

**Report to
Rapport au:**

**Built Heritage Sub-Committee
Sous-comité du patrimoine bâti**

and/et

**Planning Committee
Comité de l'urbanisme**

**and Council
et au Conseil**

**May 29, 2014
29 mai 2014**

**Submitted by
Soumis par:**

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and Infrastructure / Urbanisme et Infrastructure**

Contact Person

Personne ressource:

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Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2014-PAI-PGM-0137

**SUBJECT: Application to alter the Brantwood Gates, a structure designated
under Part IV of the *Ontario Heritage Act*, located at the junction of
Beckwith and Main Streets**

**OBJET: Demande de modification du portail Brantwood, ouvrage désigné
aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario* et
situé à l'angle des rues Beckwith et Main**

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to rebuild and relocate the Brantwood Gates, a set of four stone pillars designated under Part IV of the *Ontario Heritage Act* and located at the corner of Main and Beckwith Streets;
2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
3. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 10, 2014.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU RAPPORT

Que le Sous-Comité du patrimoine bâti d'Ottawa recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. D'approuver la demande de reconstruction et de relocalisation du portail Brantwood, ensemble de quatre piliers de pierre désigné aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario* et situé à l'angle des rues Main et Beckwith;
2. De déléguer au directeur général, Service de l'urbanisme et de la gestion de la croissance, le pouvoir d'apporter des modifications mineures à la conception;
3. De délivrer le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 10 août 2014.)

(Nota : L’approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l’Ontario* ne signifie pas pour autant qu’elle satisfait aux conditions de délivrance d’un permis de construire.)

BACKGROUND

The proposed project involves dismantling the Brantwood Gates, located at the corner of Main and Beckwith Streets, and rebuilding them in a location slightly to the east of their current location (see Document 1). The relocation and restoration of the Brantwood Gates is being undertaken in conjunction with the Main Street Renewal Project. The Main Street Renewal Project was endorsed by Council on July 17, 2013 and approved through the Environmental Assessment process that was completed in September 2013. The project is scheduled to go to construction in spring 2015, with some advanced utility reconstruction works scheduled for summer 2014.

This report has been prepared because alterations to properties designated under the *Ontario Heritage Act* require the permission of Council before a heritage permit under the *Ontario Heritage Act* can be issued.

DISCUSSION

The Brantwood Gates has been the subject of a number of heritage condition reports since their designation under the *Ontario Heritage Act*. In 1982, a consultant’s report stated that they were “generally poorly selected and laid” and that there were cracks and spalled stones in need of repair and replacement. Some repairs were undertaken at this point. Further studies over the next 20 years revealed that their condition was deteriorating and should be repaired.

The Brantwood Gates was built in 1912 to mark the entrance to Brantwood Place, a new neighbourhood. The gates consist of cobblestone piers, two on the north side of Beckwith Street at Main Street, and two on the south side. The inner piers are taller than the outer ones. Each pier has a concrete base, and is topped with a granite ball. (For current conditions, see Document 2.) They were originally constructed by Robert Sibbitt, the developer of the community, and were intended to attract potential purchasers to the area. (For a historic artist’s rendering, see Document 3.) Sibbitt soon went bankrupt but the Brantwood Gates he constructed became a beloved neighbourhood landmark. In 1947, when the City of Ottawa, the owner of the gates, tried to demolish them without notice, the neighbourhood rallied to stop the demolition. In 1949, the gates became a local war memorial and bronze plaques were installed on

them to honour the area's veterans. In 1979, the Brantwood Gates were designated under Part IV of the *Ontario Heritage Act* (see Statement of Reason, Document 4).

In 2011, the City commissioned Barry Padolsky Associates Inc. Architects to undertake a detailed condition assessment of the gates and to make recommendations regarding their conservation as their condition was dire. The resultant "Detailed Condition Assessment and Renewal Options Analysis" (January 21, 2011) presented two options to restore the heritage value of the designated Brantwood Gates: one, to restore the gates in situ, and the other, to rebuild the gates in situ. The report concluded that the first option, while it provided "the opportunity to repair/ stabilize the existing foundations below grade [it did] not allow for any significant repairs to the concrete piers above grade or to correct existing construction detailing concerns." Option 2, however, provides the opportunity to rebuild the gates, and improve their structural stability, while their relocation slightly to the east will improve pedestrian circulation and traffic safety, according to the Padolsky report.

The cost associated with this project were approved as part of the budget for the Main Street Renewal project within account 906585 O-OTM Main Street (Springhurst-Riv.).

