



Built Heritage Sub-Committee

Minutes

Meeting #: 33
Date: Tuesday, August 23, 2022
Time: 9:30 am
Location: Electronic Participation

Present: Chair: Councillor Rawlson King, Councillor Riley Brockington, Councillor Glen Gower, Councillor Catherine McKenney, Councillor Scott Moffatt, Member Amanda Conforti, Member Jennifer Halsall, Member Barry Padolsky

Absent: Vice-Chair: Carolyn Quinn

1. Notices and meeting information for meeting participants and the public
Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.
Accessible formats and communication supports are available, upon request.
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on August 31, 2022 in Built Heritage Sub-Committee Report 29.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Monday, August 22, and the deadline to register to speak by email is 8:30 am on Tuesday, August 23.

2. Declarations of Interest

- 2.1 B. Padolsky - Re-issuance of the heritage permit for 35-37 William Street, properties designated under Part V of the Ontario Heritage Act, located in the ByWard Market Heritage Conservation District

I, Barry Padolsky, declare a potential, deemed direct pecuniary interest on:

Item 4.2 on Built Heritage Sub-Committee Agenda 33 for the meeting of 23 August 2022:

- **Re-issuance of the heritage permit for 35 and 37 William Street, properties designated under Part V of the *Ontario Heritage Act*, located in the ByWard Market Heritage Conservation District**

I was the owner of Barry Padolsky Associates Inc., Architects and my firm was retained to provide professional services in relation to the subject properties.

- 2.2 B. Padolsky - Application to alter 197-201 Wilbrod Street, properties designated under Part V of the Ontario Heritage Act as part of the Sandy Hill West Heritage Conservation District

I, Barry Padolsky, declare a potential, deemed direct pecuniary interest on:

Item 4.3 on Built Heritage Sub-Committee Agenda 33 for the meeting of 23 August 2022:

- **Application for new construction at 197 and 201 Wilbrod Street, properties designated under Part V of the *Ontario Heritage Act* as part of the Sandy Hill West Heritage Conservation**

I am the lead architect for GRC Architects Inc on this project.

- 2.3 B. Padolsky - Application to alter 70 Nicholas Street, a property designated under Part IV of the Ontario Heritage Act

I, Barry Padolsky, declare a potential, deemed direct pecuniary interest on:

Item 4.4 on Built Heritage Sub-Committee Agenda 33 for the meeting of 23 August 2022:

- **Application to alter 70 Nicholas Street, a property designated under Part IV of the *Ontario Heritage Act***

I am the lead Heritage consultant on this project.

3. Confirmation of Minutes

3.1 BHSC Minutes 32 – Monday, 20 June 2022

Carried

4. Planning, Real Estate and Economic Development Department

4.1 Application for demolition and new construction at 229, 231, 241, 245 and 247 Beechwood Avenue, a property designated under Part V of the Ontario Heritage Act

File No. ACS2022-PIE-RHU-0030 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on September 5, 2022. This report will be submitted to Planning Committee on August 25, 2022.

MacKenzie Kimm, Planner III, Heritage Planning Branch, presented an overview of the report recommendation and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Committee Members received the following submissions, and a copy of each is filed with the Office of the City Clerk:

- Letter from Sean Murphy (Black Maple Private Co-Tenancy Committee) dated August 15 with comments
- Email from Audrey Corsi Caya dated August 22, with comments
- Letter from David Flemming (Heritage Ottawa) dated August 23, in support of the recommendation to refuse

The Applicant/Owner as represented by Kayla Blakely (Novatech) and John Stewart (Commonwealth Historic Resource Management) provided an overview of the Application and responded to questions from Committee. A copy of their slide presentation is on file with the City Clerk. Jeremy Silburt and Ryan Denyer (Smart Living Properties) and Bob Woodman (Woodman Architect) were also in attendance on behalf of the Applicant/Owner.

The following delegations spoke before the Committee in support of the report recommendations to refuse the Application:

- David Flemming (Heritage Ottawa)
- Michele Hayman and Marianne Feaver (Rockcliffe Park Residents Association)

Following discussion on this item, the Committee CARRIED the report recommendations as presented.

