

1. **Application to alter 359 Kent Street, 436 and 444 MacLaren Street, properties designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District**

Demande de modification du 359, rue Kent, du 436 et 444, rue MacLaren, des biens-fonds désignés aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et situés dans le district de conservation du patrimoine du centre-ville

Committee recommendations

That Council:

1. **Approve the application to alter 359 Kent Street and 436 and 444 MacLaren Street according to plans prepared by Hobin Architecture Incorporated, dated July 28, 2023, conditional upon:**
 - a) **The approval of the associated Official Plan Amendment and Zoning By-law Amendment applications (ACS2023-PRE-PS-0123) and the approval of the associated Site Plan Control application.**
 - b) **The applicant providing financial securities through a Letter of Credit to ensure the protection, conservation, and restoration of the building at 359 Kent Street prior to the issuance of a building or demolition permit related to the deconstruction.**
 - c) **Issuance of a heritage permit under the Ontario Heritage Act through the delegated authority heritage permit process for the final design of the tower portion of the proposal.**
 - d) **The implementation of the conservation measures identified in the Conservation Plan attached as Document 10, which will be monitored through ongoing reports submitted by the applicant in consultation with their**

heritage consultant to the satisfaction of Heritage Planning Staff, commencing prior to the issuance of a building or demolition permit related to the deconstruction of the building at 359 Kent Street.

- e) The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.
 - f) The applicant providing a Documentation and Salvage Plan to the satisfaction of staff in Heritage Planning that describes the documentation process for the building and identifies opportunities for the retention of existing building material where possible.
2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;
 3. Approve the issuance of a heritage permit with an expiry date of two years from the date of the required Site Plan Agreement approval, but no later than 7 years from the date of issuance unless otherwise extended by Council.

Recommandations du Comité

Que le Conseil:

1. Approuve la demande visant à modifier le 359, rue Kent, ainsi que les 436 et 444, rue MacLaren, conformément aux plans préparés par Hobin Architecture Incorporated, en date du 28 juillet 2023, sous réserve des conditions suivantes :
 - a) L'approbation des demandes connexes de modification du Plan officiel et du Règlement de zonage (ACS2023-PRE-PS-0123) et l'approbation de la demande connexe de réglementation du plan d'implantation.

- b) Que le requérant fournisse des garanties financières au moyen d'une lettre de crédit pour assurer la protection, la conservation et la restauration du bâtiment situé au 359, rue Kent, avant la délivrance d'un permis de construire ou d'un permis de démolition relatif au démantèlement.
- c) La délivrance d'un permis patrimonial, aux termes de la *Loi sur le patrimoine de l'Ontario*, dans le cadre des pouvoirs délégués du processus de délivrance de permis patrimoniaux, pour la conception définitive de la tour devant être érigée.
- d) La mise en oeuvre des mesures de conservation définies dans le plan de conservation ci-joint à titre de document 10, lequel sera surveillé par l'entremise de rapports constants soumis par le demandeur en consultation avec son expert-conseil du patrimoine à la satisfaction du personnel de la Planification du patrimoine, commençant avant la délivrance d'un permis de construire ou de démolition relativement à la déconstruction du bâtiment du 359, rue Kent.
- e) Que le requérant fournisse des échantillons de tous les matériaux de revêtement extérieur définitifs, à l'approbation du personnel de la Planification du patrimoine avant la délivrance du permis de construire.
- f) Que le requérant fournisse de la documentation et un plan de sauvetage à la satisfaction du personnel de la Planification du patrimoine qui décrivent le processus de documentation relatif au bâtiment et font état de la conservation, dans la mesure du possible, des matériaux du bâtiment existant.

2. Délégué au directeur général de la Direction générale de Planification, Immobilier et Développement économique le pouvoir d'apporter des changements mineurs de conception;
3. **Approuve la délivrance d'un permis patrimonial valide deux ans à compter de la date d'approbation requise du plan d'implantation, mais pas plus de sept ans après la date de délivrance, à moins qu'il ne soit prolongé par le Conseil municipal.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated October 19, 2023 (ACS2023-PRE-RHU-0047)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 19 octobre 2023 (ACS2023-PRE-RHU-0047)
2. Extract of draft Minutes, Planning and Housing Committee, November 15, 2023

Extrait de l'ébauche du procès-verbal, Comité de la planification et du logement, le 15 novembre 2023
3. Extract of draft Minutes, Built Heritage Committee, January 16, 2024

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 16 janvier 2024

Application to alter 359 Kent Street, 436 and 444 MacLaren Street,
properties designated under Part V of the Ontario Heritage Act as part of
the Centretown Heritage Conservation District

This report will be submitted to the Built Heritage Committee on December 12, 2023. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on December 31, 2023.

