

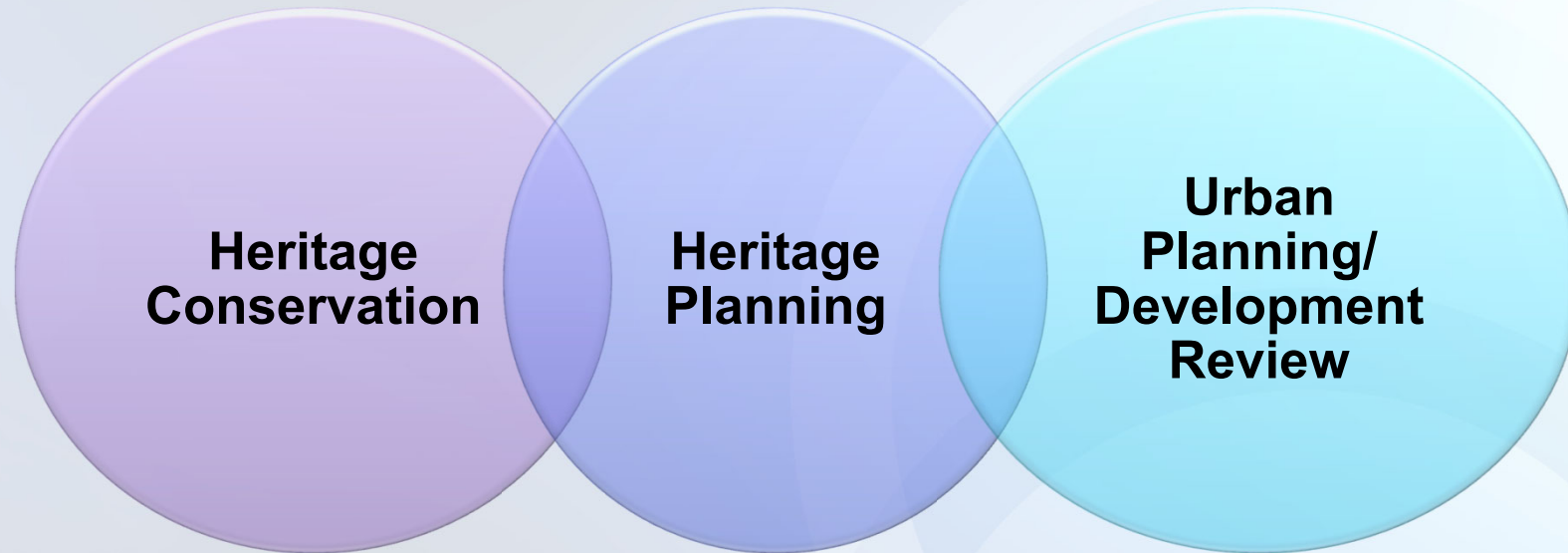
Island Park Community Association Presentation



Overview

1. Heritage Planning at the City of Ottawa
2. Different Tools for Heritage Protection
3. Heritage Conservation Districts
4. Questions