Report recommendation

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council refuse the applications for demolition and new construction at 229, 231, 241, 245 and 247 Beechwood Avenue, according to plans prepared by Woodman Architect and Associates Ltd., received on April 1, 2022 and attached as Documents 5, 6 and 7.

Carried

4.2 Re-issuance of the heritage permit for 35-37 William Street, properties designated under Part V of the Ontario Heritage Act, located in the ByWard Market Heritage Conservation District

File No. ACS2022-PIE-RHU-0032 – Rideau-Vanier (Ward 12)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on October 31, 2022.

B. Padolsky declared a conflict on this item. (I, Barry Padolsky, declare a potential, deemed direct pecuniary interest on: Item 4.2 on Built Heritage Sub-Committee Agenda 33 for the meeting of 23 August 2022: Re-issuance of the heritage permit for 35 and 37 William Street, properties designated under Part V of the Ontario Heritage Act, located in the ByWard Market Heritage Conservation District I was the owner of Barry Padolsky Associates Inc., Architects and my firm was retained to provide professional services in relation to the subject properties.)

Having declared an interest on this item, Member B. Padolsky did not participate in discussions or vote on this item.

Ward Councillor Mathieu Fleury was in attendance and participated in brief discussions on this item.

Committee Members received a letter from David Flemming (Heritage Ottawa) dated August 23 in support of the application, and a copy is filed with the Office of the City Clerk.

The following delegations were present and in support:

- David Flemming (Heritage Ottawa)
- Domenic Santaguida (Vittoria Trattoria)

Following brief discussion on this item, the Committee CARRIED the report recommendations as presented.

Report recommendations

That the Built Heritage Sub-Committee recommend that Council:

1. **Re-issue the heritage permit to alter 35 and 37 William Street according to plans prepared by KWC Architects, dated December 19, 2019, conditional upon:**
 - a. **Improving the appearance of the temporary protective measures on the building to the satisfaction of the Manager, Right of Way, Heritage & Urban Design, prior to the issuance of a Building Permit;**
2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
3. **Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance unless otherwise extended**

Carried

- 4.3 Application to alter 197-201 Wilbrod Street, properties designated under Part V of the Ontario Heritage Act as part of the Sandy Hill West Heritage Conservation District

File No. ACS2022-PIE-RHU-0033 - Rideau-Vanier (Ward 12)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on September 30, 2022.

B. Padolsky declared a conflict on this item. (I, Barry Padolsky, declare a potential, deemed direct pecuniary interest on: Item 4.3 on Built Heritage Sub-Committee Agenda 33 for the meeting of 23 August 2022: Application for new construction at 197 and 201 Wilbrod Street, properties designated under Part V of the Ontario Heritage Act as part of the Sandy Hill West Heritage Conservation I am the lead architect for GRC Architects Inc on this project.)

Having declared an interest on this item, Member B. Padolsky did not participate in discussions or vote on this item.

Ward Councillor Mathieu Fleury was in attendance for this item.

Committee Members received a letter from David Flemming (Heritage Ottawa) dated August 23 in support of the application, and a copy is filed with the Office of the City Clerk.

David Flemming (Heritage Ottawa) was present in support. He advised that he did not need to address the Committee if the item carried.

The Committee CARRIED the report recommendations as presented.

Report recommendations

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

- 1. Approve the application for new construction at 197 and 201 Wilbrod Street according to plans prepared by GRC Architects, dated July 1, 2022, conditional upon:**
 - a. The applicant providing samples of all the final exterior cladding materials, for approval by heritage staff, prior to the issuance of a Building Permit;**
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

4.4 Application to alter 70 Nicholas Street, a property designated under Part IV of the Ontario Heritage Act

File No. ACS2022-PIE-RHU-0029 - Rideau-Vanier (Ward 12)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on September 21, 2022.

B. Padolsky declared a conflict on this item. (I, Barry Padolsky, declare a potential, deemed direct pecuniary interest on: Item 4.4 on Built Heritage Sub-Committee Agenda 33 for the meeting of 23 August 2022:

Application to alter 70 Nicholas Street, a property designated under Part IV of the Ontario Heritage Act I am the lead Heritage consultant on this project.)

