5 - Bruyère-Strathcona

**Unfinished Business
Questions inachevées**

**New Business
Nouvelles questions**

Sub-Committees Report Rapports des sous-comité

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

Circulation File Dossier de circulation

5. **Heritage Summer Experience 2000- Algonquin College
Heritage Summer Experience 2000 - Collège Algonquin
Ref.: CC2Z2000158 **City Wide****
6. **Quarterly Publication of Community Heritage Ontario
Nouvelles du patrimoine communautaire de l'Ontario
Ref.: CC2Z2000159 **City Wide****

7. **Planning and Economic Development Committee - Agenda 10 - May 30, 2000**
Comité de l'urbanisme et de l'expansion économique - Ordre du jour 10 - Le 30 mai 2000
 Ref.: CC2Z2000160 **City Wide**
8. **Community Heritage recognition Program**
Programme de reconnaissance des activités patrimoniales communautaires
 Ref.: CC2Z2000134 **City Wide**
9. **Sport Hall of Fame/In former Union Station**
Temple de la renommée sport dans l'ancienne gare Union
 Ref.: CC2Z2000143 **OT5 - Bruyère-Strathcona**

Late Items

Articles en retard

Other Business

Autres questions

Deadline for material to be included in the next agenda

Date limite de présentation des documents à inclure dans le prochain ordre du jour

Should you wish to include an item on the next agenda, please submit the information to the Assistant by **4:00 p.m. on Tuesday, June 6, 2000.**

Si vous désirez ajouter un article au prochain ordre du jour, veuillez le faire parvenir à l'adjointe d'ici au **mardi 6 juin 2000, à 16 h 00.**

Next Meeting

Prochaine réunion

The next regular meeting of the Committee will take place on **Tuesday, June 20, 2000, at 6:00 p.m.**, in the Fuller Room, Bytown Pavilion, Terrace Level, City Hall.

La prochaine réunion ordinaire du Comité aura lieu le **mardi 20 juin 2000, à 18 h 00**, dans la salle Fuller, pavillon Bytown, niveau terrasse, hôtel de ville.

Members' Reports - Enquiries

Rapports des membres - demandes de renseignements

Lucy Corbin, Chairperson/Présidente

Richard Rodgers, Vice-Chairperson/Vice-président

John Arnold

Rhoda Bellamy

Christopher Borgal

Andrew Horrall

Tom Laverty

Thierry Montpetit

Robert Pajot

Dinah Showman

Paul Stumes

Non-Voting Members

Membres sans droit de vote

Councillor/Conseillère Elisabeth Arnold

Councillor/Conseiller Stéphane Émard-Chabot

Adjournment

Levée de la séance

BJE

May 16, 2000

ACS2000-PW-PLN-0069
(File: OHD4300 ST. PATRICK 319-321)

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

1. Application to demolish 319-321 St. Patrick Street, a building in the Lowertown West Heritage Conservation District designated under Part V of the Ontario Heritage Act.

Application for New Construction at 231-253 Cumberland Street in the Lowertown West Heritage Conservation District.

Demande visant la démolition du 319-321, rue St-Patrick, un immeuble situé dans le District de conservation du patrimoine de la Basse-Ville-Ouest désigné en vertu de la partie V de la Loi sur le patrimoine de l'Ontario.

Demande en vue d'une nouvelle construction aux 231-253, rue Cumberland dans le District de conservation du patrimoine de la Basse-Ville-Ouest

Recommendations

1. That the application to demolish 319-321 St. Patrick Street, a building designated under Part V of the Ontario Heritage Act be APPROVED.

2. That the application to erect a new building at 231-253 Cumberland Street under Part V of the Ontario Heritage Act be APPROVED.



May 16, 2000 (11:58a)

Edward Robinson
Commissioner of Urban Planning and Public
Works

SC:sc

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



May 16, 2000 (1:30p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.



