

Report to
Rapport au:

Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
January 13, 2015 / 13 janvier 2015

and / et

Planning Committee / Comité de l'urbanisme
January 20, 2015 / 20 janvier 2015

and Council / et au Conseil
January 28, 2015 / 28 janvier 2015

Submitted by
Soumis par:

**Nancy Schepers, Deputy City Manager / Directrice municipale adjointe, Planning
and Infrastructure / Urbanisme et Infrastructure**

Contact Person
Personne ressource:

**Michael Mizzi, Chief / Chef, Development Review Services / Services d'Examen
des projets d'aménagement, Planning and Growth Management / Urbanisme et
Gestion de la croissance**
(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca

Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2015-PAI-PGM-0024

**SUBJECT: Application to demolish 140 Howick Street, a property designated
under Part V of the *Ontario Heritage Act***

**OBJET: Demande de démolition au 140, rue Howick, propriété désignée aux
termes de la partie V de *la Loi sur le patrimoine de l'Ontario***

REPORT RECOMMENDATION

**That the Built Heritage Sub-Committee recommend that Planning Committee
recommend that Council approve the demolition of the building at 140 Howick
Street in the Rockcliffe Park Heritage Conservation District.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on April 6, 2015.)

(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.)

RECOMMANDATION 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 d'approuver la démolition de l'immeuble situé au 140, rue Howick dans le district de conservation du patrimoine de Rockcliffe Park.

(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 6 avril 2015.)

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

In June 2014, City Council approved alterations to 140 Howick Street, a property located in the Rockcliffe Park Heritage Conservation District (Document 1). While renovations were underway a fire destroyed a large portion of the house on December 15, 2014 (Document 2). The owners would like to demolish the remaining portion of the house and proceed with the construction of a new house according to the plans approved by City Council in June 2014.

This report has been prepared because all applications to demolish designated buildings require the approval of City Council.

DISCUSSION

The December 15, 2014 fire caused serious damage to the house, destroying the roof and the upper storeys of the building as well as the new foundation that had been poured for the addition approved by City Council.

The structural assessment prepared by Pilette Forensic Engineering made the following observations about the post-fire condition of the building:

Our interior examination of the building indicated that the 2nd and 3rd storey framing and roof structure were severely damaged by the fire; we are of the opinion that the framing was not salvageable. Our interior and exterior examination of the original poured concrete foundation walls indicated that the pre-existing structural integrity of the foundation was not affected by the fire incident...we are of the opinion that the new footings were not salvageable.

The report concludes that, "...the original poured concrete foundation was salvageable, whereas the remaining existing framing and new footings were not salvageable." The full report is included in Document 4.

The property owners intend to reconstruct the house according to the plans approved by City Council in June 2014 (Document 3). If these plans change, a new application under the *Ontario Heritage Act* will be required.

The Department does not object to the demolition as the fire caused significant damage to the building.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The Rockcliffe Park Residents Association was notified of the application to demolish.

COMMENTS BY THE WARD COUNCILLOR

Councillor Nussbaum does not object to the demolition of this building.

LEGAL IMPLICATIONS

There are no legal implications to adopting the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

Information Technology and Planning and Growth Management have agreed that for reports from development Review Services and Policy Development and Urban Design Branches, there is no technology component.

TERM OF COUNCIL PRIORITIES

There are no impacts on the Term of Council priorities resulting from this report.