Cultural Heritage Impact Statement

The work will take place in steps and, according to Cultural Heritage Impact Statement by the Parsons Company (formerly Delcan), will involve the removal and storage of the bronze plaques, four granite balls, and selected field stone that is salvageable, the demolition of the existing foundations, the construction of new concrete foundations and bases, the construction of new concrete piers and the embedding of the salvaged and new field stones into the piers, the installation of flashing and membrane, and the reinstallation of the granite balls and bronze plaques. (For CHIS, see Document 5.) The gates will be reinstalled about 1.2 to 1.5 metres east of their current location to allow to meet the requirements for sidewalk width and to improve visibility for drivers exiting onto Main Street. (For a site plan, see Document 6; for elevations, see Document 7.)

The Official Plan has policies related to the relocation of designated heritage property. Section 4.6.1.4 states that, "Where relocation of a structure designated under the *Ontario Heritage Act* is proposed, " ... the City may consider the option, provided that the building is retained on site, but moved into the new development." This policy does not apply directly to this application as the designated structure is not a building;

however, the proposal respects the intent of this policy by retaining the gates within roughly a metre of their original location.

Parks Canada's "Standards and Guidelines," adopted by Council in 2011, contains guidelines for the management of built features within cultural heritage landscapes. Guideline 19 recommends replacement, not repair, when a built feature is "too deteriorated to repair," and recommends "using the same configuration and design details." For this proposal, it was determined that rebuilding of the gates was necessary because of their poor condition and the safety hazard posed by loose fieldstones.

The Department supports this application because it will result in the long term stability of the Brantwood Gates, and are an important and cherished built feature of the Main Street streetscape. The relocation will not affect the cultural heritage value of the gates and the renewed gates will make a positive contribution to Main Street as a complete street.

RURAL IMPLICATIONS

There are no rural implications associated with this file.

CONSULTATION

Heritage Ottawa and the Ottawa East Community Association were active participants in the Main Street Renewal Working Group, the advisory group on the project and support the initiative to relocate and rebuild the gates.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chernushenko provided the following comment:

"I believe this approach to preserving the gates, through relocation and reconstruction, is an appropriate solution which achieves the dual goals of rebuilding the gates in a way that is structurally sound for the coming decades while also allowing for the positive evolution of the street, into a calmer, more vibrant one that will ultimately reduce vibrations."

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this file.

FINANCIAL IMPLICATIONS

The cost associated with this project were approved as part of the budget for the Main Street Renewal project within account 906585 O-OTM Main Street. (Springhurst-Riv.).

ACCESSIBILITY IMPACTS

The reconstruction of Main Street and the work involved with the project will make the street accessible. The relocation of the Brantwood Gates slightly to the east will result in a street crossing that meets contemporary accessibility standards.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associates with this file.

TECHNOLOGY IMPLICATIONS

There are no technical implications associated with receiving this report.

TERM OF COUNCIL PRIORITIES

The following Term of Council priority is met:

HC4 Improve Arts and Heritage; and

TM3 Provide infrastructure to support mobility choices.

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Statement of Reason for Designation, By-law 70-80

Document 3 Artist's Impression

Document 4 Current Conditions

Document 5 Cultural Heritage Impact Statement (distributed separately and on file with City Clerk)