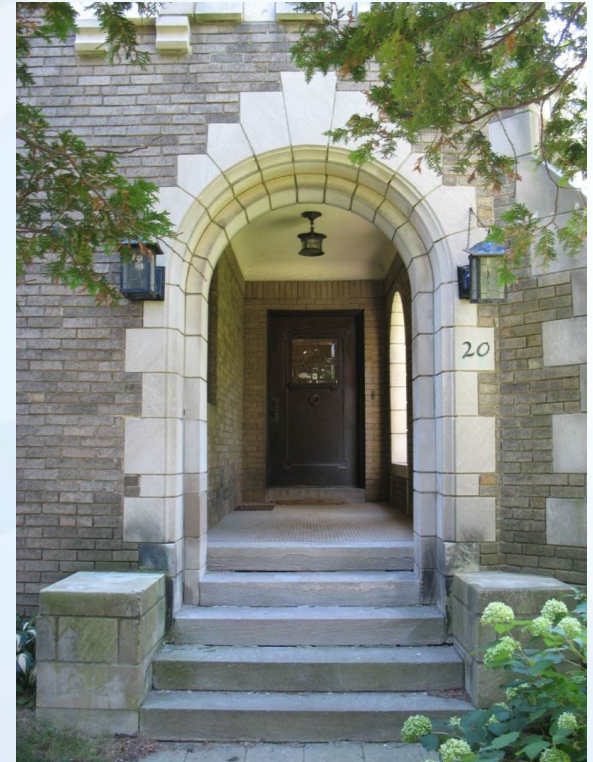
1. Heritage Planning



Managing Change

Heritage Planning Program

- Processes under the *Ontario Heritage Act*
 - List and designate properties
 - Process heritage permits
- Providing comments and advice on Planning Act applications involving or adjacent to heritage resources
- Policy development (Official Plan, Zoning By-law, Secondary Plans etc.)
- Building permit heritage review and approval
- Heritage Watch List and Property Standards



Heritage Planning Program

- Financial incentives
- Plaques and Awards program
- Public education
 - Heritage Ottawa newsletter, lectures
 - Heritage Planning Primer
- Liaise with federal counterparts (NCC, Parks Canada, PSPC)



Old Ottawa South Community Centre



Fréchette House



Hog's Back Park Concession Stand

Section 2: Heritage Protection



Heritage in Ontario

Three primary tools to identify properties of cultural heritage value or interest:

1. Non Designated Properties “Listed” on the Heritage Register
2. Individual designation under Part IV of the *Ontario Heritage Act*
3. Heritage Conservation District (HCD) designation under Part V of the *Ontario Heritage Act*

Ottawa's Municipal Heritage Register

Listed Properties

- 4620 Properties

Individually Designated Properties – Part IV of the Ontario Heritage Act

- 365 Properties

Heritage Conservation Districts (HCDs) - Part V of the Ontario Heritage Act

- 3459 Properties

1. Listed Properties

- Section 27 of the OHA permits City to add non-designated buildings to the Heritage Register
- Owner must provide 60 days notice of plans to demolish
- Can be altered without permission under the OHA
- Additions of properties to the Heritage Register considered by the BHC
- Approximately 4620 properties on the Register
- Approximately 40 properties listed along Island Park Drive



499 Island Park Drive

2. Individual Designation – Part IV



- Designation of an individual resource for its cultural heritage value through a municipal bylaw.
- Exterior alterations require a heritage permit
- Approximately 365 properties in Ottawa designated under Part IV

Ontario Regulation 09/06

A property may be designated if it meets two of the following:

Design

- Architecture
- Craftsmanship/Artistic Merit
- Technical/Scientific Merit

Historical Value

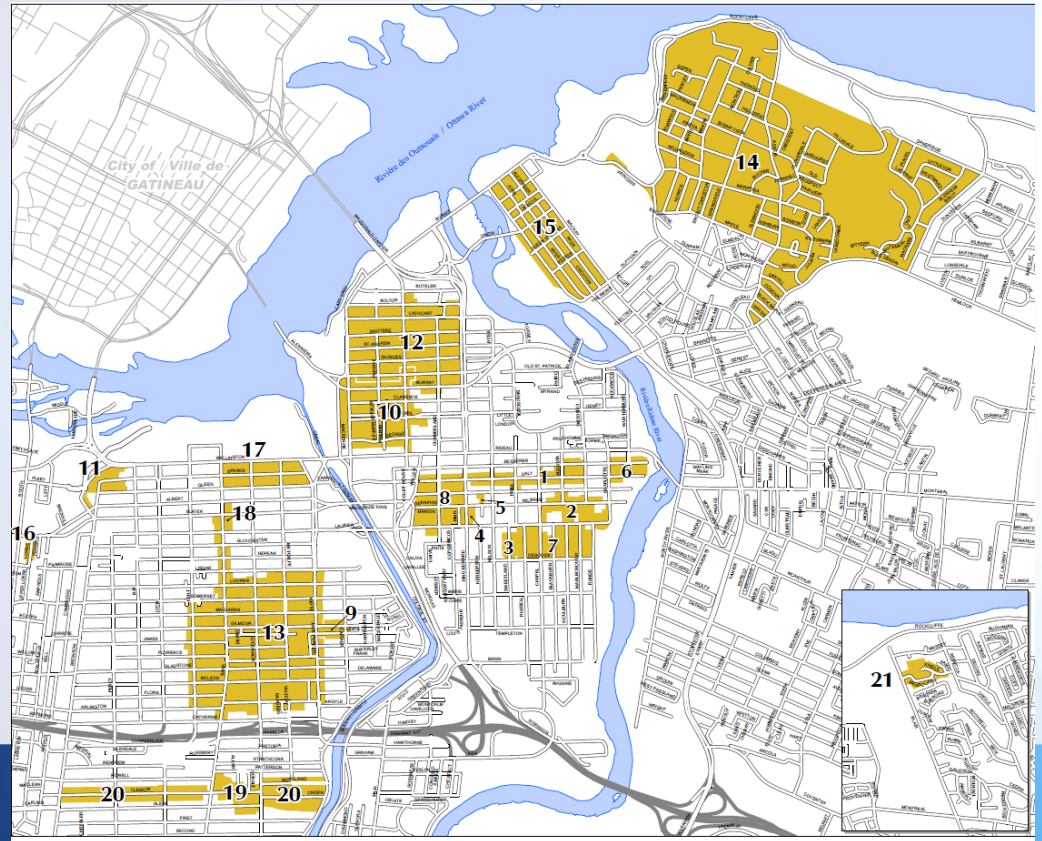
- Historical Associations
- Community History
- Representative Work