Having declared an interest on this item, Member B. Padolsky did not participate in discussions or vote on this item.

Ward Councillor Mathieu Fleury was in attendance for this item.

Committee Members received the following submissions, and a copy of each is filed with the Office of the City Clerk:

- Letter from David Flemming (Heritage Ottawa) dated August 23, in support
- Letters from Donna Griffiths both dated June 10, 2022, opposed

The Applicant, as represented by Timothy Beed (Fotenn), Brian Salpeter (Cadillac Fairview), and Vaidila Banelis and Queenie Wong (Zeidler Architecture Inc), were present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

David Flemming (Heritage Ottawa) was present in support. He advised that he did not need to address the Committee if the item carried.

The Committee CARRIED the report recommendations as presented.

Report recommendations

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

1. **Approve the application to alter the City Registry Office, 70 Nicholas Street, according to the drawings prepared by Zeidler**

Architecture, dated April 29, 2022 and attached as Document 6, conditional upon:

- a. **The applicant identifying opportunities to enhance the proposed landscaping and public realm in consultation with Heritage Planning, Development Review, and Urban Design staff prior to Site Plan Control Approval. This may include reducing the hardscaping around the City Registry Office building and establishing a connection to the arts district through lighting and public art;**
2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department; and**
3. **Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

4.5 Designation of York Street Public School, 310 York Street and Glebe Collegiate Institute, 212 Glebe Avenue, Under Part IV of the Ontario Heritage Act

File No. ACS2022-PIE-RHU-0031 - Rideau-Vanier (Ward 12); Capital (Ward 17)

Councillors Mathieu Fleury (Ward 12) and Shawn Menard (Ward 17) were in attendance and participated in discussions on this item.

Greg MacPherson, Planner I, Heritage Planning Branch, presented an overview of the report recommendations and answered questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Committee Members received the following submissions in support of the application, and a copy of each is filed with the Office of the City Clerk:

- Letter from David Flemming (Heritage Ottawa) dated August 23
- Letter from Jolane T. Lauzon and Matthew Beutel (Lowertown Community Resource Centre) dated August 22
- Letter from Lowertown Community Association dated August 22

David Flemming (Heritage Ottawa) spoke before the Committee in support of the report recommendations.

Following discussion on this item, the Committee CARRIED the report recommendations as amended by Motion No. BHSC 2022-33-1.

Report recommendations

That the Built Heritage Sub-Committee recommend that Council:

1. **Issue a Notice of Intention to Designate York Street Public School, 310 York Street, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 8;**
2. **Issue a Notice of Intention to Designate Glebe Collegiate Institute, 212 Glebe Avenue, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 9.**

Carried as amended

Amendment:

Motion No. BHSC 2022-33-1

Moved by S. Moffatt

BE IT RESOLVED THAT the “Comments by the Ward Councillors” section of the report be replaced with the following content:

Councillor S. Menard has provided the following comment:

“Glebe Collegiate Institute is an important heritage structure in the Glebe. The building, its function and its history have contributed and continue to contribute to the nature and character of the neighbourhood. GCI is valued by residents, and the community will be glad that it receives this important designation. I am happy to support the recommendation.”

Councillor M. Fleury has provided the following comments:

“One of the many things I love about the neighbourhoods I represent is that they are full of rich history – much preserved

in the historic homes and buildings that remain standing after all these years.

York Street Public School is just this – a piece of history that has continued to open its doors to education since 1922.

Serving generations of children from Lowertown East and other surrounding areas, including our 26th Governor General Adrienne Clarkson, this school reflects the ever growing societal and demographic changes of Lowertown since the early 20th century.

For any former student lucky to walk through its doors, many will agree the school’s character and charm are unlike any other.

This year, as many may know, will mark its 100th anniversary. With this exceptional accomplishment to add to those efforts with community partners such as the Lowertown Community Association and the OCDSB’s support the school receiving official heritage designation this fall, is perfectly in time for the school’s anniversary celebrations.”

Carried

4.6 Application to Alter 15 Linden Terrace, a Property Designated under Part V of the Ontario Heritage Act and Located in the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District

File No. ACS2022-PIE-RHU-0021 - Capital (Ward 17)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on November 2, 2022.