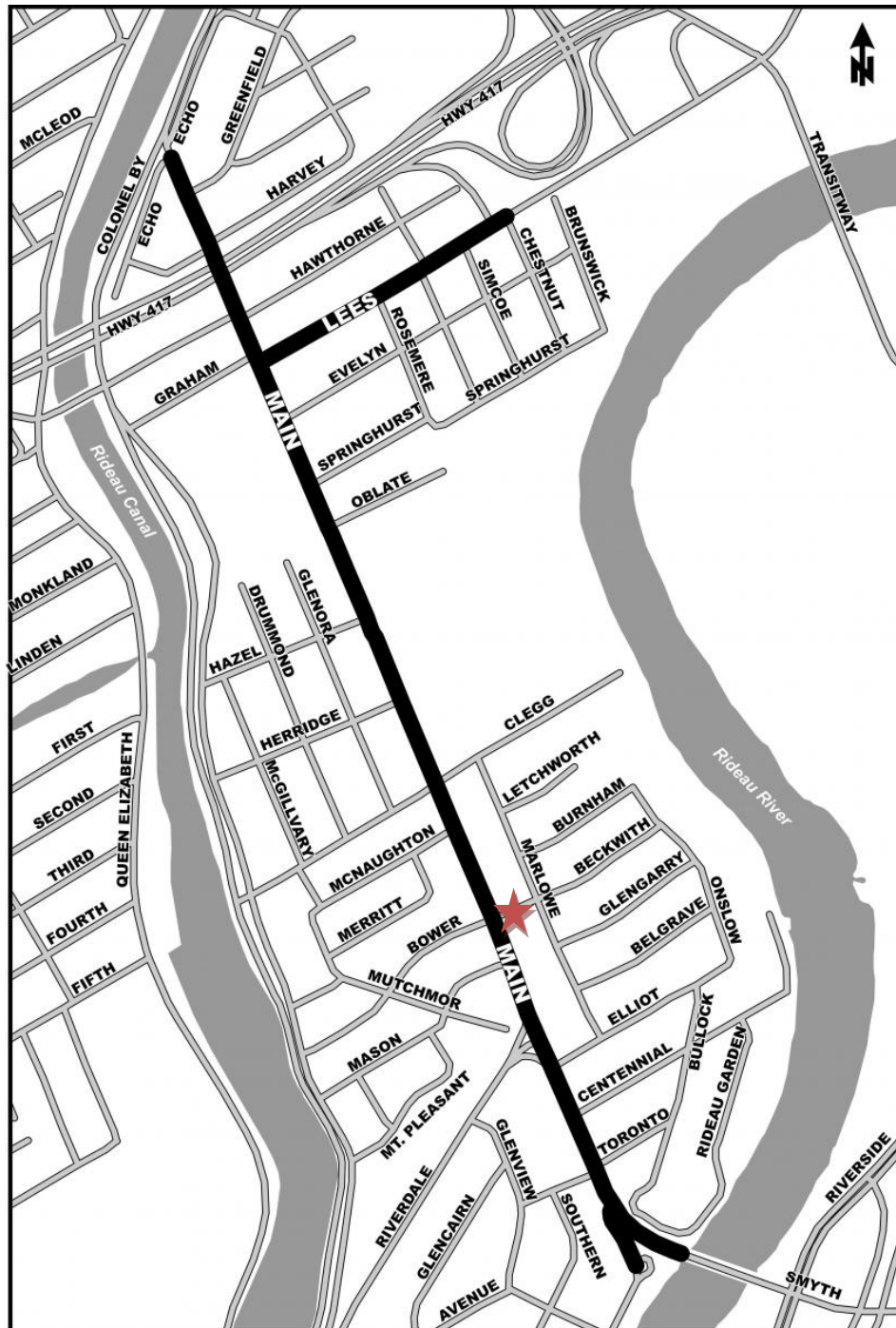
Document 6 Site Plan Showing New Location

Document 7 Elevations

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



Extent of Main Street Renewal Project. Brantwood Gates location illustrated by red star.