Contextual Value

- Community Character
- Link to Surroundings
- Landmark

3. Heritage Conservation Districts - Part V

- All properties are designated in a HCD
- Can be a few houses or a whole neighbourhood
- Exterior alterations require a heritage permit
- 21 districts in Ottawa (approx. 3459 properties)



What Heritage Designation is Not



- A means freeze an area in time
- **A tool to prevent development or infill in established neighbourhoods**
- A way to regulate the use of a building
- A requirement to open private property to the public

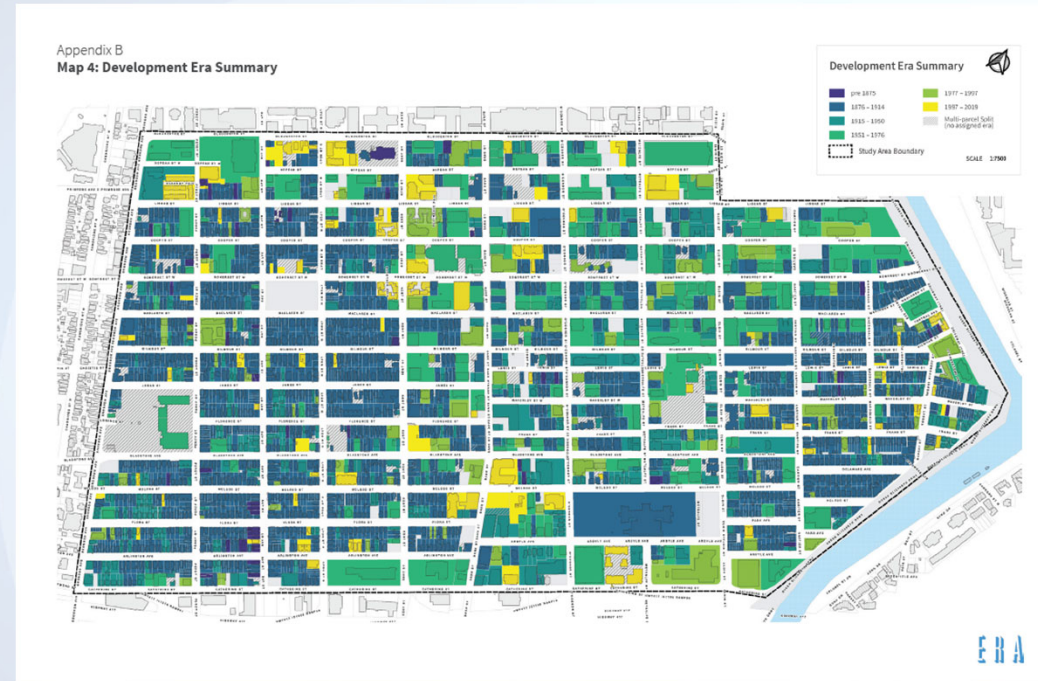
Section 3. What is a heritage conservation district?

- A concentration of heritage buildings, sites, structures and cultural heritage landscapes
- A framework of structured elements including major natural features and water course and built forms such as pathways and street patterns
- Visual coherence through the use of building scale, mass, height, material, proportion and colour that conveys a sense of time and place
- A distinctive character that distinguishes it from neighbouring areas



What is an HCD Study?

