

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
January 11, 2018 / 11 janvier 2018**

**and / et**

**Planning Committee / Comité de l'urbanisme  
January 23, 2018 / 23 janvier 2018**

**and Council / et au Conseil  
January 31, 2018 / 31 janvier 2018**

**Submitted on December 29, 2017  
Soumis le 29 décembre 2017**

**Submitted by**

**Soumis par:**

**Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain / Planning, Infrastructure and Economic  
Development Department / Direction générale de la planification, de  
l'Infrastructure et du développement économique**

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**Ward: RIDEAU-VANIER (12)**

**File Number: ACS2018-PIE-RHU-0001**

**SUBJECT: Application to Demolish the Parking Garage, Château Laurier, 1  
Rideau Street, a property designated under Part IV of the *Ontario  
Heritage Act***

**OBJET: Demande de démolition du garage de stationnement du Château Laurier situé au 1, rue Rideau, bien-fonds désigné à titre de bien patrimonial aux termes de la *Loi sur le patrimoine de l'Ontario***

## **REPORT RECOMMENDATIONS**

**That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application to demolish the upper four storeys of the Château Laurier Parking garage submitted by Momentum Planning & Communications and received on November 27, 2017;**
- 2. Approve the application to maintain and reinforce the ground floor walls of the parking garage to serve as a screen to the existing ground floor parking area, which is to remain according to plans by architectsAlliance; and**
- 3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on February 25, 2018.)**

**(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 Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :**

- 1. D'approuver une demande de démolition des quatre étages supérieurs du garage de stationnement du Château Laurier, soumise par Momentum planification urbaine et communications, et reçue le 27 novembre 2017 ;**
- 2. D'approuver la demande visant à maintenir et à renforcer les murs au rez-de-chaussée du garage de stationnement afin qu'ils servent d'écran à l'aire de stationnement actuelle située au rez-de-chaussée, qui, selon les plans d'architectsAlliance, demeurera inchangée ;**

**3. De déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de 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 25 février 2018.)**

**(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**

Momentum Planning has filed an application under the *Ontario Heritage Act* on behalf of the owners of the Château Laurier to demolish the majority of its parking garage, which is located between the historic hotel and Major's Hill Park (for aerial photograph of the site, see Document 1). The Château Laurier was designated under Part IV of the *Ontario Heritage Act* for architectural and historical reasons in 1978 (for Statement of Significance, see Document 2). The application is to allow the removal of the four upper decks of the parking structure, leaving the lowest level as a surface parking lot, to be screened by the first floor of the existing walls, which will be stabilized.

As an individually designated property, a heritage permit issued by City Council is required prior to the alteration of the structure.

## **DISCUSSION**

### Recommendation 1

In 2016, the current owners of the Château Laurier announced their intention to construct an addition to the north of the building. The proposed addition will require an application under the *Ontario Heritage Act*, Site Plan Control approval and Minor Variances. The application under the *Ontario Heritage Act* is expected to be brought forward for consideration before the summer of 2018. The proposed new addition will require the removal of the parking garage prior to construction.

This application is for the removal of the garage prior to the commencement of the proposed addition.

The parking garage was constructed in 1969, replacing a surface parking lot. The four storey / five level garage has deteriorated badly as a result of salt infiltration and age. For safety reasons, the fourth and fifth parking levels have been closed since 2016 and

the remainder of the garage will be closed on January 4, 2018. The hotel's owners propose to remove the upper decks of the parking structure, leaving the lowest level as a surface parking lot, screened from view from the Rideau Canal, Major's Hill Park and MacKenzie Avenue by the first floor of the existing walls, which will be stabilized. The screened surface parking lot will remain in use until construction of a new addition to the building. (For elevations of Parking Garage after the removal of the upper levels, see Documents 5-7 for Renderings see Document 8.)

#### Condition

The condition of the Château Laurier Parking Garage has been closely monitored for many years and routine maintenance and major repairs have been undertaken during that time. The first major concrete repairs were in 1983, followed by further work in 2001-2002, when repairs were made to extend the life of the garage for five years, when a replacement garage was to be constructed. Minor repairs such as replacement roofing, and repairs to stone masonry were conducted between 2002 to 2012. Since 2012 monthly inspections by the hotel's engineers have taken place, resulting in the closure of the P5 level in 2015, and the P4 level in 2016. In 2016, further repairs were undertaken to reinforce flat concrete slabs. In addition, netting has been installed to ensure that falling concrete does not damage cars or injure patrons. Finally, on September 22, 2017, John G. Cooke and Associates Ltd., wrote to the Fairmont Château Laurier Hotel GP Inc., stating that:

JCAL has now completed five years of reviews and nothing observed during the structural reviews indicates that the parking garage is not continuing to deteriorate on a rapid basis. Based on all of this information, we are recommending the closure of the garage for December 2017, if nothing significant changes before then.