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Conditions

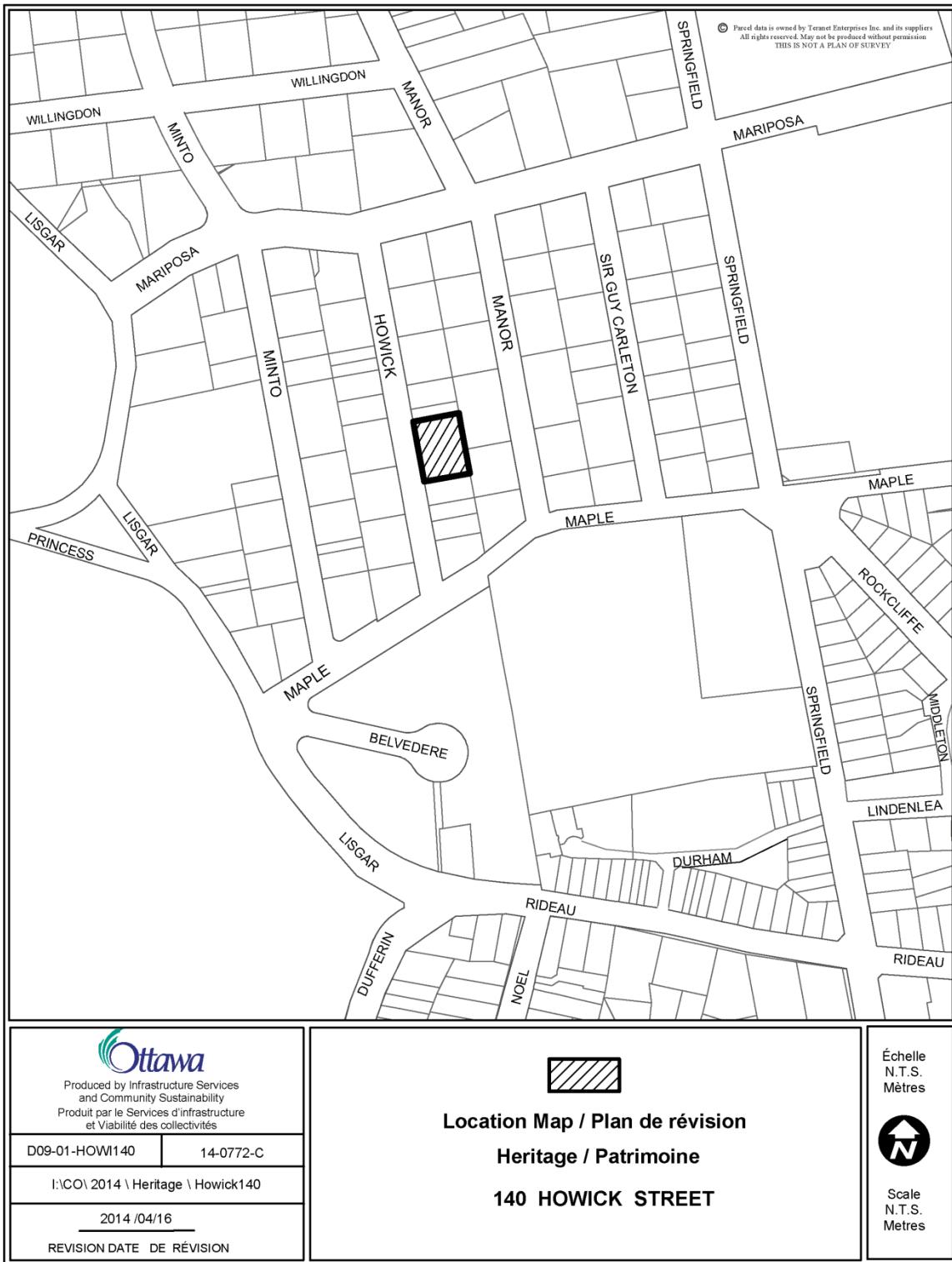
Document 3 Plans approved by City Council on June 11, 2014

Document 4 Structural Assessment by Pilette Forensic Engineering Limited (attached separately – on file with the City Clerk)