- Examines the history, character and appearance of the area, including buildings, structures, and landscape features, to determine if the area should be preserved as an HCD
- If the area is to be an HCD, a study also:
 - Determines the geographic boundaries to be included
 - Establishes the objectives and content of the HCD Plan



What is an HCD Plan?

- The management plan for how change can occur sensitively.
- An HCD Plan outlines:
 - the reasons for designation
 - the objectives of the District
 - the elements that are important
 - policies and guidelines for making changes
 - when a heritage permit is required or not

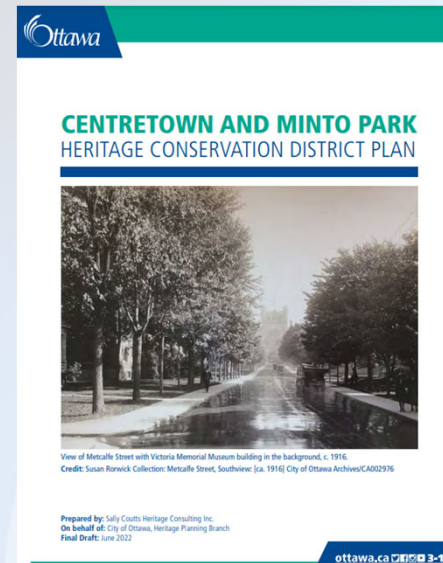
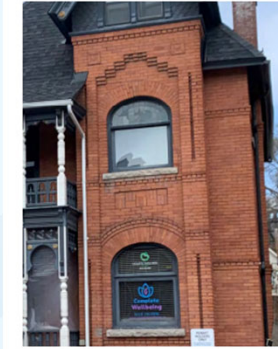


Figure 13: An example of Centretown's historic brick at 355 Waverley Street, including detailed string courses and voussoirs.



- d) The character-defining elements of turrets, gables and decorative dormers should not be covered by siding.
- e) If eavestroughs are desired to minimize water damage, they should be discretely located, be of appropriate materials and colour and installed in a manner to ensure water is directed away from building.
- f) If an historic slate roof is beyond repair, consider the use of composite shingles that mimic slate. Consult with heritage staff prior to selecting alternatives to genuine slate.

6.2 Exterior Walls

Historically, most of the buildings in the Districts were clad in brick, although there are a number of modest wood and stucco clad frame buildings. In addition, there are a few stone buildings, mostly churches, and a number of more recent buildings that feature a variety of cladding types.

Policies

1. Conserve, maintain and repair historic masonry, stucco and wood exterior cladding.
2. Do not conceal historic masonry or cladding with new materials; painting brick or stone is not appropriate.

