Sensitive Infill in a Mature Heritage Neighbourhood: Sandy Hill

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Sandy Hill in Brief

- One of Ottawa’s first suburbs developed in the 19th century.
- Growth was slow until 1857 when Ottawa became the capital. Most early houses were large mansions with large private lots built by the elite.
- Early 20th century: SH went from suburb to urban neighbourhood with a mix or housing for all income groups. The first wave of infill occurred at that time, as well as the first conversions to multi-unit dwellings to accommodate renters.
- 1920s – 1950s: Elite moves on to other parts of the city while the neighbourhood continues to intensify. Apartment buildings and consulates make their appearance as do more commercial structures.
- Today, there are 5 Heritage Conservation Districts in SH (East) and 27 buildings designated under the Ontario Heritage Act.
Sensitive Infill is Sympathetic to the Existing Character of an Area

- Character goes beyond specific architectural styles.
- Character is established by:
  - Built Form
  - Streetscape
  - Composition of buildings
  - Materials
Character of Sandy Hill

- Moderate front yard setbacks
- Central front doors, large front windows, porches
- Low foundations, front windows at eye level
- Parking pads in front or to the side of houses – few garages
- Narrow side yard setbacks – continuity in front façades (SH South)
- Narrow front façades, deep houses, full backyards
- A mix of flat and peaked roofs, singles, duplexes, and row houses
- Use of brick and stone
- 2 or 3 storeys; some low-rise apartments
Infill is Not Sensitive When it is...
Disproportionate in Height and Bulk
Not Respectful of Established Patterns
Very Different in Composition
Infill is Sensitive When it...
Maintains the Streetscape
Replicates Built Forms and Patterns
Has Similar or Complementary Materials
The Contrast of Modern Architecture
The Future – What We Need in Sandy Hill

- Zoning changes as a result of the Infill Studies
- Broader definition of infill and other changes as a result of the Conversions Study
- Implementation of the Sandy Hill Heritage Study
  - Heritage Overlay
  - New HCDs
  - Creation of a Cultural Heritage Character Area
- Updated Secondary Plan
- Application of more stringent rules for vacant and derelict properties