

**4. Application to alter 315-321 Chapel Street, properties designated under Parts IV and V of the Ontario Heritage Act**

**Demande de modification des 315-321, rue Chapel, des propriétés désignées en vertu des parties IV et V de la Loi sur le patrimoine de l'Ontario**

**Built Heritage Committee and Planning and Housing Committee recommendation(s)**

**That Council:**

- 1. Approve the application to alter 315-321 Chapel Street, according to plans submitted by Linebox Studio dated January 25, 2024, 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; and**
  - b. The applicant considering the salvage of materials of Bate Memorial Hall to be incorporated into the development; and**
  - c. The applicant providing a detailed protection plan for the former All Saints Anglican Church and financial securities related to the implementation of the protection plan as a condition of Site Plan approval, to be implemented prior to demolition and construction; and**
  - d. The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.****
- 2. Delegate the authority for minor design changes to the Program Manager, Planning, Real Estate and Economic Development Department.**

3. Approve the issuance of the heritage permits with a three-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**

**Que le Conseil:**

1. Approuve la demande de modification des 315-321, rue Chapel, conformément aux plans soumis par Linebox Studio, datés du 25 janvier 2024, sous réserve des conditions suivantes :
  - a. que le requérant soumette des échantillons de tous les matériaux de revêtement extérieur à l'approbation du personnel chargé du patrimoine avant la délivrance du permis de construire;
  - b. que le requérant envisage la possibilité de récupérer des matériaux de la salle Bate Memorial pour les intégrer dans l'aménagement;
  - c. Que le requérant fournisse, comme condition à l'approbation du plan d'implantation, un plan de protection détaillé de l'ancienne église anglicane All Saints et des garanties financières liées à la mise en œuvre de ce plan, qui devra être appliqué avant le début des travaux de démolition et de construction; et
  - d. que le requérant fournisse au personnel chargé du patrimoine, au moment de présenter sa demande de permis de construire, un exemplaire des plans associés au permis de construire; cette demande doit mentionner clairement tout changement par rapport au permis en matière de patrimoine approuvé, et comprendre une liste et une explication des modifications proposées.

- 2. Délègue au directeur général de Planification, Immobilier et Développement économique le pouvoir d'apporter des changements mineurs de conception.**
- 3. Approuve la délivrance des permis en matière de patrimoine et fixer leur date d'expiration à trois ans après la date de délivrance, sauf si les permis sont prolongés par le Conseil municipal.**

Documentation/Documentation

- 1 Report from the Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated March 25, 2024 (ACS2024-PRE-RHU-0041)  
  
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 25 mars 2024 (ACS2024-PRE-RHU-0041)
- 2 Extract of draft Minutes, Built Heritage Committee, April 9, 2024  
  
Extrait de l'ébauche du procès-verbal du Comité du patrimoine bâti, le 9 avril 2024

**Planning and Housing  
Committee  
Report 26  
May 1, 2024**

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**Comité de de la planification et  
du logement  
Rapport 26  
Le 1<sup>er</sup> mai 2024**

**Extract of Draft Minutes 13  
Built Heritage Committee  
April 9, 2024**

**Extrait de l'ébauche  
du procès-verbal 13  
Comité du patrimoine bâti  
Le 9 avril 2024**

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Parts IV and V of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0041 - Rideau-Vanier (Ward 12)

*This report will be submitted to the Planning and Housing Committee on  
April 24, 2024. The statutory 90-day timeline for consideration of this  
application under the Ontario Heritage Act will expire on May 27, 2024.*

The Applicant, as represented by Tamara Nahal (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 a written submission from David Flemming, Heritage Ottawa, in support of the report recommendations, 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 alter 315-321 Chapel Street, according to plans submitted by Linebox Studio dated January 25, 2024, conditional upon:**
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2. **Delegate the authority for minor design changes to the Program Manager, Planning, Real Estate and Economic Development Department.**
3. **Approve the issuance of the heritage permits with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

**Carried**