Document 2 – Statement of Cultural Heritage Value

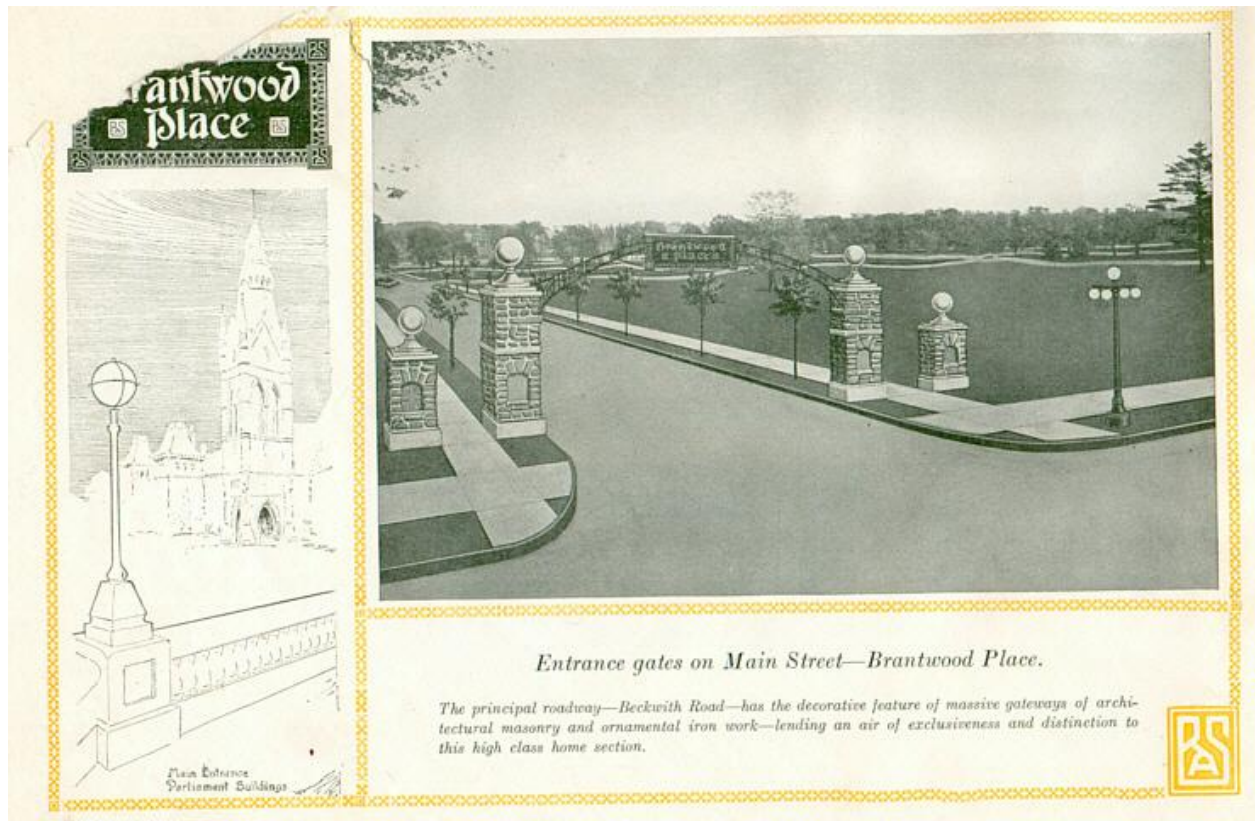
By-law No. 70-80

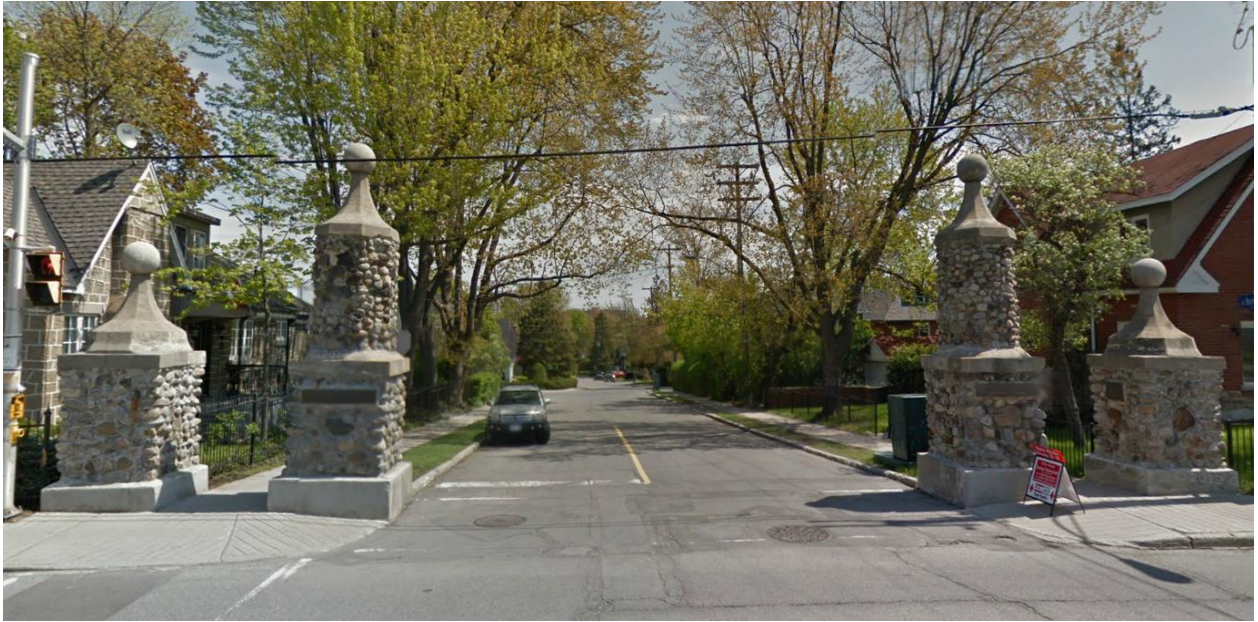
Brantwood Place Gates

The stone gates on Main Street at Beckwith Road are recommended for designation as being of historical value. The gates were built in 1912 of local fieldstone to form a decorative entrance to Brantwood Place, an early example of a planned subdivision.