Guidelines

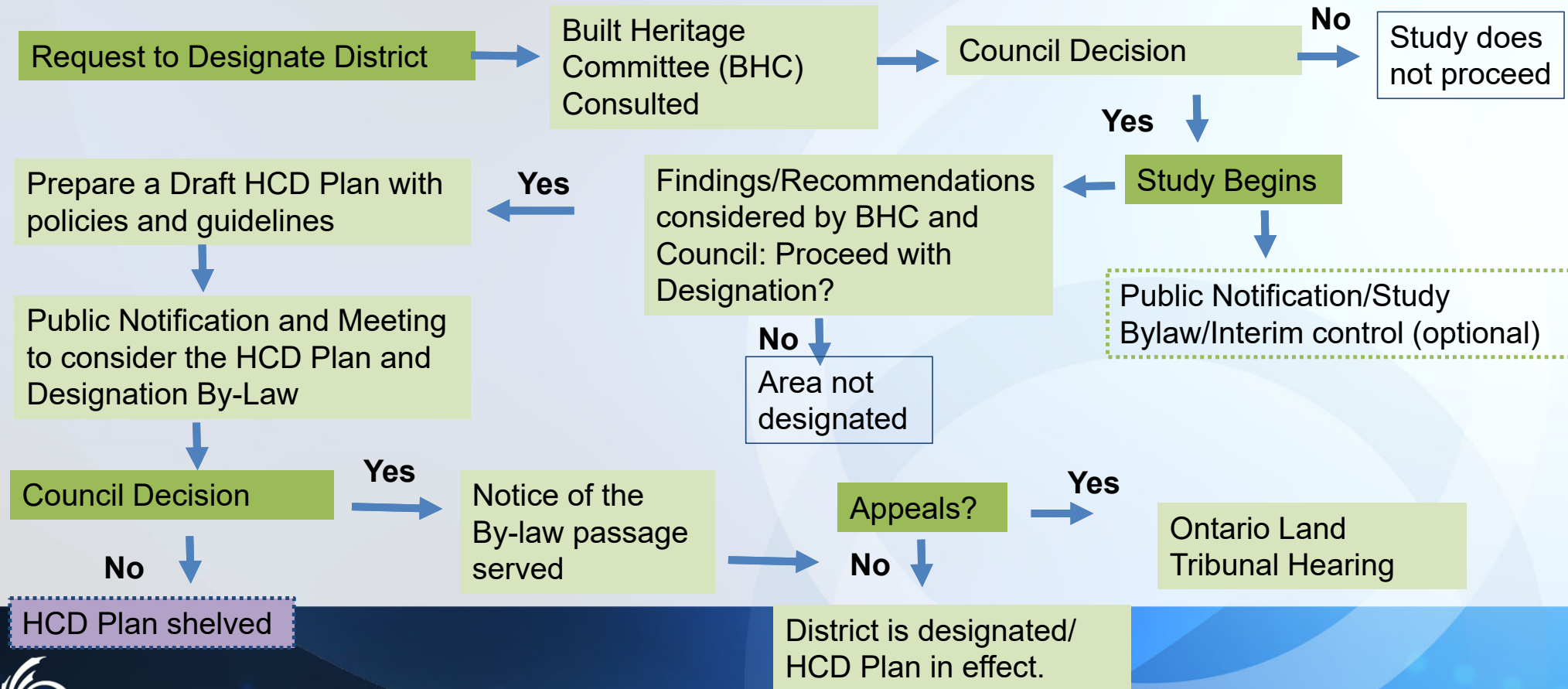
- a) Lime-based mortar should be used when repointing historic brick and masonry as cement mortar prevents moisture from escaping through the mortar and causes brick damage. Care should be taken to match the colour and joint profile of the mortar; using a mason experienced in lime-based mortar is encouraged.
- b) Should repair or replacement cladding be necessary, work should be made in-kind. For example, wood siding should be replaced with wood siding.
- c) Replacement bricks should match the existing in size, colour and texture.
- d) Cleaning of brick and stone buildings should be undertaken using gentle non-abrasive methods. Sand blasting is not an appropriate method. Prior to cleaning masonry, a test patch should be undertaken and city heritage staff notified of the project to determine if a permit is required.
- e) Owners are encouraged to remove inappropriate contemporary cladding (stucco, vinyl and aluminum siding, also brick and stone) as the materials can have a negative effect on historic masonry. When inappropriate materials have been removed, original materials should be repaired and restored, where possible, or replace in a traditional or contemporary material such as fibre-cement board, that is compatible with the building and the streetscape.
- f) Avoid the use of External Insulation Finish Systems (EIFS) vinyl or aluminum siding as such products have the potential to obscure historic character and lack authenticity.

Why designate an HCD?

- Recognition and conservation of the elements in the area that tell its history
- Shared understanding of how to achieve this through the development and implementation of the HCD Plan



HCD Process



What are the benefits of designation?

- Celebrates a place that the community values
- Allows for demolition control
- Provides design review of alterations and new construction
- Access to the City's Heritage Grant Program for Restoration
- Access to Heritage Staff for conservation technical advice



Challenges with HCDs

- Designation is often sought for the wrong reasons (i.e. not a tool to prevent change or development)
- Sometimes it can be difficult to ensure that all owners are aware of the HCD and the implications



Other Things to Know

- **Heritage Permits:**

- No need to seek approval for routine maintenance
- An HCD Plan would list types of minor alterations that would not require a permit
- Most applications can be processed by staff in less than 2 weeks, usually processed concurrently with other City approvals
- Larger/complex projects (demolition/new construction) require approval through Built Heritage Committee and Council
- Fees for alterations not associated with restoration work



Questions?

Thank You!

