Proactive Heritage Conservation in the Planning Process

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Agenda

• Introduction to heritage planning
• Site specific incorporation of heritage in the planning process
• Proactive identification of resources through large scale inventories
What is Heritage Planning?

• Sub-discipline of planning that deals with heritage resources
• Work of heritage planners is to manage change that impacts heritage resources not to stop it
• At the municipal level, heritage planners take on a wide range of tasks:
  • Policy development
  • Development Review
  • Administration of grant, awards and plaque programs
  • Technical advice on heritage conservation work
If preservation were fundamentally a technical discipline, then it would be appropriate to gauge its success by technical measures. But it is not, it is a social practice part history and part planning. Its ultimate goal is not fixing or saving old things but rather creating places where people can live well and connect to meaningful narratives about history, culture and identity.

Challenges with Heritage in the Planning Process

- Proactive vs. Reactive
- Differing perspectives on what is "heritage"
- Potential for unintended outcomes (e.g., gentrification)
- Seen as an afterthought
- Trying to achieve multiple goals
- Sometimes a misused tool
Keys to Success

- Proactive identification of heritage resources
- Collaboration with community to identify important places
- Integration into the planning process from the beginning:
  - Involvement in pre-consultation process for development projects
  - Sitting on working groups and advisory committees for planning studies
  - Working with other levels of government
  - Working closely with development and policy planners
- Clearly stating expectations and goals
Bethany Hope Centre: Cultural Heritage Value

• **Design Value** as a good example of an early 20th century institutional building
  – Simple in character with classical details
  – Formal set back from the street with an open lawn
• **Associative/Historic Value** for its association with the charitable work of the Salvation Army church and design by local architectural firm of Horwood and Taylor
• **Contextual Value** as a landmark along the street and as part of a social services hub in the neighbourhood
Process

- Identified through community planning process for Wellington West
- Worked with property owner to identify heritage values and attributes and a development plan prior to designation
- Collaborative approach to allow for intensification of the site and conservation of the cultural heritage value
Front Lawn as a Heritage Attribute
Front Lawn as a Heritage Attribute
3.6.3 Design Vision and Objectives

The area will continue to be the “greenest” part of Wellington and a community services node. It is anchored by the neighbourhood-oriented McCormick Park, the spacious front yard of Grace Manor, The Bethany Hope Centre and St. George’s Home, and a unique grouping of Hintonburg heritage buildings, and a variety of public facilities.

- Protect the existing green space in front of the Grace Manor, Bethany Home and St. George’s Home.
- Respect and enhance views to heritage-referenced, such as Bethany Home and St. George’s Home (Holy Rosary Parish and Church).
- Make the front yard of the Grace Manor a public or quasi-public gathering place that affords better use and theming opportunities, for example, part of an arts walk, heritage walk, music garden, and so forth.
- Formalize the quasi-public pathway between St. George’s Home (1153 Wellington) and Castle Towers (1157 Wellington) and explore coordination with adjacent uses and other community programming.
- Improve the quasi-public space and façade of retail stores where space exists, by exploring better seating, shelter, and trees; for example, at Castle Towers (1157 Wellington).
Incorporation of Heritage Value into Planning Documents

B. Public Spaces

B1 Prioritize designed green spaces for Wellington Street between Parkdale and McCormick Park
A concentration of institutional buildings with deep front yard setbacks on atypically large lots between Parkdale and McCormick Park has created the only section along Wellington Street with large areas of lawn, mature trees and other landscaping. This also creates an unusual break in the retail continuity of the traditional mainstreet, but it provides a rare opportunity to highlight this unique green environment on Wellington Street.

B1a. The existing building setbacks shall be maintained to protect the front yard open spaces in front of the Grace Manor and Bethany Hope Centre (1134 and 1140 Wellington Street, respectively) and St. George’s Home (1153 Wellington Street)
Site Re-Development

- Retention of the heritage building including its setback and front lawn
- Adaptive reuse of heritage resource
  - Commercial and amenity space for new 14 storey apartment building
  - Construction of six storey condo building at corner of Rosemount and Wellington
Large Scale Heritage Inventories

• Values Based Approach to assessing properties of potential cultural heritage value

• Large scale inventories are emerging as best practice in understanding and identifying important places

• Many examples including Survey LA which surveyed 880,000 parcels of land between 2010 and 2017

• City of Ottawa Heritage Inventory Project looked at ~100,000 properties from 2014-2019 and resulted in approx. 4000 listings on Heritage Register
Why a Heritage Register?

