

**7. Application to alter 29 Russell Avenue, a property designated under Part V of the Ontario Heritage Act, located in the Russell Avenue-Range Road Heritage Conservation District**

**Demande de modification du bien-fonds occupant le 29, avenue Russell, désigné en vertu de la partie V de la Loi sur le patrimoine de l'Ontario et situé dans le district de conservation du patrimoine de l'avenue Russell et du chemin Range**

**Built Heritage Committee and Planning and Housing Committee recommendation(s), as amended**

**That Council:**

- 1. Approve the application to 29 Russell Avenue according to plans prepared by Woodman Architect & Associates, dated July 28, 2023 and the landscape plan prepared by James Lennox dated August 2, 2023 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.**

**Recommandation(s) du Comité du patrimoine bâti et le Comité de la planification et du logement telle que modifiée**

**Que le Conseil :**

- 1. Approuve la demande visant le 29, avenue Russell, conformément aux plans préparés par Woodman Architect & Associates, en date du 28 juillet 2023, et au plan d'aménagement paysager préparé par James Lennox, en date du 2 août 2023, sous réserve de la condition suivante :
  - a. que le requérant soumette des échantillons des matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine avant la délivrance du permis de construire;****
- 2. Délègue au directeur général de Planification, Immobilier et Développement économique le pouvoir d'autoriser des changements mineurs de conception;**
- 3. Approuve la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf prolongation accordée par le Conseil municipal.**

**Documentation/Documentation**

- 1** Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated January 8, 2024 (ACS2024-PRE-RHU-0018)  
  
Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 8 janvier 2024 (ACS2024-PRE-RHU-0018)
- 2** Extract of draft Minutes, Built Heritage Committee, January 16, 2024  
  
Extrait de l'ébauche du procès-verbal du Comité du patrimoine bâti, le 1 janvier 2024

- 3 Extract of draft Minutes, Planning and Housing Committee, January 17, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 17 janvier 2024

**Planning and Housing  
Committee  
Report 20  
January 24, 2024**

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**Comité de de la planification et  
du logement  
Rapport 20  
Le 24 janvier 2024**

**Extract of Draft Minutes 10  
Built Heritage Committee  
January 16, 2024**

**Extrait de l'ébauche  
du procès-verbal 10  
Comité du patrimoine bâti  
Le 16 janvier 2024**

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Application to alter 29 Russell Avenue, a property designated under Part V of the Ontario Heritage Act, located in the Russell Avenue-Range Road Heritage Conservation District

File No. ACS2024-PRE-RHU-0018 - Rideau-Vanier (Ward 12)

*This report will be submitted to the Planning and Housing Committee on January 17, 2024. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on February 29, 2024.*

The Applicant, as represented by Haris Khan, Fotenn, 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 the following submissions, and a copy of each is filed with the Office of the City Clerk:

- Philip Ling, with concerns
- David Flemming, Heritage Ottawa, in support

The Committee carried the report recommendations as amended by Motion No. BHC 2024-01-02.

### **Report recommendations**

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

- 1. Approve the application to 29 Russell Avenue according to plans prepared by Woodman Architect & Associates, dated**

**July 26, 2023 and the landscape plan prepared by James Lennox dated August 2, 2023 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 as amended**

With dissent from Vice-chair S. Plante.

**Amendment:**

**Motion No. BHC 2024-01-02**

**WHEREAS report recommendation 1 erroneously states that the plans prepared by Woodman Architect & Associates is dated as 26 July 2023, in both the english and french report recommendations; and**

**WHEREAS the plans, referenced as Supporting Document 6 – Elevations, were dated 28 July 2023;**

**THEREFORE BE IT RESOLVED that report recommendation 1, in both english and french, be amended to state that the plans prepared by Woodman Architect & Associates is dated as 28 July 2023/28 juillet 2023.**

**Carried**

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Application to alter 29 Russell Avenue, a property designated under Part V of the Ontario Heritage Act, located in the Russell Avenue-Range Road Heritage Conservation District

File No. ACS2024-PRE-RHU-0018 - Rideau-Vanier (12)

This report will be submitted to the Built Heritage Committee on January 16, 2024. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on February 29, 2024.

L. Johnson declared a conflict on this item.

*This report was considered concurrently with **Zoning By-law Amendment – 29 Russell Avenue (ACS2024-PRE-PS-0034)**.*

**Report recommendations**

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

- 1. Approve the application to 29 Russell Avenue according to plans prepared by Woodman Architect & Associates, dated July 26, 2023 and the landscape plan prepared by James Lennox dated August 2, 2023 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;****
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- 3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

**Planning and Housing  
Committee  
Report 20  
January 24, 2024**

**7**

**Comité de de la planification et  
du logement  
Rapport 20  
Le 24 janvier 2024**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2024-20-01**

Moved by G. Gower

**WHEREAS** report recommendation 1 erroneously states that the plans prepared by Woodman Architect & Associates is dated as 26 July 2023, in both the English and French report recommendations; and

**WHEREAS** the plans, referenced as Supporting Document 6 – Elevations, were dated 28 July 2023;

**THEREFORE BE IT RESOLVED** that report recommendation 1, in both English and French, be amended to state that the plans prepared by Woodman Architect & Associates is dated as 28 July 2023/28 juillet 2023.

**Carried**