ACS2023-PRE-RHU-0047 - Somerset (14)

Report recommendation(s)

That the Built Heritage Committee and Planning and Housing Committee recommend that Council:

- 1. Approve the application to alter 359 Kent Street and 436 and 444 MacLaren Street according to plans prepared by Hobin Architecture Incorporated, dated July 28, 2023, conditional upon:**
 - a. The approval of the associated Official Plan Amendment and Zoning By-law Amendment applications (ACS2023-PRE-PS-0123) and the approval of the associated Site Plan Control application.**
 - b. The applicant providing financial securities through a Letter of Credit to ensure the protection, conservation, and restoration of the building at 359 Kent Street prior to the issuance of a building or demolition permit related to the deconstruction.**
 - c. Submission of final elevations of the tower portion of the proposal for approval under delegated authority by the General Manager, Planning, Real Estate and Economic Development Department.**

- d. **The implementation of the conservation measures identified in the Conservation Plan attached as Document 10, which will be monitored through ongoing reports submitted by the applicant in consultation with their heritage consultant to the satisfaction of Heritage Planning Staff, commencing prior to the issuance of a building or demolition permit related to the deconstruction of the building at 359 Kent Street.**
 - e. **The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - f. **The applicant providing a Documentation and Salvage Plan to the satisfaction of staff in Heritage Planning that describes the documentation process for the building and identifies opportunities for the retention of existing building material where possible.**
2. **Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
 3. **Approve the issuance of a heritage permit with a four year expiry date from the date of issuance unless otherwise extended by Council.**

Carried as amended

Amendment:

Motion No. PHC 2023 - 18/03

Moved by G. Gower

WHEREAS the Built Heritage Committee meeting scheduled for December 12, 2023 and the City Council meeting scheduled for December 19, 2023 were cancelled; and

WHEREAS the Application to alter 359 Kent Street, 436 and 444 MacLaren Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District report (ACS2023-PRE-RHU-0047) and the Official Plan Amendment

and Zoning By-law Amendment – 359 Kent Street, 436 and 444 MacLaren Street report (ACS2023-PRE-PS-0123) now list incorrect Committee and Council dates on their respective cover pages and must be updated to reflect accurate dates.

THEREFORE BE IT RESOLVED the City Council date for reports ACS2023-PRE-PS-0123 and ACS2023-PRE-RHU-0047 be changed to January 24, 2024 / 24 janvier 2024 on the report cover page; and

BE IT FURTHER RESOLVED regarding report ACS2023-PRE-RHU-0047, that the Office of the City Clerk be directed to update the Built Heritage Committee date on the cover page to add the January Built Heritage Committee date once it is finalized.

Carried

Application to alter 359 Kent Street, 436 and 444 MacLaren Street,
properties designated under Part V of the Ontario Heritage Act as part of
the Centretown Heritage Conservation District

File No. ACS2023-PRE-RHU-0047 – Somerset (Ward 14)

This report was 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 31, 2024.

Anne Fitzpatrick, 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.

The Applicant/Owner as represented by Derek Howe, Taggart Realty Management, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- John Stewart, Commonwealth Historic Resources Management
- Pat Bisson, Hobin Architecture
- Kyle Kazda, Taggart Realty Management

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

Hunter McGill, 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. BHC 2024-01-01.

Report recommendations

That the Built Heritage Committee and Planning and Housing Committee recommend that Council:

- 1. Approve the application to alter 359 Kent Street and 436 and 444 MacLaren Street according to plans prepared by Hobin Architecture Incorporated, dated July 28, 2023, conditional upon:
 - a. The approval of the associated Official Plan Amendment and Zoning By-law Amendment applications (ACS2023-PRE-PS-0123) and the approval of the associated Site Plan Control application.**
 - b. The applicant providing financial securities through a Letter of Credit to ensure the protection, conservation, and restoration of the building at 359 Kent Street prior to the issuance of a building or demolition permit related to the deconstruction.**
 - c. Issuance of a heritage permit under the Ontario Heritage Act through the delegated authority heritage permit process for the final design of the tower portion of the proposal.**
 - d. The implementation of the conservation measures identified in the Conservation Plan attached as Document 10, which will be monitored through ongoing reports submitted by the applicant in consultation with their heritage consultant to the satisfaction of Heritage Planning Staff, commencing prior to the issuance of a building or demolition permit related to the deconstruction of the building at 359 Kent Street.**
 - e. The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - f. The applicant providing a Documentation and Salvage Plan to the satisfaction of staff in Heritage Planning that describes the documentation process for the building and****

identifies opportunities for the retention of existing building material where possible.

- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 3. Approve the issuance of a heritage permit with a four year expiry date from the date of issuance unless otherwise extended by Council.**

Carried as amended

Amendment:

Motion No. BHC 2024-01-01

Moved by A. Troster

WHEREAS report recommendation 3 states that Built Heritage Committee and Planning and Housing Committee recommend that Council “Approve the issuance of a heritage permit with a four year expiry date from the date of issuance unless otherwise extended by Council; and

WHEREAS the applicant has requested an extension of the heritage permit;

THEREFORE BE IT RESOLVED that recommendation 3 be amended to the following:

Approve the issuance of a heritage permit with an expiry date of two years from the date of the required Site Plan Agreement approval, but no later than 7 years from the date of issuance unless otherwise extended by Council.

Carried