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**RE: Application for Permit Under the Ontario Heritage Act
149 King George Street
City of Ottawa**

OVERVIEW

HPUrban and The Stirling Group have been retained by the Property Owner at 149 King George Street in Ottawa to assist with the development of 8, three-storey town homes. The property is square in shape and resides within the Rideau – Rockliffe area of Ottawa.

The property at 149 King George is designated under Part IV of the Ontario Heritage Act (OHA). While there will be no alterations made to the building itself, Section 33 of the OHA states that Council approval is required if an alteration is likely to affect the property’s heritage attributes. As noted, no alterations will be made to the historic building itself; rather, the development is proposed in the vacant land on the subject property shown in Figure 1 and shaded purple.

One of the identified heritage attributes is the contextual value of the former Overbrook Public School as a local landmark, embodied through its location at the corner of King George Street and Quill Street. While heritage staff have noted no concerns with the proposal, the project will affect the attribute above, and therefore an application under the Ontario Heritage Act is required. A Cultural Heritage Impact Assessment has been completed in support of the proposed development and submitted with this application.



Figure 1 – 149 King George Street, proposed development located in the purple shaded area shown above.

DESIGN

If permitted, the development would see eight, three story townhomes developed. A rendering of the proposed development is shown in Figure 2.



Figure 2 – Proposed development perspective from Quill Street

The applicant has been working alongside Heritage Planning Staff and a request was made to consider red brick in the design. As such, Figure 3 shows the proposed development with red brick. This view, from the corner of Quill Street and King George looking at the former Overbrook School is the prominent heritage attribute of the former School.



Figure 3 – Perspective from the corner of King George Street and Quill Street

The proposed design takes note of the dominant facade material for the Heritage building being red brick. The proposed design hopes to compliment this by also using brick as a primary facade material but in an alternate colour, additionally the facade was further softened with a 'faux' wood metal siding so that the elevation wasn't fully dominated by Brick like the school and to create some additional character. The corner elevation by the school was given some additional treatment with these materials before turning into a horizontal siding facing the rear of the school which has little to no engagement from the street. The design proposal takes note of the punched, single hung windows on the school which has brick soldier headers and concrete sills. We have introduced concrete headers and sills in all masonry wall locations except for the second floor front window which has a perimeter banding strip around them which pays homage to the punched window look on the heritage building. The design proposal has casement windows instead of the double hung found on the heritage building but we tied into the single hung window look by introducing window grilles which also served to make the elevation have a more traditional window element. The design takes note of the cornice detail and parapet on the heritage building and although the new design does not have a flat roof, we complimented this feature by creating more visual activity at the soffits of the proposed design by increasing the overhangs and introducing angled detail brackets"

ZONING

The subject property is zoned Residential Third Density, exception 1461, Schedule 218 (R3M [1461], S218). Townhouse dwellings are a permitted use under the current zoning. The application can meet most of the provisions of the R3M zoning. An application to the Committee of Adjustment will be required for a minor variance on rear yard and corner side yard.

SUMMARY

The applicant is seeking to develop eight townhomes on the vacant property located at 149 King George. As noted throughout this letter, no alterations are proposed to the former Overbrook School, designated under Part IV of the Ontario Heritage Act (OHA).

Please contact us if you require any additional information.

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group