DISPOSITION

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

Document 1 – Location Map



Document 2 – Current Conditions

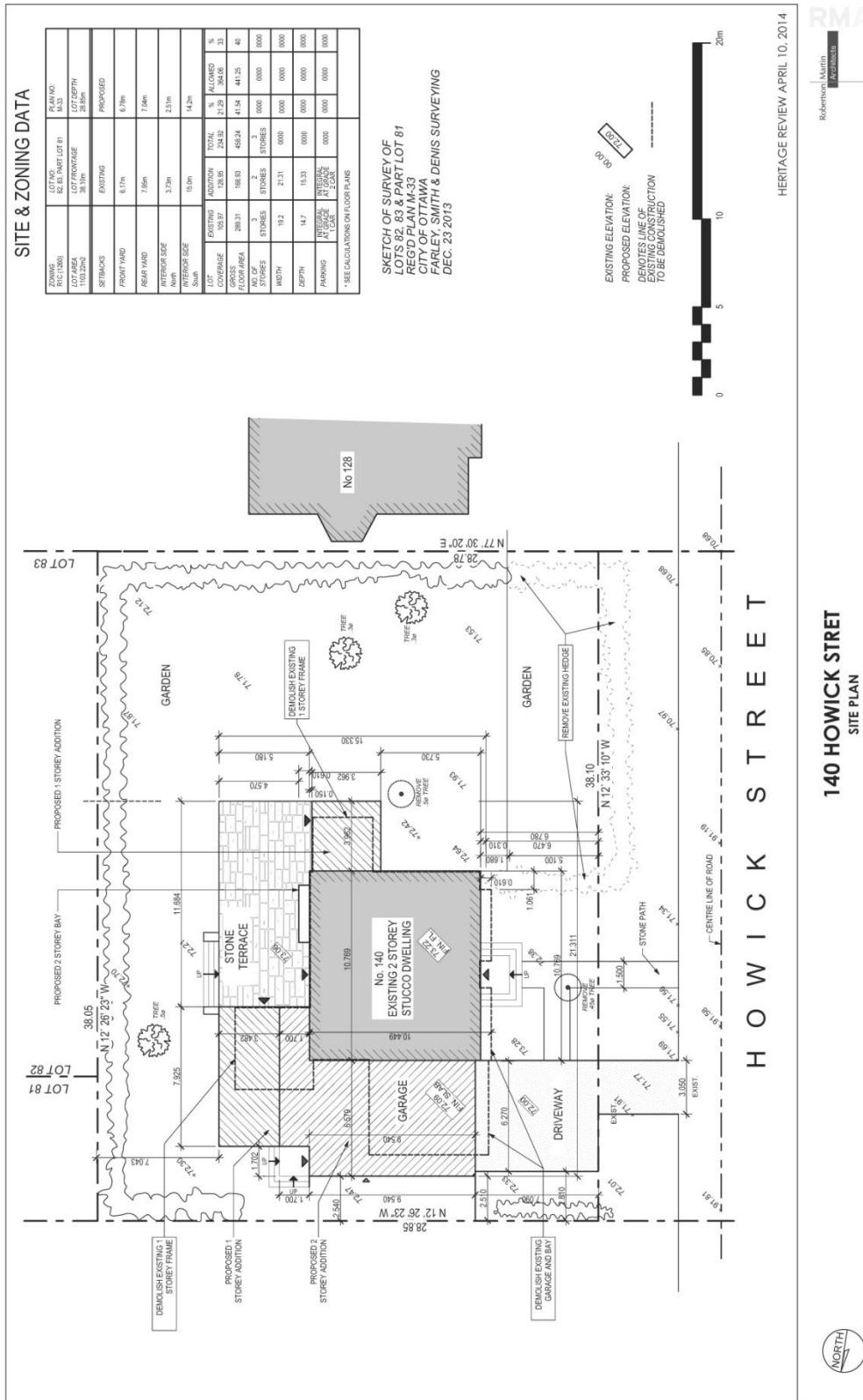


Credit: Pilette Forensic Engineering



Credit: Pilette Forensic Engineering

Document 3 – Plans approved by City Council on June 11, 2014





140 HOWICK STRET PROPOSED RENOVATIONS

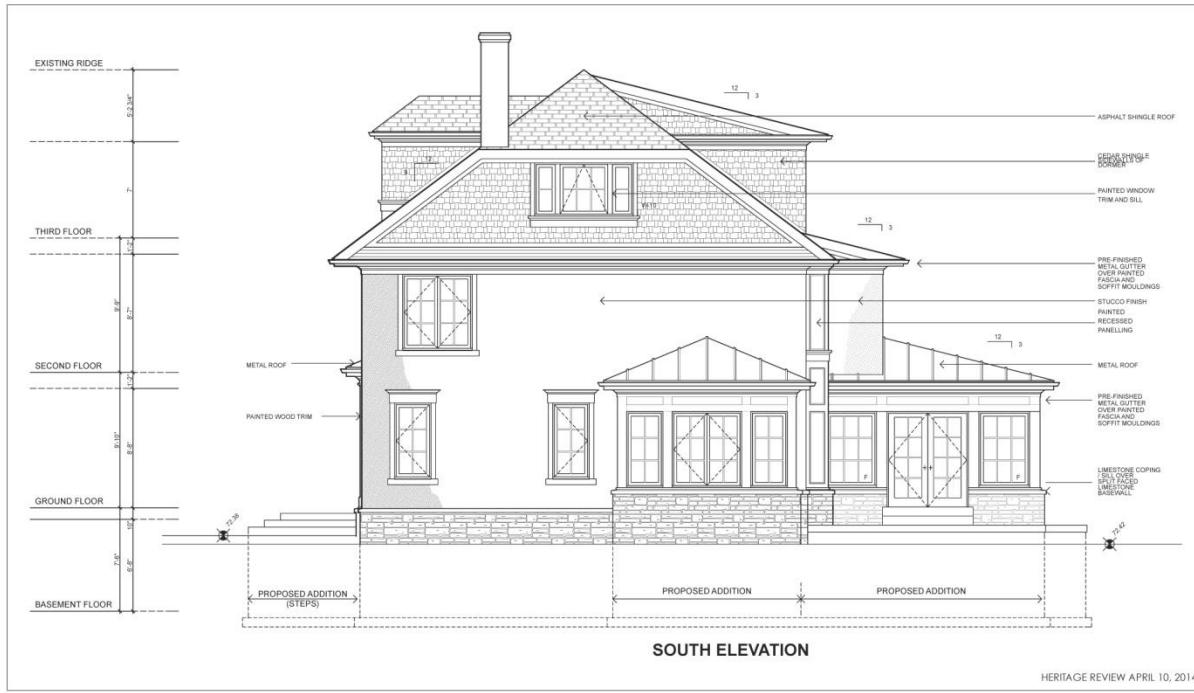
Robertson Martin



FRONT (West) ELEVATION

HERITAGE REVIEW APRIL 10, 2014

140 HOWICK STREET PROPOSED RENOVATIONS



140 HOWICK STREET
PROPOSED RENOVATIONS

Robertson Martin
Architects



140 HOWICK STREET
PROPOSED RENOVATIONS

Robertson Martin
Architects