- Provides interim protection from demolition.
- Resource for municipal decision makers when reviewing development proposals.
- Database for land use planners, property owners, developers, the tourism industry, educators and the general public.
- Recognizes properties of cultural heritage value; enhances knowledge and understanding of cultural heritage.
• Approx 10,000 properties

• Not maintained:
  – No demolition tracking
  – Not updated when properties altered

• Unknown criteria

• Addressing errors

Heritage Reference List
Inventory Methodology

- Use of Arc GIS collector tool to conduct survey
- Neighbourhood Heritage Statements
- Building by building analysis in urban core
- In suburbs and greenbelt, approach was more strategic
  - Google streetview
  - Historic aerial photos
  - Driving routes
A property had to meet both of the tests below to be considered for listing on the Register

<table>
<thead>
<tr>
<th>Design</th>
<th>Context</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Clearly expresses a particular architectural style</td>
<td>• Reflects distinctive thematic and cultural references</td>
</tr>
<tr>
<td>• Showcases distinctive local design skills and materials</td>
<td>• Contributes to the heritage fabric of the street/neighbourhood</td>
</tr>
<tr>
<td>• Demonstrates original building massing, shape and volume</td>
<td>• Connects with natural landscape, a story, the work of a well-known architect or with the lives of Ottawans from the past</td>
</tr>
<tr>
<td>• Any additions or modifications respect the original form</td>
<td>• Forms part of a cluster that contributes to a place’s cultural identity</td>
</tr>
</tbody>
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Britannia Village Attributes (selected)

- Early cottage-style houses illustrating Britannia’s history as a late 19th century and early 20th-century summer resort community
- Detached houses built after the Second World War in a mid-century-modern style
- Britannia Conservation Area
- Grid street plan
Early identification of heritage buildings
Record-keeping
• Can query/sort database based on any field in the collector
  – e.g. All stone houses constructed before 1900
• Can generate heritage information sheets for property owners
• Can map according to fields
45-47, rue Heney Street

- **Built As**: Semi-detached House
- **Currently Used As**: Residential
- **Construction Time Frame**: c.1912
- **Primary Architectural Style**: Edwardian Classical
- **Degree of Integrity**: Good
- **Roofline**: Triangular Hip
- **Primary Cladding**: Brick
- **Architectural Description**: Red brick residence with a symmetrical façade and truncated hipped roof. Projecting pediment dormer. Two storey porch supported by columns.
- **Landscaping Theme**: 20th century growth of the public service
- **Previous Reference List**: No
- **Heritage Evaluation**: Contributing
- **Design Value**: Yes
- **Neighborhood Value**: Yes
- **Heritage Statement**:
- **Recognition**: None
- **Type of building**: Maisons jumelées
- **Vocation actuelle**: Bâtiment résidentiel
- **Année(s) de construction**: v. 1912
- **Style architectural principal**: Classicisme édouardienn
- **État du bâtiment**: Satisfaisant
- **Type de toiture**: Toit en croupe triangulé
- **Nombre d'étages**: Trois
- **Panneau principal**: Brique
- **Lucarne**: Lucarne rampante
- **Description architecturale**: Résidence de brique rouge avec façade symétrique et toit en croupe triangulé. Lucarne à pignon mansardé. Parache à deux niveaux établis par des colonnes.
- **Arrangement paysage**: D’origine
- **Thème**: Croissance de la fonction publique au XXe siècle
- **Liste de référence architecturale**: Non
- ** Valeur patrimoniale**: Contributive
- **Valeur esthétique**: Oui
- **Déclaration de patrimoine de quartier**: Oui
- **Prise ou mention**: Niéant

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2545, ch Old Montreal Rd

- **Construction Time Frame**: c. 1862
- **Primary Architectural Style**: Ontario Cottage
- **Secondary Architectural Style**: Cottage oriental
- **Primary Cladding**: Wood – Ship-lap
- **Roofline**: Side Gable
- **Storeys**: 1.5
- **Architectural Description**: Built as a squared log house by W. W. Dunning; it was later used as a butcher shop and residence of Hattie Dunning, a local historian. It is rumoured that Louis Riel had lunch in the house on his way to trial.
- **Built As**: Detached House
- **Currently Used As**: Residential
- **Vocation actuelle**: Bâtiment résidentiel
- **Architect**: W. W. Dunning
- **Common Name**: Hattie Dunning House
- **Previous Reference**: Yes
- **List of significance**: Contributes to the historic village character of Cumberland.
- **Description architecturale**: S’étant construit comme maison de bois équarris par W. W. Dunning, ce bâtiment a ensuite servit de boucherie et de résidence pour Hattie Dunning, historienne de la localité. Une rumeur veut que Louis Riel ait passé un jour à manger le midi à cette maison avant de se rendre à son procès.
- **Type of building**: Maison individuelle
- **Déclaration de patrimoine**: Oui
Through the HIP, Council added 3957 properties to the Heritage Register.
Challenges

- Vast geography of Ottawa
- Unable to access private property
- Suburban and rural areas
- Post WWII housing
- Ensuring consistency
- Unusual properties
Sample assessment
Covered court entrance was a feature here.

Location: 30 Cleadow Drive, Crystal Beach, Ottawa.
Builder: Minto Construction Ltd., P.O. Box 223, Ottawa.
Designer: Minto design staff.

Judge's Comments: This is a very good...
Challenges: Unusual properties
• Barns & outbuildings
• Cemeteries
• Properties of associative value
• Other structures (signs, landmarks)
• Cultural landscapes
• Indigenous sites

Opportunities & Next Steps
Thank You!

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