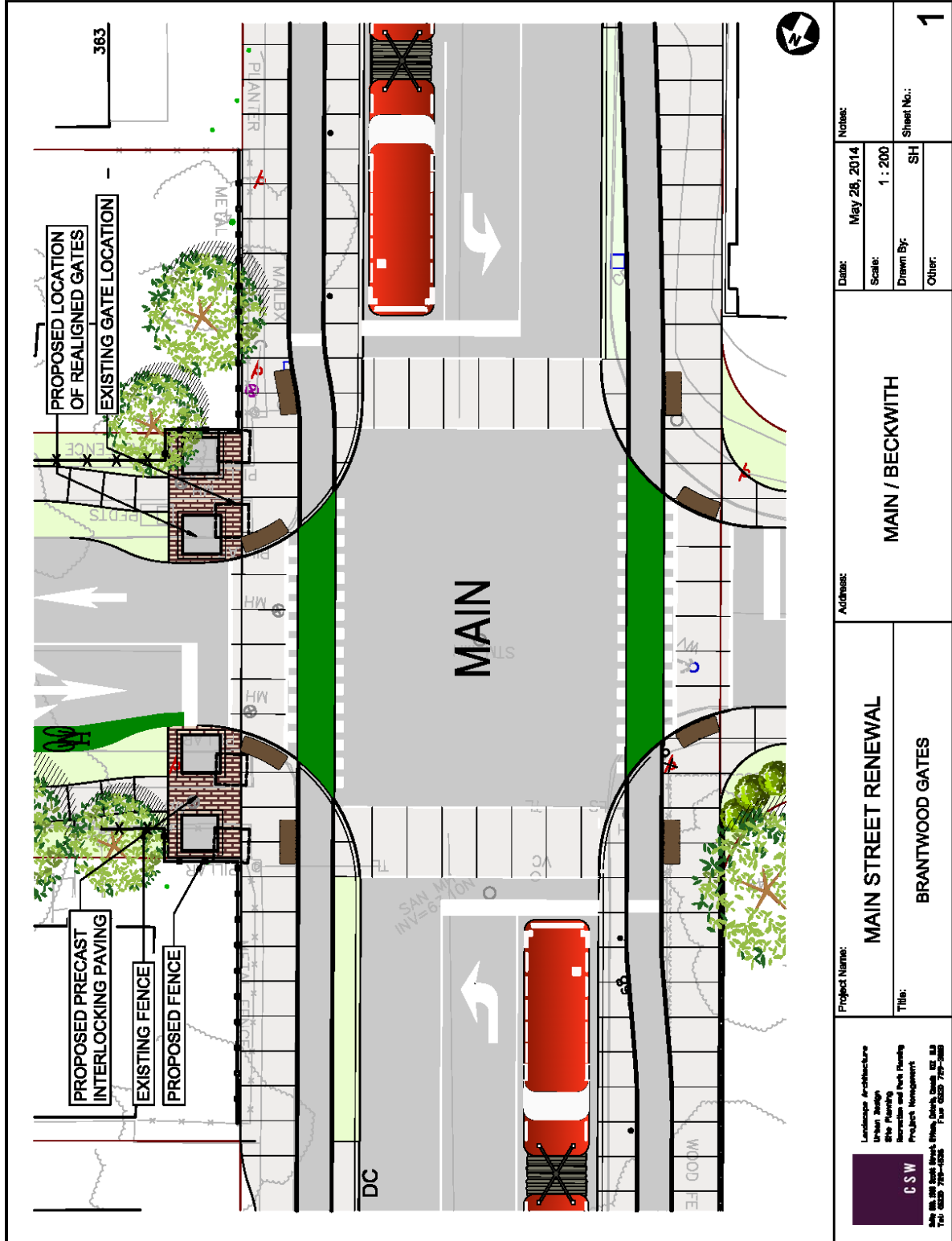
In the late 1940s, the gates were threatened with destruction. The residents of Brantwood Place stopped the demolition crew, subscribed to the purchase of a brass plaque, and dedicated the gates as a war memorial. The City then took over responsibility for the maintenance and the residents have continued to cherish the gates as a memorial and as a symbolic entrance and focal point for their community.

Document 3 – Artist's Impression, Brantwood Gates



Document 4 – Current conditions (Photos, courtesy Parsons Group)

Document 6 – Site Plan



Document 7 – Elevations

