

1. **Application to Demolish Magee House, 1119 Wellington Street West, a Property Designated Under Part IV of the *Ontario Heritage Act***

Demande de démolition de la maison Magee, un bien-fonds situé au 1119, rue Wellington Ouest et désigné aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*

COMMITTEE RECOMMENDATIONS

That Council:

1. **suspend the notice required under Subsections 29(3) and 34(1) of the *Procedure By-law* to consider this report at its meeting on October 10, 2018;**
2. **approve the application to demolish Magee House, 1119 Wellington Street West, subject to the following conditions:**
 - a. **the applicant enters into a Site Plan agreement in accordance with Section 3.6.3, Policy 10 of the Official Plan**
 - b. **demolition is completed by November 15, 2018;**
3. **direct staff to initiate the process to repeal the designation by-law for 1119 Wellington Street West (By-law no. 22-96) after the building is demolished;**
4. **direct staff to initiate a site plan application for the subject property (1119 Wellington Street West), in accordance with Section 3.6.3, Policy 10 of the Official Plan. Staff are further directed to address the following through conditions of the application:**
 - a. **retention of stone once the building is demolished and weather-protected storage of the salvaged materials**
 - b. **incorporation of salvaged stone into a future development**

- c. landscaping and site improvements
 - d. installation of an interpretative panel commemorating the history of Magee House;
5. exempt the subject property (1119 Wellington Street West) from the requirements of the *Demolition Control By-law, 2012* (2012-377).

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on December 10, 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 COMITÉ

Que le Conseil :

1. sursoie à l'avis exigé en vertu des paragraphes 29(3) et 34(1) du Règlement de procédure, afin de pouvoir examiner le présent rapport à sa réunion du 10 octobre 2018;
2. approuve la demande de démolition de la maison Magee, située au 1119, rue Wellington Ouest, sous réserve des conditions suivantes :
 - a. le requérant conclut une entente de plan d'implantation, conformément aux dispositions de l'article 3.6.3, politique 10, du Plan officiel
 - b. la démolition est réalisée au plus tard le 15 novembre 2018;
3. charge le personnel de lancer le processus d'abrogation du règlement sur la désignation visant le 1119, rue Wellington Ouest (Règlement n° 22-96) une fois le bâtiment démoli;
4. charge le personnel d'effectuer une demande de plan d'implantation pour la propriété visée (1119, rue Wellington Ouest), conformément

aux dispositions de l'article 3.6.3, politique 10, du Plan officiel. Le personnel devra par ailleurs aborder les points suivants dans le cadre des conditions de la demande :

- a. conservation des pierres une fois le bâtiment démolé et leur stockage à l'abri des intempéries
 - b. intégration des pierres conservées dans un aménagement futur
 - c. aménagement paysager et mise en valeur de l'emplacement
 - d. installation d'un panneau d'interprétation commémorant l'histoire de la maison Magee;
5. dispense la propriété visée (1119, rue Wellington Ouest) des exigences du *Règlement sur le contrôle des démolitions (2012-377)*.

(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 10 décembre 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.)

DOCUMENTATION/DOCUMENTATION

1. Manager's Report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department dated September 24, 2018 (ACS2018-PIE-RHU-0022)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 24 septembre 2018 (ACS2018-PIE-RHU-0022)

2. Extract of Minutes, Built Heritage Sub-Committee, October 4, 2018
Extrait du procès-verbal, Sous-comité du patrimoine bâti, le 4 octobre 2018
3. Extract of draft Minutes, Planning Committee, October 9, 2018
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 9 octobre, 2018

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
October 4, 2018 / 4 octobre 2018**

and / et

**Planning Committee / Comité de l'urbanisme
October 9, 2018 / 9 octobre 2018**

**and Council / et au Conseil
October 10, 2018 / 10 octobre 2018**

**Submitted on September 24, 2018
Soumis le 24 septembre 2018**

**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**

Contact Person

Personne ressource:

**Lesley Collins, Heritage Planner II / Urbaniste Responsable du Patrimoine II,
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: KITCHISSIPPI (15)

File Number: ACS2018-PIE-RHU-0022

SUBJECT: Application to Demolish Magee House, 1119 Wellington Street West, a Property Designated Under Part IV of the *Ontario Heritage Act*

OBJET: Demande de démolition de la maison Magee, un bien-fonds situé au 1119, rue Wellington Ouest et désigné aux termes de la partie IV 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 Magee House, 1119 Wellington Street West, subject to the following conditions:
 - a. The applicant enters into a Site Plan agreement in accordance with Section 3.6.3, Policy 10 of the Official Plan.
 - b. Demolition is completed by November 15, 2018.
2. Direct staff to initiate the process to repeal the designation by-law for 1119 Wellington Street West (By-law no. 22-96) after the building is demolished.