Heritage Planning

613-580-2463

General Email: heritage@ottawa.ca

<https://ottawa.ca/en/planning-development-and-construction/heritage-conservation>

A screenshot of the City of Ottawa website's 'Heritage conservation' page. The page has a blue header with the Ottawa logo and a search bar. The main content area is titled 'Heritage conservation' and includes a 'Heritage Action Plan 2019-2022' PDF link. The page also features sections for 'The Ontario Heritage Act' and 'Property Standards By-Law (2013-416)'. The page is designed with a clean, professional layout using a blue and white color scheme.

Menu Ottawa

Home > Planning, development and construction > Heritage conservation

Heritage conservation

Expand all Collapse all

Overview

[Heritage Action Plan 2019-2022 \(PDF 38 KB\)](#)

The conservation of cultural heritage resources is a priority for the City of Ottawa. Historic buildings, districts and landscapes provide us with physical reminders of our past and a greater understanding and appreciation of our local identity. The City of Ottawa conserves significant cultural heritage resources to celebrate, revitalize, stabilize and enhance the community as well as to contribute to its physical, social, cultural and economic development. The City has over 300 individually designated buildings and 20 heritage conservation districts.

Heritage planning is the preservation, conservation, rehabilitation, restoration and management of heritage resources. Cultural heritage resources can include sites, structures, buildings, and landscapes of cultural heritage value. Heritage planners work to manage change throughout the city to ensure that cultural heritage resources are retained, protected and integrated into new developments.

The Heritage Services Unit is part of the Planning, Real Estate and Economic Development Department. The Unit is responsible for researching and evaluating properties and areas for designation, assisting property owners with restoration projects and evaluating applications for alterations and demolition under the Ontario Heritage Act. The Unit provides expert advice to the Built Heritage Subcommittee, Planning Committee, Agriculture and Rural Affairs Committee and City Council on built heritage matters.

The City of Ottawa uses a variety of tools to identify and protect cultural heritage resources:

The Ontario Heritage Act

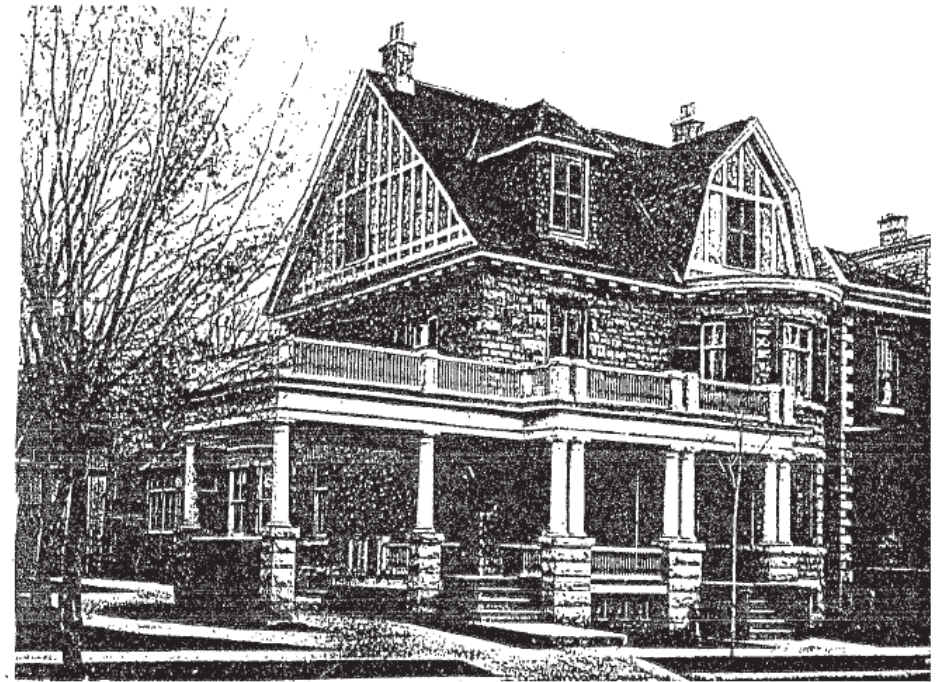
The Ontario Heritage Act provides the City of Ottawa with three ways to recognize and protect properties of cultural heritage value

- Listing on the heritage register (Section 27 of the Act)
- Individual designation (Part IV of the Act)
- Heritage district designation (Part V of the Act)

Property Standards By-Law (2013-416)

In 2013, in response to ongoing issues of demolition by neglect of several heritage properties, the City's property standards by-





168 Daly Avenue circa 1920

