



13 June 2019

Ottawa City Council

Re: 467 Besserer Street (D09-04-19-0005)

Dear Councillors,

Action Sandy Hill (ASH) has reviewed the application to add an additional storey to the existing building at 467 Besserer Street and we oppose the application.

The building is located in the Daly Avenue Heritage Conservation District and is subject to an heritage overlay. As such, we feel that any proposal to alter the building must conform with the provisions of both the District Plan and the Zoning Bylaw, Section 60 – Heritage Overlay.

The existing building at 467 Besserer is identified as a Category 4, or non-contributing building, in the District. The Daly Avenue HCD Plan, Section 4.5 – Guidelines for Category 4 Buildings, states that, "Guidelines for these buildings are necessary because alterations or demolition of these buildings has the potential to impact the cultural heritage value of the HCD." Section 4.5.2 – Alterations and Additions outlines four criteria that should be met, we question whether the proposed addition meets the following two criteria,

3. *Alterations and additions to non-contributing buildings should be designed to be compatible with the contributing buildings of the District and in particular the streetscape, in terms of scale, massing height, setback, entry level, materials and windows.*
4. *If the roof profile of a Category 4 building is altered the new profile should be designed so that the apparent height of the building is compatible with that of its neighbours.*

In addition, the City of Ottawa's Zoning Bylaw, Section 60 – Heritage Overlay, is quite clear about additions to buildings subject to such an overlay.

Additions - *Despite the provisions of the underlying zone, an addition to a building in an area to which an heritage overlay applies is permitted only if:*

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1. *the height of the walls and the height and slope of the roof of the addition do not exceed those of the building;*
2. *In Areas A, B and C on Schedule 1,*
 1. *the side yard setback of the addition is at least 60 cm. greater than that of the wall of the building located closest to the side lot line, except in the case of shared lot lines between dwelling units that are permitted to be vertically attached where the required side yard setback is 0 metres,*
 2. *it is located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres; and*
 3. *it is not located within a front yard.*

As the proposed addition to this building contravenes these provisions of the Zoning Bylaw in their entirety, ASH must strongly oppose the application. There are far too many instances in which the integrity and cultural heritage value of our Heritage Conservation Districts are being undermined, and we cannot accept or condone any action that does not respect the zoning provisions in force.

Best regards,



Chad Rollins
Co-Chair, Planning and Heritage Committee
Action Sandy Hill

Cc: Mathieu Fleury, Councillor – Ward 12
Anne Fitzpatrick, Heritage Planner