That Planning Committee recommend that Council:

3. Direct staff to initiate a site plan application for the subject property (1119 Wellington Street West), in accordance with Section 3.6.3, Policy 10 of the Official Plan. Staff are further directed to address the following through conditions of the application:
 - a. Retention of stone once the building is demolished and weather-protected storage of the salvaged materials.
 - b. Incorporation of salvaged stone into a future development.
 - c. Landscaping and site improvements.

- d. Installation of an interpretative panel commemorating the history of Magee House.
4. Exempt the subject property (1119 Wellington Street West) from the requirements of the *Demolition Control By-law, 2012 (2012-377)*.
 5. Suspend the notice required under Subsections 29(3) and 34(1) of the *Procedure By-law* to consider this report at its meeting on October 10, 2018.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on December 10, 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 ce qui suit au Conseil :

1. Approuver la demande de démolition de la maison Magee, située au 1119, rue Wellington Ouest, sous réserve des conditions suivantes :
 - a. le requérant conclut une entente de plan d'implantation, conformément aux dispositions de l'article 3.6.3, politique 10, du Plan officiel;
 - b. la démolition est réalisée au plus tard le 15 novembre 2018.
2. Charger le personnel de lancer le processus d'abrogation du règlement sur la désignation visant le 1119, rue Wellington Ouest (Règlement n° 22-96) une fois le bâtiment démoli.

Que le Comité de l'urbanisme recommande ce qui suit au Conseil :

3. Charger le personnel d'effectuer une demande de plan d'implantation pour la propriété visée (1119, rue Wellington Ouest), conformément aux dispositions de l'article 3.6.3, politique 10, du Plan officiel. Le personnel

devra par ailleurs aborder les points suivants dans le cadre des conditions de la demande :

- a. conservation des pierres une fois le bâtiment démolé et leur stockage à l'abri des intempéries;
 - b. intégration des pierres conservées dans un aménagement futur;
 - c. aménagement paysager et mise en valeur de l'emplacement;
 - d. installation d'un panneau d'interprétation commémorant l'histoire de la maison Magee;
4. Dispenser la propriété visée (1119, rue Wellington Ouest) des exigences du *Règlement sur le contrôle des démolitions (2012-377)*;
 5. Que le Conseil sursoie à l'avis exigé en vertu des paragraphes 29(3) et 34(1) du Règlement de procédure, afin de pouvoir examiner le présent rapport à sa réunion du 10 octobre 2018.

(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 10 décembre 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

Magee House, 1119 Wellington Street West is a two-and-one-half storey stone building located in Hintonburg. Constructed circa 1881 as a house, the building was converted to a bank in 1907 and was used as such until 1942. The building is a rare stone building in Hintonburg and is a landmark in the neighbourhood. In 1996, the building was designated under Part IV of the *Ontario Heritage Act* for its architectural and associative values (Documents 1 to 3).

The west wall of the building partially collapsed on July 24, 2018. On July 25, 2018, the City of Ottawa commissioned John G. Cooke and Associates Ltd. to review the condition of the structure following the collapse. The complete report is attached as Document 4. The findings of the initial review stated that,

“The condition of the core of the wall adjacent to the collapsed areas is in very poor condition, the mortar’s binder has been washed away after several years of water infiltration. There is little to no indication of any mortar remaining in the core of the wall.”

Given this information, the report recommended the following immediate actions, noting that there was a serious risk to public safety:

1. Removal of the upper area of the southern end of the west facing wall
2. Removal of the western section of the flat and sloped roof
3. Removal of the remaining masonry at the southwest corner

On July 27, 2018, an Emergency Order to carry out this work was issued by the Chief Building Official. The work was undertaken by the City of Ottawa on July 27, 2018.

The property owner submitted an application to demolish the remainder of the building on September 11, 2018. This report has been prepared because Council approval is required prior to the demolition of a designated building.