In response to this recommendation, the parking garage will be closed on January 4, 2018. Demolition will begin in March and is expected to be completed within three months. The historic fabric of the Château will be protected during the demolition process and repaired where necessary upon its completion.

The Heritage Section supports the application to demolish the Château Laurier parking garage. Analysis by John G. Cooke and Associates, Consulting Engineers, clearly show that the building has reached the end of its useful life. In addition, the Heritage Section supports the proposal to retain the existing first level of parking and its walls to allow the Château Laurier to continue to serve its guests.

## Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014 as the cultural heritage value of the designated structure will be conserved.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

Heritage Ottawa was informed of this application.

The Lowertown Community Association was informed of this application.

Property owners within 30 metres of the property were notified by letter and offered the opportunity to provide comments to the Built Heritage Sub-Committee or Planning Committee.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Fleury provided the following comments:

“We have been working with the Château Laurier to continue to mitigate the risk at the parking structure. The structure is currently failing and poses a significant safety risk. As such, we understand that the request for the demolition of the structure is needed at this time.

We are awaiting a resubmission for the future of that space which would require reviews and committee and council approval, for what would be permitted to be built on that footprint.”

## **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendation in this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with the recommendations in this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

Governance, Planning and Decision-Making

## **APPLICATION PROCESS TIMELINE STATUS**

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

## **SUPPORTING DOCUMENTATION**

Document 1 Aerial photograph of the Château Laurier, showing parking garage

Document 2 Statement of Cultural Heritage Value

Document 3 Château Laurier Parking Garage, east façade

Document 4 Château Laurier Parking Garage, west and south façades

Document 5 Proposed north elevation

Document 6 Proposed east elevation

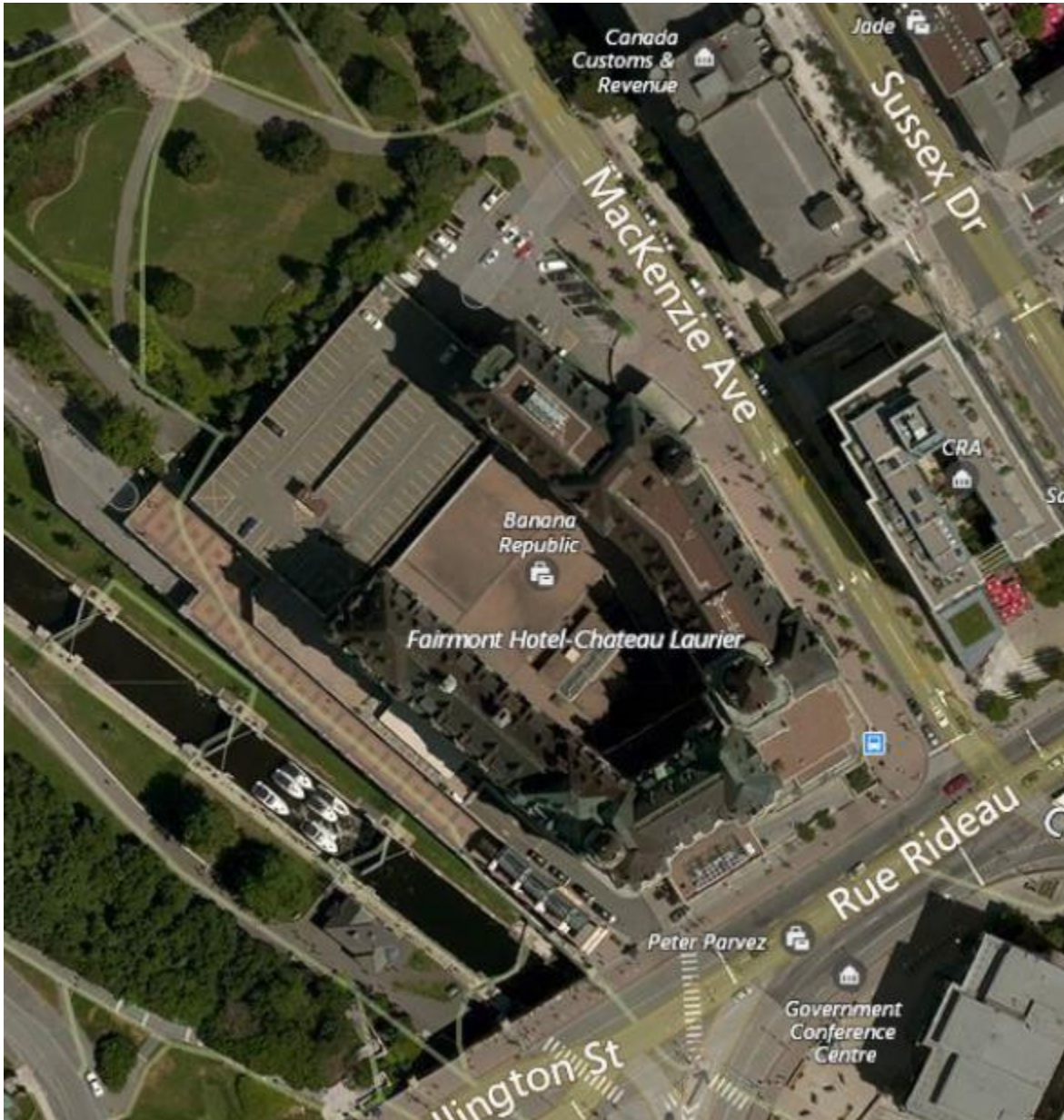
Document 7 Proposed west elevation

Document 8 Renderings of garage showing retained portion of walls

## **DISPOSITION**

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

Document 1 – Aerial view showing parking garage



**Document 2 – Statement of Cultural Heritage Value**

The Château Laurier at Rideau Street and MacKenzie Street, is recommended for designation as being of historical and architectural value. Erected 1908-1912 by the Grand Trunk Railway Company, and subsequently enlarged in keeping with the original architectural style, the hotel was built in the late Victorian French Château style, as designed by Montreal architects Ross and MacFarlane. This was in contrast to the initial Gothic Revival proposal. The romantic attractiveness of the Château Style became incorporated in a series of hotels across Canada. Sir Wilfred Laurier was the first to sign the register. From 1930-1935 R.B. Bennett resided here. Over the years, the Château has served as a second home for many M.P.s and Senators, providing a dignified, hospitable and lively Ottawa residence.



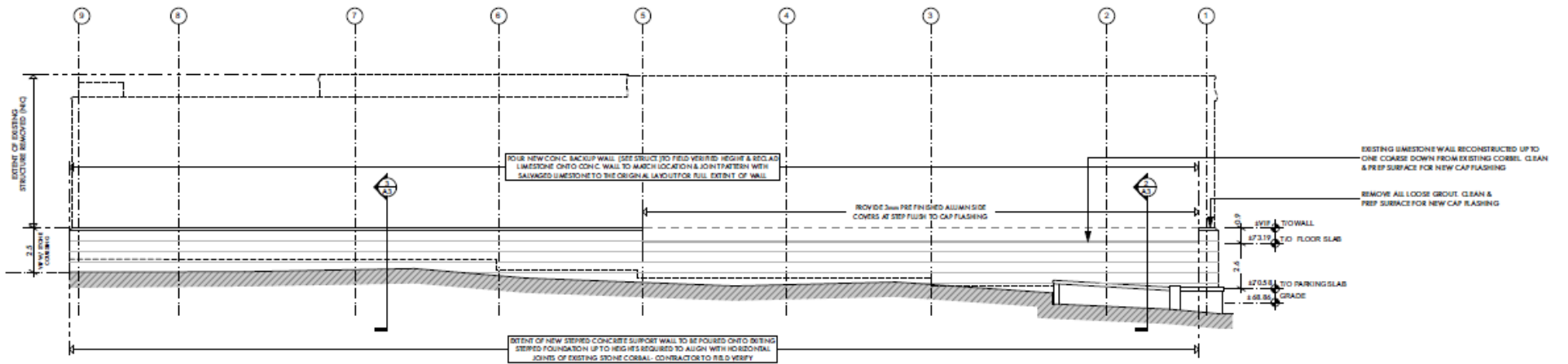
**Document 3 – Château Laurier Parking Garage, east façade**



