



Built Heritage Committee

Minutes

Meeting #: 9
Date: Monday, November 6, 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 Vaibhavi Dhote, Member Christine Legault, Member Carolyn Quinn

Absent: Member James Maddigan

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 November 22, 2023 in Built Heritage Committee Report 9.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on November 3, 2023, and the deadline to register by email to speak is 8:30 am on November 6, 2023.
2. Declarations of Interest
No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 BHC Minutes 8 – September 12, 2023**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 Application for demolition and new construction at 283-285 McLeod Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

File No. ACS2023-PRE-RHU-0035 – Somerset (Ward 14)

This report will be submitted to the Planning and Housing Committee on November 15, 2023. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on November 22, 2023.

The Applicant, as represented John Stewart, Commonwealth, was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

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 and the Planning and Housing Committee recommend that Council:

1. **Approve the application to demolish 283 and 285 McLeod Street, conditional upon;**
 - a. **The applicant depositing photographs and research material related to the site's existing buildings to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park HCD Plan;**
 - b. **The installation of a plaque commemorating the work of local builder David Younghusband in consultation with Heritage Planning staff as a condition of Site Plan approval.**

2. **Approve the application for new construction at 283-285 McLeod Street according to plans prepared by Colizza Bruni Architecture, dated April 25, 2023, conditional upon:**
 - a. **Refining the architectural treatment of the east façade to the satisfaction of Heritage Planning staff, prior to the issuance of the building permit**
 - b. **The applicant provides samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit. 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.**

Carried

4.2 Application to alter the former Hintonburg Pumping Station, 5 Onigam Street, a property designated under Part IV of the Ontario Heritage Act

File No. ACS2023-PRE-RHU-0041 – Kitchissippi (Ward 15)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 22, 2024.

Luis Juarez, Planner II, 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 in support of the application, and a copy of each is filed with the Office of the City Clerk:

- David Flemming, Heritage Ottawa
- Jeanne Inch, Hintonburg Community Association

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 the former Hintonburg Pumping Station at 5 Onigam Street, according to plans submitted by CSW dated August 2023, conditional upon:**
 - a. **Development and implementation of an interpretation strategy as part of the overall project**
2. **Direct staff to prepare an amendment to the designation by-law (280-87) to reflect the current heritage value of the Hintonburg Pumping Station.**
3. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department.**
4. **Approve the issuance of the heritage permits for each application with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

4.3 Designation of 692 Echo Drive under Part IV of the Ontario Heritage Act File No. ACS2023-PRE-RHU-0027 – Capital (Ward 17)

Ashley Kotarba, Planner II, 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:

- Serena Ngai, in opposition
- David Flemming, Heritage Ottawa, in support

The following delegations spoke before the Committee in opposition of the report recommendations:

- Serena Ngai (with slides)

- Paul Kariouk (with slides)

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

Report recommendation

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 692 Echo Drive under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

4.4 Application for demolition and new construction at 110 York Street, a property designated under Part V of the Ontario Heritage Act as part of the ByWard Market Heritage Conservation District

File No. ACS2023-PRE-RHU-0045 – Rideau-Vanier (Ward 12)

This report will be submitted to the Planning and Housing Committee on November 15, 2023. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 24, 2024.

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 and the Planning and Housing Committee recommend that Council:

1. **Approve the application to demolish 110 York Street;**
2. **Approve the application for new construction at 110 York Street according to plans prepared by Neuf Architects, dated September 18, 2023, conditional upon:**
 - a. **The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.**

- b. **The installation of a mural or an artistic installation on the east wall of the building as a condition of Site Plan approval.**
- c. **Minor alterations on the podium to better reflect the richly detailed architectural character of the ByWard Market Heritage Conservation District including:**
 - i. **Ensuring that glazing in windows and doors is transparent to provide a more active frontage on York Street, reflecting the importance of the street as a gateway to the core of the ByWard Market HCD;**
 - ii. **Refining the architectural details of the east wall of the podium through the addition of decorative brick work or similar architectural detailing to the satisfaction of Heritage Planning staff, prior to the issuance of the building permit**
- 3. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 4. **Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.**

Carried

- 4.5 Application for demolition and new construction at 1 Maple Lane/1112 Lisgar Road, a property designated under Part V of the Ontario Heritage Act as part of the Rockcliffe Park Heritage Conservation District

File No. ACS2023-PRE-RHU-0036 – Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on December 7, 2023.

Ashley Kotarba, Planner II, 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.

The following members of staff were also available to answer questions from Committee:

- Lesley Collins, Program Manager, Heritage Planning Branch
- Christine Enta, Legal Counsel
- Jennifer Therkelsen, Program Manager, By-law & Regulatory Services

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

- David Flemming, Heritage Ottawa, with concerns
- Susan Peterson d'Aquino, Rockcliffe Park Residents Association (RPRA), in opposition

The following delegations spoke before the Committee on the report recommendations:

- Barry Hobin, Hobin Architecture, and John Stewart, Commonwealth, in support (with slides)
- Michele Hayman, RPRA, with concerns
- Scott Heatherington, RPRA, with concerns
- Hunter McGill, Heritage Ottawa, with concerns
- Michael Polowin, Gowling WLG, in support

Following discussion on this item, the Committee carried Recommendation 1, Motion No. BHC 2023-09-01, and Motion No. BHC 2023-09-02.