DISCUSSION

Recommendation 1

Following the demolition work carried out on July 27, 2018, John G. Cooke and Associates Ltd. provided an update to their July 26 report, dated July 31 and attached as Document 5. This report outlined the demolition work that was undertaken as well as the condition of the remaining structure and the recommended future actions. The report includes the following assessment of the structure:

“The demolition at the corner offered a cross-section view of the masonry revealing that the condition of the masonry core is very poor. The previously observed bulge in the wall just above the concrete lintels can be attributed to buckling of the outer wythe of stone; there is no connection to the core or the interior wythe.

During the demolition, the condition of the roof deck was noted to be severely deteriorated. This was observed during removals using the hydraulic shear; the wood roof decking offered little resistance when removed.”

These observations confirmed the findings of the July 26 report, which recommended that the remainder of the building be demolished pending appropriate heritage and building permit approvals. The report notes that:

“To restore masonry in such deteriorated condition, the wall must be fully dismantled, stone by stone and rebuilt. The wall cannot be restored in place safely as removal of one stone may immediately create instability in the wall leading to a collapse similar to what has been observed.”

Further, the report concludes,

“...the condition of the remaining structure at the original building at 1119 Wellington Street West has deteriorated to the extent that conservation for the purpose of retention cannot be carried out in a safe manner.”

The final recommendations of the July 31 report include that the remaining structure is not an immediate public safety risk; however, the stability of the structure is for the short term,

“extending no later than late November 2018 and does not extend to fall and winter months at which time freeze-thaw and snow loading can be expected to compromise the stability of the structure.”

The Planning, Infrastructure and Economic Development Department is awaiting the results of a peer-review of the Cooke reports by Ojdrovic Engineering Ltd. However, given the timelines associated with permissions under the *Ontario Heritage Act* and the impending change of season, this report has been prepared prior to receiving the results of the peer-review.

Section 4.6.1, Policy 7 of the Official Plan states:

In the rare instances that a designated heritage property is approved for demolition the City will require that the property be thoroughly documented for archival purposes at the expense of the applicant prior to demolition or alteration in accordance with accepted heritage recording guidelines, for deposit in the City of Ottawa archives.

Through the engineering work completed by John G. Cooke and Associates Ltd., the building has been documented through photos and photogrammetry. This information will be deposited at the City of Ottawa Archives.

Conditions

Site Plan

Section 3.6.3, Policy 10 of the Official Plan requires a Site Plan Control application to address landscaping and site improvements. The Site Plan process will also allow the department the ability to work with the property owner regarding retention of some or all of the remaining stone once the building is demolished, commemoration of the history of Magee House through an interpretative panel on the site and incorporation of salvaged stone into a future development on the site.

Demolition Date

Given the results of the Cooke report, staff have determined that the building should be demolished prior to the onset of winter weather including potential for freeze-thaw and snow on the building. Mid-November was selected to ensure that the building is demolished prior to an increased risk for collapse due to changing weather.

Conclusion

In general, the department does not support the demolition of designated buildings; however, there are instances where practicality and public safety outweigh the benefit of protecting a heritage resource. Given the circumstances, the department does not object to the demolition of Magee House, 1119 Wellington Street West.

Recommendation 2

Once the building is demolished, the heritage attributes that are protected through the by-law designating the property will have been removed. Given that the reasons for designation are no longer valid, the department recommends that staff initiate the process to repeal By-law 22-96 designating this property as being of cultural heritage value or interest.

Recommendation 3

Section 3.6.3, Policy 10 of the Official Plan states:

Where a building is being demolished on a Mainstreet, and no immediate replacement use is proposed, approval of the demolition will be subject to the approval of a Site Plan Application that addresses landscaping and associated site improvements that will contribute to the attractiveness of the Mainstreet environment on an interim basis.

Given the short timeline for demolition, this recommendation has been included to initiate the Site Plan application process to ensure that the proposal complies with the Official Plan. In addition to landscaping, staff will work with the property owner to include conditions related to retention and storage of salvaged stone from the building. The stone must be stored in a weather-protected manner in order to allow for incorporation of some or all of the salvaged stone into a future development on this site. Furthermore, recognizing the heritage value of Magee House and its significance in the neighbourhood, the application will also address commemoration of the site through an interpretative panel about the history of the building.

Recommendation 4:

The department recommends excluding this property from the Demolition Control process given the short timeline for demolition of the building due to the public safety concern. In addition, the issues associated with demolition control on this site will be reviewed through the Site Plan application.