Ward Councillor Shawn Menard was in attendance during discussions on this item.

MacKenzie Kimm, Planner III, Heritage Planning Branch, presented an overview of the report recommendations and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Committee Members received the following submissions, and a copy of each is filed with the Office of the City Clerk:

- David Flemming (Heritage Ottawa) letter dated August 23, in support
- Elspeth Tory email dated August 18, in support
- Johanna Persohn and William Price (Glebe Community Association) letter dated August 22, with comments
- Kate McCartney email dated August 18, in support

The following delegations spoke before the Committee, in support:

- David Flemming (Heritage Ottawa)
- Michel Béland and Michele Powell

Following discussion on this item, the Committee CARRIED the report recommendations as presented.

Report recommendations

That the Built Heritage Sub-Committee recommend that Council:

1. **Approve the application to alter 15 Linden Terrace according to information submitted by the applicant on July 31, 2022, as follows:**
 - a. **Remove the existing stucco and faux half timbering at the sides of the house;**
 - b. **Install new waterproofing membrane, foam board insulation and composite (PVC) horizontal siding on the sides of the house;**
 - c. **Reinstate/restore the appearance of the stucco and faux timbering in the front-facing dormer on the third floor with composite stucco and trim (i.e Hardie Board or similar);**
 - d. **Install flashing throughout the roof and sub-roof areas and around the windows;**
 - e. **Replace the aluminum eavestroughs in-kind and install new aluminum facias;**
 - f. **Install metal soffits;**
 - g. **Install ice jams in the roof valleys of the south (front) dormer; and**

- h. **Replace the existing swinging garage doors with a new steel garage door.**
- 2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
- 3. **Approve the issuance of the Heritage Permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

5. Office of the City Clerk

5.1 Status Update – Built Heritage Sub-Committee Inquiries and Motions for the period ending August 5, 2022

File No. ACS2022-OCC-GEN-0022 - City-wide

Report recommendation

That the Built Heritage Sub-Committee receive this report for information.

Received

6. In Camera Items

There were no *in camera* items.

7. Notices of Motions (For Consideration at Subsequent Meeting)

7.1 Member B. Padolsky – Designation of the former CPR Rail Bridge over the Rideau River under Part IV of the Ontario Heritage Act

WHEREAS recent City of Ottawa infrastructure services staff reports and memos recommend the demolition and replacement of the former CPR Rail Bridge constructed in 1898 over the Rideau River at the “Hurdman Junction”;

WHEREAS the 2018 engineering consultant’s Condition Assessment and Options Analysis report on the former CPR Rail Bridge includes Option #1 – Rehabilitation as a viable, if more expensive alternative to Option #2 – Replacement;

WHEREAS the infrastructure services staff report (recommending Option #2 – Replacement) is based on the assumption that the CPR Rail Bridge is of no heritage value and that the cost of replacement is lesser than rehabilitation;

WHEREAS the CPR Rail Bridge is likely to be found to have significant heritage value when its design, historic and contextual attributes are evaluated in accordance with OHA Regulation 09/06 of the *Ontario Heritage Act*;

WHEREAS the city heritage staff have prepared a Memo indicating that a Cultural Heritage Evaluation Report must be undertaken in any case to comply with the Environmental Assessment process;

THEREFORE BE IT RESOLVED THAT, the Built Heritage Subcommittee direct staff:

- 1. To undertake an evaluation of the heritage value of the former CPR Rail Bridge for possible designation under Part IV of the *Ontario Heritage Act*;**
- 2. To submit a report on the heritage evaluation with recommendations on the proposed designation to the BHSC and City Council before the end of Q1 2023;**
- 3. To consider the stabilization works recommended in the 2018 engineering consultant's Condition Assessment and Options Analysis report to prevent additional deterioration of the bridge in the event that staff recommend a notice of intent to designate the property and that the bridge be added to the Heritage Watchlist.**

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Tuesday, September 13, 2022.

The meeting adjourned at 11:17 a.m.

E. Pelot, Committee Coordinator

Councillor R. King, Chair