May 16, 2000 (10:55a)

for Mona Monkman
City Treasurer

BH:cds

Owner: Westwood Inc.
Agent: Roderick Lahey, Architect

Executive Report

Reasons Behind Recommendations

Recommendation 1

Number 319-321 St. Patrick Street is a Category 3 building within the boundaries of the Lowertown West Heritage Conservation District which is designated under Part V of the Ontario Heritage Act through Bylaw 192-94. It has been vacant since the mid-1990s, but for many years it served as the location of A-1 Taxi's dispatch service. There have been at least two attempts during the last ten years to incorporate the building into a new housing development but none of these plans has been successful. Because of the lack of success at finding a new use for the building, and its severely deteriorated physical condition, the Department of Urban Planning and Public Works does not object to the application to demolish.

Recommendation 2

The Department of Urban Planning and Public Works supports the new development proposed for the site because it is consistent with the relevant Lowertown West Heritage Conservation District Study Streetscape and Infill Guidelines, as listed below.

Streetscape Guidelines

Maintain the building front yard setback established by the existing neighbouring buildings on the street.

Maintain the general overall height of the buildings as established by the existing neighbouring buildings on the street.

When development takes place across several property lines, encourage the articulation of the original lot divisions in the facade of the new buildings so that the buildings read as a combination of smaller elements.

Infill Guidelines

Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings.

Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are.

The building proposed for 251-253 Cumberland Street is a red brick and stucco, four-storey, 24-unit apartment building with a mansard roof. The building has 12 units that face Cumberland Street and 12 that face a pedestrian laneway to the east. Access to a central underground parking lot is located below grade at the north end of the building. Each unit has direct access from the street, either at or above grade. The front facade is articulated by evenly spaced windows and doors that create the impression that the building is a row of townhouses. Paired dormers pierce the roofline at evenly-spaced intervals.

The building is consistent with the Streetscape Guidelines above because its front yard setback is similar to the small front yards found throughout the District; it is higher than its neighbours on St. Patrick but is below the allowable height for the site under the zoning by-law. Its highly articulated facade is punctuated by entrances so that it appears to be a row of townhouses, rather than a large apartment building.

The proposed building is consistent with the Infill Guidelines above because, as the only structure facing Cumberland Street on the block-face, it establishes the scale of the block in a manner consistent with the zoning by-law. In addition, it is separated from the neighbouring

two-storey, six-door row on St. Patrick by a pedestrian walkway and a driveway, thereby mitigating the difference in height. The east part of the building is constructed on the former site of a three-and -a-half storey building destroyed by fire, so the large gap now present between A-1 Taxi and the six-door row is not an historic part of the landscape, rather it was the result of a recent fire. Finally, the proposed building's design complements but does not copy the character of the neighbourhood. It uses materials, brick and stucco, found throughout the Lowertown District and is clearly contemporary, as recommended in the guidelines.

Minor variances to allow the development to proceed were considered by the Committee of Adjustment on March 16 and April 6, 2000 and granted on April 14, 2000. They were not appealed.

Consultation

Adjacent property owners, tenants and the local community association were notified by letter of the date of the LACAC meeting and the Planning and Economic Development Committee and were provided with comment forms to be returned to LACAC or staff. This is in accordance with City Council's public participation policy regarding applications under the Ontario Heritage Act.

Councillor Émard-Chabot is aware of and supports this development.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the owner (Westwood Incorporated, 565 Blanchard Road, Ottawa, K1V 7B7), the agent (Mr. Roderick Lahey, Architect, 485 Broadview Avenue, Ottawa, K2A 2L2) and the Ontario Heritage Foundation (10 Adelaide Street, 3rd Floor, Toronto, Ontario, M5C 1J3) of City Council's consent to demolish 319-321 St. Patrick Street and to construct a new building at 231-253 Cumberland Street.

List of Supporting Documentation

- Document 1 Location Map
- Document 2 Building Elevations

Part II - Supporting Documentation

Location Map

Document 1