Recommendation 5:

This recommendation has been included to allow for this application to be expedited given the short timeline for demolition.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is not consistent with the Provincial Policy Statement, 2014 as the heritage resource is not being conserved.

RURAL IMPLICATIONS

There are no rural implications.

CONSULTATION

Heritage Ottawa was notified of the application and offered the opportunity to provide comments.

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

COMMENTS BY THE WARD COUNCILLOR

Councillor Leiper provided the following comments:

"I, community members and heritage advocates, however, recognize that it is not safe in its current condition, and there is no reasonable path to preserving it. In the balance of public interests, it must be demolished. My request is that colleagues will support the applicant's request.

There have already been changes in City processes as a result of this collapse that I hope will prevent future such incidents. Our building inspectors, for example, need to be empowered by senior management to order in-depth assessments of building conditions to ascertain structural problems before they become irreversible. Inspections should be carried out more frequently. We should make use of new tools to carry out visual inspections of roofs: heritage advocates have made the innovative recommendation to use drones, for example, for more comprehensive inspections. Just as importantly, we must renew efforts to find ways to help the owners of heritage properties preserve their buildings.

While there is no feasible alternative to demolishing the building, I have requested of the City that it take steps to preserve the stones that will be removed from the site, even if those have to be stored at a City facility. My understanding is that staff have already contemplated this, and are seeking ways to accomplish it. I have had extensive conversations with City staff, and accept that even re-building a portion of wall may not be practical or desirable from an architectural point of view, but at least some of the original stone should be integrated into whatever development takes place at this site.

I would like to take this opportunity to thank the many City staff and contracted help who were required to respond quickly and professionally to the collapse. Our first responders ensured public safety and demonstrated a high degree of training that we rarely get to

see in action. We can be proud of them. My thanks go to Priestly Demolition and John Cooke and Associates who responded extremely quickly to the City's request to accomplish the necessary partial demolition to prevent further collapse. In a high-pressure situation, our ISD (Infrastructure Services), Building Code, Emergency and Protective Services and traffic management staff and management responded with level heads to balance multiple competing priorities. Our Planning and Legal staff have worked persistently to move this file forward including with the applicant to get us to this point. Despite the sad and difficult circumstances, my thanks go to all of them.”

LEGAL IMPLICATIONS

There are no legal impediments associated with implementing the recommendations 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.

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 Location Map

Document 2 Photos

Document 3 Statement of Cultural Heritage Value

Document 4 John G. Cooke and Associates Ltd., July 26 Report (*previously distributed*)

Document 5 John G. Cooke and Associates Ltd., July 31 Report (*previously distributed*)

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.

Heritage staff to initiate the process to repeal By-law 22-96 designating 1119 Wellington Street West as a property of cultural heritage value or interest.

** Note: In the French version of the recommendations, the English recommendation 3b was omitted and the English recommendation 3d was duplicated when this report was originally published with the Built Heritage Sub-Committee Agenda. French recommendation 3 was corrected, pursuant to the City Clerk and Solicitor's Delegated Authority to correct clerical, spelling, or minor errors of an administrative nature as set out in section 35 of Schedule "C" to the Delegation of Authority By-Law (By-law no. 2016- 369).*

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-WELL1119	18-1195-A		
I:\CO\2018\Heritage\Wellington_1119		 1119 rue Wellington Street West/ouest	
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<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2018 / 09 / 21		 <small>NOT TO SCALE</small>	

Document 2 – Photos



1119 Wellington Street West prior to collapse



1119 Wellington Street West following collapse



1119 Wellington Street West following partial demolition

Document 3 – Statement of Cultural Heritage Value

By-law 22-8-96

The building located at 1119 Wellington Street is recommended for designation under Part IV of the *Ontario Heritage Act* for architectural and historical reasons.

It is a building of historical and architectural value to the community of Hintonburg and to the city of Ottawa. Built circa 1881 as a family home, the structure was converted in 1907 to house a branch office of the Crown Bank of Canada. The building was used as a bank until 1942. The shift of use of 1119 Wellington Street from a single family dwelling to a commercial structure parallels the evolution of Hintonburg from a village within the Township of Nepean to an urban neighbourhood within the City of Ottawa.

The 2 ½ storey building is one of the few remaining stone structures in the area. The Second Empire detailing, in particular, the mansard roof with its dormers and emphatic cornice, is unique in the neighbourhood and serves to add the landmark status of the structure.

The one-storey addition to the rear and the interior are not of architectural or historical significance and are not included in the designation.