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File No. ACS2018-PIE-RHU-0020

October 11, 2018

Roderick Lahey and Associates Inc.
56 Beech Street,
Ottawa, ON K1S 3J6

Attn: Jolly Shan

Re: Application to alter the Medical Arts Building, 180 Metcalfe Street, a property designated under Part IV of the *Ontario Heritage Act*

Dear Ms. Shan,

This is to advise you that the Council of the City of Ottawa, at its meeting of October 10, 2018, approved the following recommendation as contained in Planning Committee Report 70, Item 2:

That Council:

1. **approve the application to alter the Medical Arts Building, 180 Metcalfe Street, according to plans submitted by Roderick Lahey Architect Inc. on July 28, 2018 and attached as Documents 3 to 7 and the shoring plans prepared by REMISZ Consulting Engineers, attached as Document 9, conditional upon:**
 - a. **removal of the proposed entrance canopy and window awnings shown in Document 5;**
 - b. **the applicant further refining the lighting scheme shown in Document 7 in consultation with Heritage staff;**
 - c. **the applicant working with a heritage specialist and in consultation with heritage staff to explore alternatives for providing universal accessibility to the building which could include refinements to the design of the front entrance;**

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Solicitor
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- d. the applicant further refining the alterations to the front entrance shown in Document 4 and Document 10 in consultation with Heritage staff;
 - e. implementation of the conservation measures outlined in the Cultural Heritage Impact Statement attached as Document 10 and further detailed in Document 11;
 - f. documentation of the building as described in Document 11 and depositing the records at the City of Ottawa archives; and
 - g. the applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and restoration of the façade;
- 2. delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development Department; and,
 - 3. issue the heritage permit with a three-year expiry date from the date of issuance, unless otherwise extended by Council.

A copy of the original report in its entirety, as well as the Disposition of the City Council meeting October 10, 2018, can be found on the City's website at Ottawa.ca/agendas.

Please find attached the Heritage Permit issued under the *Ontario Heritage Act*.

Should you require further information, please contact Lesley Collins, Planner, Planning, Infrastructure & Economic Development Department, directly at (613) 580- 2424, extension 21586 or by email at Lesley.Collins@ottawa.ca.

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Regards,



M. Rick O'Connor, CMO
Certified Specialist, Municipal Law: Local Government
City Clerk and Solicitor
City of Ottawa

c.c. Lesley Collins, Planner (01-14)
Jadco Group, 345, boul. Samson, Suite 100, Laval, QC, H7X 2Z7
Attn: Simon Labelle
Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor,
Toronto, ON M5C 1J3

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HERITAGE PERMIT

THE COUNCIL OF THE CITY OF OTTAWA HEREBY ISSUES THIS PERMIT UNDER
SECTION 33 OF THE ONTARIO HERITAGE ACT:

Property Address : 180 Metcalfe Street

To : Jadco Group
 345, boul. Samson, Suite 100
 Laval, QC, H7X 2Z7

 Roderick Lahey and Associates Inc.
 56 Beech Street, Ottawa, ON, K1S 3J6

For: Alterations to the Medical Arts Building at 180 Metcalfe Street,
 including partial demolition and construction of a 27 storey
 addition to the building, according to plans submitted on July 28,
 2018.

SUBJECT TO THE FOLLOWING CONDITIONS:

- a. Removal of the proposed entrance canopy and window awnings;
- b. The applicant further refining the lighting scheme in consultation with Heritage staff;
- c. The applicant working with a heritage specialist and in consultation with heritage staff to explore alternatives for providing universal accessibility to the building which could include refinements to the design of the front entrance;
- d. The applicant further refining the alterations to the front entrance in consultation with Heritage staff;
- e. Implementation of the conservation measures outlined in the Cultural Heritage Impact Statement and further detailed in the attached document;
- f. Documentation of the building as described in the attached



document and depositing the records at the City of Ottawa archives;
and

- g. The applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and restoration of the façade;

DATE OF ISSUANCE:

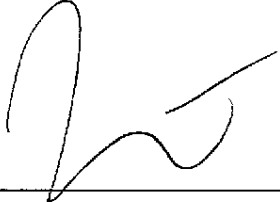
October 11, 2018

THIS PERMIT EXPIRES THREE YEARS FROM THE DATE OF ISSUANCE.

**THIS PERMIT DOES NOT CONSTITUTE APPROVAL UNDER THE
ONTARIO BUILDING CODE ACT.**



CLERK



MAYOR



Façade Documentation and Conservation Conditions

This document outlines the basic documentation and conservation requirements and directions that form part of the conditions of approval of the application to alter 180 Metcalfe Street.

Documentation

1. Prior to issuance of any permits, the applicant must submit the following documentation to the City of Ottawa for deposit at the City of Ottawa Archives
 - a. High resolution laser scanning of the as found conditions of the building including the interior, exterior and roof
 - b. Detailed, high resolution photographs of the interior and exterior of the building with particular focus on the heritage attributes as listed in the Statement of Cultural Heritage Value.
2. Once the interior of the building is demolished the applicant will take high resolution photos of the façade throughout the construction process in order to document the intervention process. These photos should be submitted to the Heritage Services Section.

Conservation

At a minimum, the following measures are required as part of the bracing of the historic façade:

- Detailed shoring plans will be provided to the City as part of the permit process
- Crack and vibration monitoring must be installed based on advice from a qualified specialist
- Mesh should be installed on the inner and outer faces of the façade in order to contain any debris
- An overhead hoarding system must be installed at the top of the framing system to protect the exposed interior face of the masonry wall from damage from the weather.

Additional protection measures will likely be identified by the masonry or heritage specialist and City of Ottawa Heritage or Building Code Services staff during the detailed design and permitting phase.



The applicant must retain a masonry specialist throughout the design and construction phase to do the following:

- advise on the shoring of the masonry walls during construction;
- work in consultation with the heritage specialist to identify areas where no clamping can be implemented;
- advise on required repairs and repointing of the masonry walls prior to installation of bracing framework;
- identify and advise on any small areas of dismantling/rebuilding required prior to installation of the bracing framework;
- advise on repair of concrete foundation and limestone facing, with particular attention to the joint between the concrete foundation wall and the limestone facing;
- advise on restoration and repairs to limestone and sandstone elements such as crack and fracture repairs, Dutchmen repairs and repointing;
- advise on bracing of limestone archway around the front door to ensure the stonework is protected and the wall above is supported

The applicant must retain a heritage specialist throughout the design and construction phase to do the following:

- Work in consultation with the masonry specialist on façade conservation issues including the clamping method to ensure minimal damage to the façade
- Work in consultation with the masonry specialist to identify areas where no clamping can be implemented;
- Advise on options to provide universal accessibility to the building while protecting the heritage value and attributes of the historic building. Work in consultation with heritage staff to determine the most appropriate intervention. If the best solution is to lower the front entrance, the heritage specialist will advise on the detailed design of the lowered front entrance to include choice of new historically appropriate door, transom windows and choice of limestone to extend the two storey arch.



- Advise on restoration or replication of exterior elements including historic windows, metal grilles, decorative metal panels