



## Built Heritage Committee

### Minutes

**Meeting #:** 1  
**Date:** Tuesday, January 17, 2023  
**Time:** 9:30 am  
**Location:** Champlain Room, 110 Laurier Avenue West, and by electronic participation

**Present:** Chair: Councillor Rawlson King, Vice-Chair: Councillor Stéphanie Plante, Councillor Clarke Kelly, Councillor Jeff Leiper, Councillor Ariel Troster, Member Jennifer Halsall, Member Barry Padolsky, Member Carolyn Quinn

**Absent:** Member Amanda Conforti

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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 hybrid 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 January 25, 2023 in Built Heritage Committee Report 1.  
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Monday, January 16, and the deadline to register to speak by email is 8:30 am on Tuesday, January 17.  
**This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in**

**this draft Minutes document are draft until the Minutes of the meeting are confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.**

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 BHSC Minutes 34 – Monday, 3 October 2022

**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 Application to Alter 280 Thorold Road, a Property Designated Under Part V of the Ontario Heritage Act, Located in the Rockcliffe Park Heritage Conservation District

File No. ACS2023-PRE-RHU-0001 – Rideau-Rockcliffe (Ward 13)

*The statutory timeline for consideration of this objection under the Ontario Heritage Act will expire on January 31, 2023.*

Ashley Kotarba, Planner II, Heritage Planning Branch, presented an overview of the report recommendations. A copy of the slide presentation is filed with the Office of the City Clerk.

Committee Members received a submission from David Flemming, Heritage Ottawa, in support of the application, and a copy is filed with the Office of the City Clerk.

The Committee CARRIED the report recommendations as presented.

**Report recommendations**

**That the Built Heritage Committee recommend that Council:**

1. **Approve the application to alter 280 Thorold Road according to plans prepared by André Godin Design, dated September 7, 2022, and the landscape plan prepared by John Szczepaniak dated September 2, 2022 conditional upon:**

- a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
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**

4.2 Application to alter 187 Billings Avenue, a property designated under Part IV of the Ontario Heritage Act

File No. ACS2023-PRE-RHU-0002 - Alta Vista (Ward 18)

*The statutory timeline for consideration of this objection under the Ontario Heritage Act will expire on February 20, 2023.*

Ashley Kotarba, Planner II, Heritage Planning Branch, presented an overview of the report recommendations. A copy of the slide presentation is filed with the Office of the City Clerk. Lesley Collins, Program Manager, Heritage Planning Branch, and Christine Enta, Legal Counsel, were available to answer questions from Committee members.

Committee Members received a submission from David Flemming, Heritage Ottawa, in support of the application, and a copy is filed with the Office of the City Clerk.

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

**Report recommendations**

**That the Built Heritage Committee recommend that Council:**

1. **Approve the application to alter 187 Billings Avenue according to information submitted by the applicant on November 14, 2022 conditional upon:**
  - a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to installation**

2. **Direct staff to amend the designation by-law (2020-76) to include the interior hand-hewn timbers of the Charles Billings House;**
3. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development including the final decision on the brick chimney restoration;**
4. **Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

**Carried**

4.3 Application to alter 245 Sylvan Avenue, a property designated under Part V of the Ontario Heritage Act, located in the Rockcliffe Park Heritage Conservation District

File No. ACS2023-PRE-RHU-0003 - Rideau-Rockcliffe (Ward 13)

*The statutory timeline for consideration of this objection under the Ontario Heritage Act will expire on January 31, 2023.*

Ashley Kotarba, Planner II, 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. Lesley Collins, Program Manager, Heritage Planning Branch, was also available to answer questions from Committee members.

Committee Members received a submission from David Flemming, Heritage Ottawa, in support of the application, and a copy is filed with the Office of the City Clerk.

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

**Report recommendations**

**That the Built Heritage Committee recommend that Council:**

1. **Approve the application to alter 245 Sylvan Avenue according to plans prepared by State of Craft, dated August 25, 2022, conditional upon:**

- a. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
2. **Approve the landscape plan for 245 Sylvan Avenue according to plans prepared by State of Craft, dated August 25, 2022, conditional upon:**
  - a. **The applicant providing a final landscape plan for approval by Heritage Staff prior to the issuance of a building permit;**
3. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
4. **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 Built Heritage Committee Terms of Reference

File No. ACS2023-OCC-CCS-0002 - City-wide

**Report recommendation**

**That the Built Heritage Committee recommend Council approve its Terms of Reference, as outlined in this report and attached as Document 1.**

**Carried**

6. Additional Item

6.1 Addition of 1495 Heron Road to the City of Ottawa Heritage Register, under section 27 (1.2) of the Ontario Heritage Act

With the will of the Committee, the following motion was added to the agenda as an additional item.

Luis Juarez, Planner II, Heritage Planning Branch, presented an overview and answered questions from the Committee. A copy of the slide

presentation is filed with the Office of the City Clerk. Lesley Collins, Program Manager, Heritage Planning Branch, was also available to answer questions from Committee members.

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

**Motion No. BHSC 2023-01-01**

Moved by S. Plante

***That the rules of procedure be waived to consider the matter below at the January 17, 2023 Meeting of Built Heritage Committee.***

**WHEREAS changes to the *Ontario Heritage Act*, made through Bill 23, the *More Homes Built Faster Act*, came into effect on January 1, 2023; and**

**WHEREAS these changes mean that Council cannot issue a Notice of Intention to Designate a property subject to a prescribed event if that property is not already included on a municipal register; and**

**WHEREAS the Campanile complex (Federal Study Centre), 1495 Heron Road (PINs 041890241, 041890250), is not listed on the city's Heritage Register because of its former ownership by the federal government; and**

**WHEREAS the current property owner, Canada Lands Corporation (CLC), is expected to submit applications under the *Planning Act* at the end of the month; and**

**WHEREAS CLC has been working with staff on a conservation approach for the redevelopment of the property, and is aware of the City's intention to designate the property concurrently with the associated *Planning Act* applications; and**

**WHEREAS the *Ontario Heritage Act* requires that non-designated properties included on a municipal register must meet one or more of the criteria outlined in Ontario Regulation 09/06, and staff have determined that 1495 Heron Road is an outstanding example of a modernist educational campus, holding direct associations with the Soeurs de la Congregation de Notre Dame and prominent Ottawa architect Tim Murray, thereby satisfying more than one of the criteria.**

**THEREFORE BE IT RESOLVED THAT Built Heritage Committee recommend that Council list 1495 Heron Road on the City of Ottawa's Heritage Register, under Section 27 (3) of the *Ontario Heritage Act*.**

**Carried**

7. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

10.1 Planning Circulation - Zoning By-law Amendment and Site Plan Control - 230 and 232 Lisgar Street

11. Adjournment

Next Meeting

February 14, 2023.

The meeting adjourned at 10:20 am.

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Original signed by M. Blais, Acting  
Committee Coordinator

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Original signed by Councillor R.  
King, Chair