Directions to Staff

Member C. Quinn

That staff pursue the following prior to Council's consideration of the report:

That the replacement duplex proposed for 1 Maple Lane be revised to reduce the massing on the site to increase the soft landscaping on the property in keeping with the importance attributed to the value of natural

landscaping as a key character-defining element of the Rockcliffe Park Heritage Conservation District designation and Plan.

Chair R. King

That Heritage Planning Staff be directed to evaluate the current heritage grant program and report back to Built Heritage Committee by end of Q2 2024 on the following elements:

1. Program structure, guidelines and eligibility criteria
2. Program budget and recommendations for funding maximums
3. Required resources to implement any recommended changes to the program

Report Recommendations

That the Built Heritage Committee recommends that Council:

1. **Approve the application to demolish 1 Maple Lane/1112 Lisgar Road, conditional upon;**
 - a. **The applicant depositing photographs and research material related to the site's existing buildings to the City of Ottawa Archives, as per Guideline 7.4.1.4 of the Rockcliffe Park Heritage Conservation District Plan**

Carried

Report recommendations

That the Built Heritage Committee recommends that Council:

2. **Approve the application for new construction at 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon:**
 - a. **Exploring alternative cladding materials that better reflect the character of the existing building;**
 - b. **The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit**

3. Approve the landscape plan for 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon;

- a. **The applicant submitting a final landscape plan prior to the issuance of the building permit.**

4. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department

5. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.

Amendment:

Motion No. BHC 2023-09-01

Moved by R. King

BE IT RESOLVED that Recommendations 2-5 of the staff report be referred to Council.

Carried

Amendment:

Motion No. BHC 2023-09-02

Moved by R. King

BE RESOLVED that the report be routed to Council for consideration at the City Council meeting of December 6, 2023.

Carried

4.6 Designation of the Bronson Centre, 211 Bronson Avenue under Part IV of the Ontario Heritage Act

File No. ACS2023-PRE-RHU-0046 – Somerset (Ward 14)

MacKenzie Kimm, Planner III, 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 the following submissions in support of the application, and a copy of each is filed with the Office of the City Clerk:

- Corey Mayville, Executive Director, Bronson Centre
- Agnes Warda
- David Flemming, Heritage Ottawa

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

- JP Melville, Hub Director, and Corey Mayville, Executive Director, Bronson Centre
- David Jeanes

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

Report recommendations

That the Built Heritage Committee recommend that Council:

- 1. Issue a Notice of Intention to Designate the Bronson Centre, 211 Bronson Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.**
- 2. Upon service of the Notice of Intention to Designate according to Section 29 (4) of the *Ontario Heritage Act*, issue a heritage permit under Section 33 of the *Ontario Heritage Act*, to permit the ongoing rehabilitation of the building as described in Document 5.**

Carried

4.7 Lansdowne 2.0 Heritage Considerations

File No. ACS2023-PRE-RHU-0042 – Capital (Ward 17)

This report will be submitted to Ottawa City Council on November 8, 2023.

Anne Fitzpatrick, Planner III, Heritage Planning Branch, and Sean Moore, Director, Lansdowne Park Project, 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.

The following staff were also present to answer questions from the Committee:

- Lesley Collins, Program Manager, Heritage Planning
- Christine Enta, Legal Counsel

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 following delegations spoke before the Committee:

- Hunter McGill, Heritage Ottawa, in support
- Isla Paterson, with concerns
- William Price, Glebe Community Association, in support

Following discussions on this item, the Committee carried the report recommendation as presented.

Report recommendation

That the Built Heritage Committee and Council receive this report for information.

Received

Amendment:

Motion No. BHC 2023-09-03

Moved by C. Quinn

BE IT RESOLVED THAT the Built Heritage Committee recommends that Council not support a motion that may come before you that recommends the reinstatement of the third tower due to the negative Heritage implications such a structure would have on the Aberdeen Pavilion in terms of proximity, shadow casting, visual crowding and public experience of the National Historic Site.

For (3): A. Troster, V. Dhote, and C. Quinn

Against (3): R. King, S. Plante, and C. Kelly

Conflict (1): C. Legault

Lost on a tie (3 to 3)

Following the staff presentation, Member C. Legault advised the Committee that, as an employee of Parks Canada, she would refrain from commenting on this item given that staff would be collaborating with Parks Canada on this project. Member C. Legault then recused herself from the meeting and did not take part in discussions or vote on this item.

5. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

7. Inquiries

There were no Inquiries.

8. Other Business

There was no other business.

9. Adjournment

Next Meeting

December 12, 2023

The meeting adjourned at 1:45 pm.

Committee Coordinator

Chair