



Built Heritage Committee

Minutes

Meeting #: 10
Date: Tuesday, January 16, 2024
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 James Maddigan, Member Carolyn Quinn

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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 24, 2024 in Built Heritage Committee Report 10.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on January 15, and the deadline to register by email to speak is 8:30 am on January 16.
 2. Declarations of Interest
No Declarations of Interest were filed.
 3. Confirmation of Minutes

3.1 BHC Minutes 9 – November 6, 2023**Carried**

4. Planning, Real Estate and Economic Development Department

4.1 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

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

- 4.2 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

Moved by S. Plante

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

4.3 Application to alter 125 Lakeway Drive, a property designated under Part V of the Ontario Heritage Act, located in the Rockcliffe Park Heritage Conservation District

File No. ACS2024-PRE-RHU-0016 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 26, 2024.

Taylor Quibell, Planner I, 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. Anne Fitzpatrick, Planner III, Heritage Planning Branch, was also available to answer questions from the Committee.

The following speakers addressed the Committee to speak to the report recommendations:

- Sharon Hodder, in support
- Michele Hayman, Rockcliffe Park Residents' Association, with concerns
- Leia Lu and John Dimitrijevic (owners), in support

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:

- Sharon Hodder and Michael Steel, in support
- David Flemming, Heritage Ottawa, in support
- Michele Hayman, Rockcliffe Park Residents' Association, with concerns

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

Direction to staff

Chair R. King

That staff review the streetscape and come back to committee to share how we can proceed and protect the Heritage Conservation District.

Report recommendations

That the Built Heritage Committee recommend that Council:

1. **Approve the application to alter 125 Lakeway Drive according to plans prepared by André Godin Design, submitted October 18, 2023 and the landscape plan prepared by John K. Szczepaniak dated February 1, 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;**
 - b. **The applicant submitting a final landscape plan 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

With dissents from Councillor J. Leiper and Member J. Maddigan.

4.4 Application to alter 149 King George Street, a property designated under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0019 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on February 12, 2024.

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. Anne Fitzpatrick, Planner III, Heritage Planning Branch, was also available to answer questions from the Committee.

The Applicant, as represented by Peter Hume, was present in support, and available to answer questions.

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

- David Flemming, Heritage Ottawa, in support
- Arran McBride, with concerns
- Nora Benamra, Overbrook Community Association, with concerns
- Letter signed Parents of Vinci School, with concerns
- Linda Barber, with concerns
- Mercedes Marcano, with concerns

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 149 King George Street, according to plans submitted by Evolution Design Drafting dated October 20, 2023, conditional upon:**
 - a. The approval of the related *Planning Act* applications;**
- 2. Direct staff to prepare an amendment to the designation by-law (2020-345) to reflect the current heritage value of the former Overbrook Public School.**
- 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 permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Carried

4.5 Update to the Designation of the Ottawa Water Works Complex under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0017 - Somerset (Ward 14)

Report recommendations

That the Built Heritage Committee recommend that:

1. **Council issue a Notice of Intention to Designate the Ottawa Water Works Complex under Part IV of the *Ontario Heritage Act*, according to the Statement of Cultural Heritage Value, attached as Document 5; and**
2. **Following registration of a by-law to designate the Ottawa Water Works Complex, Council repeal By-law 22-82 and By-law 65-95.**

Motion No. BHC 2024-01-03

Moved by A. Troster

WHEREAS subsequent to report publication internal stakeholder considerations have been raised that require further discussion;

THEREFORE BE IT RESOLVED that the Built Heritage Committee approve the following:

1. **Defer report ACS2024-PRE-RHU-0017 to the February 13, 2024 meeting of the Built Heritage Committee; and**
2. **Permit staff to include a revised staff report and supporting documentation for inclusion in the distribution of the February 13, 2024 Built Heritage Committee agenda with notice being provided.**

Carried

4.6 Designation of 415 Kenwood Avenue under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0004 - Kitchissippi (Ward 15)

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.

David Jeanes, Heritage Ottawa, addressed the Committee to speak in support of the report recommendations.

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

- Heather Mitchell, Westboro Community Association, in support
- David Flemming, Heritage Ottawa, in support

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

Report recommendation

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 415 Kenwood Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

4.7 Designation of Bible House at 315 Lisgar Street under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0014 - Somerset (Ward 14)

Taylor Quibell, Planner I, 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 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 recommendation as presented.

Report recommendation

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 315 Lisgar Street, the Bible House, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

4.8 Designation of Southminster United Church at 1040 Bank Street under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0015 - Capital (Ward 17)

Taylor Quibell, Planner I, 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 speakers addressed the Committee to speak to the report recommendation:

- Isla Paterson, in support
- Hunter McGill, Heritage Ottawa, in support
- Laura Urrechaga, Old Ottawa South Community Association, in support

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

- David Flemming, Heritage Ottawa, in support
- Old Ottawa South Community Association, in support

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

Report recommendation

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

Carried

4.9 Designation of former W.C. Edwards and Company building, 290 City Centre Avenue, under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0002 - Somerset (Ward 14)

Lauren Luchenski, Built Heritage Research Coordinator, 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 staff were also available to answer questions from the Committee:

- Anne Fitzpatrick, Planner III, Heritage Planning Branch
- Christine Enta, legal counsel, Planning, Real Estate and Economic Development

The following speakers addressed the Committee to speak to the report recommendation:

- David Jeanes, Heritage Ottawa, in support
- Michael Polowin, on behalf of the applicant, opposed

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 recommendation as presented.

Report recommendation

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the former W.C. Edwards and Company building, 290 City Centre Avenue, under Part IV of the *Ontario Heritage Act*, according to the Statement of Cultural Heritage Value, attached as Document 5.

Carried

4.10 Designation of the Westboro Masonic Temple at 430 Churchill Avenue North under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0022 - Kitchissippi (Ward 15)

Greg MacPherson, 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.

David Jeanes, Heritage Ottawa, addressed the Committee to speak in support of the report recommendations.

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

- Heather Mitchell, Westboro Community Association, in support
- David Flemming, Heritage Ottawa, in support

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

Report recommendation

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 430 Churchill Avenue North – the Westboro Masonic Temple – under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

5. In Camera Items

There were no *in camera* items.

6. Information Previously Distributed

6.1 Amendments to the Ontario Heritage Act Proposed By Bill 139, the Less Red Tape, More Common Sense Act 2023

File No. ACS2024-PRE-RHU-0021

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

There were no Notices of Motion.

8. Inquiries

There were no Inquiries.

9. Other Business

There was no other business.

10. Adjournment

Next Meeting

Tuesday, February 13, 2024.

The meeting adjourned at 12:20 pm.

Original signed by M. Blais, Acting
Committee Coordinator

Original signed by Councillor R.
King, Chair