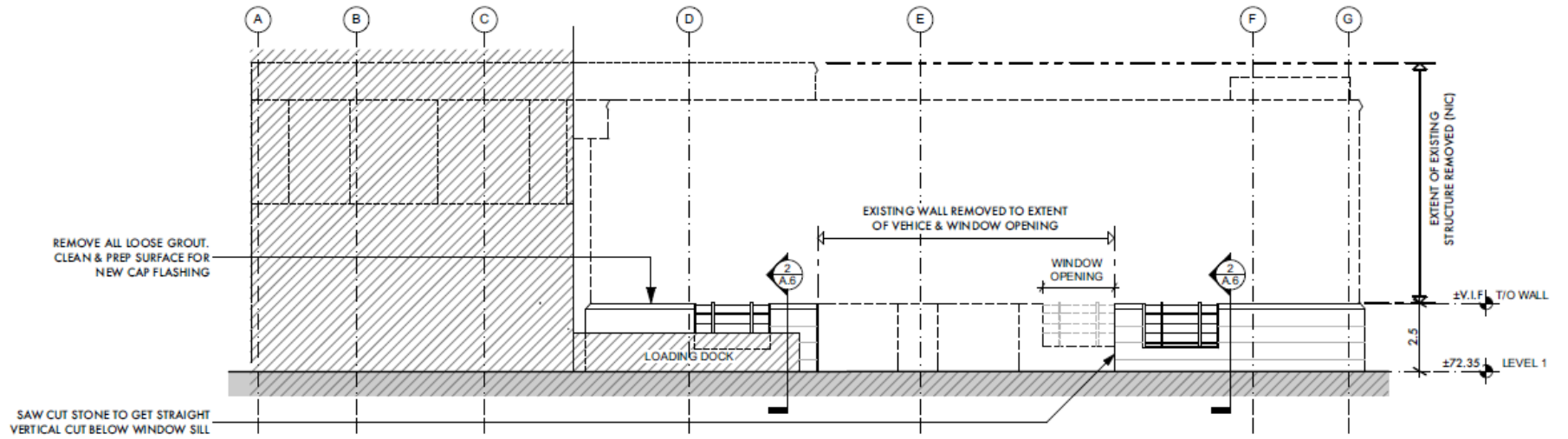
**Document 4 – Château Laurier Parking Garage, west and south façades**



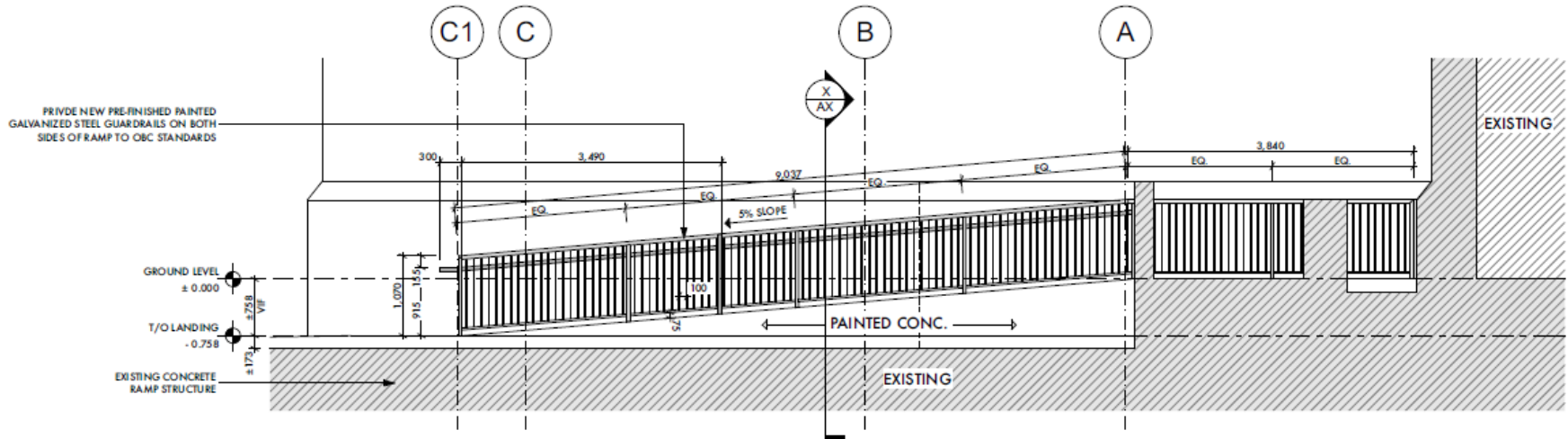
Document 5 – North elevation after removal of upper levels



Document 6 – East elevation after removal of upper levels



Document 7 – West elevation after removal of upper levels



**Document 8 – Renderings of garage showing retained portion of walls**



