



Anne Fitzpatrick
Heritage Planner
Planning, Infrastructure and Economic Development
City of Ottawa
111 Laurier Avenue West
Ottawa

May 19, 2020

Dear Ms Fitzpatrick,

D02-02-19-1040
D09-04-20-0006

246 GILMOUR STREET

New Construction in Centretown Heritage Conservation District

The proposal calls for significant relief from many of the provisions of the current zoning, including reduced landscaped area (-30%), reduced front yard, interior side yards, amenity area and reduced rear setback (to no setback), and most importantly from Heritage Ottawa's perspective, exemption from provision of the Heritage Overlay.

The development application asserts that the new building uses the same materials for the exterior as nearby heritage structures, though from the design plans it would appear that one-third of the building will be clad in grey/black aluminum paneling, with the balance red brick. It is also stated that the design features architectural elements reflecting buildings in the adjacent area, such as concrete cornices, window massing, and setbacks. This is not fully evident from the plans submitted.

The recessed entrance, at the end of a long ramp at the north east corner of the building, is not characteristic of Centretown built form. Traditionally, entrances are central on the street face of the building, with porches to provide shelter.

With respect to the Heritage Overlay, the proposed building does not conform to the same character, massing, scale, volume, and floor area as the previous structure (which was demolished 15 years ago.) While the new structure will be relatively small in size compared to some 1960s-era apartment buildings nearby, the question arises as to why the proposed building cannot be built to the same scale as its neighbour on the adjoining plot at Metcalfe and

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Gilmour, particularly with respect to overall height. Heritage Ottawa does not agree with the statement in the CHIS that “The proposed building, while different in character from its surrounding heritage fabric, can subtly fit in within its environment in a suitable manner.”

While we welcome development of the site, which over the last 15 years has become something of a mini garbage dump, despite the efforts of the City’s property standards staff, Heritage Ottawa believes that the new building should be to a smaller scale and volume than currently presented, to conform with the character of the Centretown Heritage Conservation District.

Thank you for giving Heritage Ottawa the opportunity to comment on the proposed project.

Yours sincerely,

Hunter McGill
Member, Advocacy Committee
Heritage Ottawa

cc David B Flemming
Linda Hoad

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