



Built Heritage Committee

Minutes

Meeting #: 13
Date: Tuesday, April 9, 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 Jeff Leiper, Councillor Ariel Troster, Member Vaibhavi Dhote, Member James Maddigan, Member Carolyn Quinn

Absent: Councillor Clarke Kelly, Member Christine Legault

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 April 17, 2024 in Built Heritage Committee Report 13.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on April 8, and the deadline to register by email to speak is 8:30 am on April 9.
2. Declarations of Interest
No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 BHC Minutes 12 – Monday, March 4, 2024**Carried**

4. Response to Inquiry

4.1 BHC 2024-01 - Heritage Planning Pre-Application Consultation

5. Planning, Real Estate and Economic Development Department

5.1 Application to alter 315-321 Chapel Street, properties designated under 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:**
 - 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.**

Carried

5.2 Application to alter 253 MacKay Street, a property designated under Part V of the Ontario Heritage Act, located in the New Edinburgh Heritage Conservation District

File No. ACS2024-PRE-RHU-0034 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on May 13, 2024.

Member Maddigan declared a point of personal privilege on this item, stating that he previously worked for RMA+SH. He has consulted with the Integrity Commissioner who advised he had no pecuniary or financial interest under the *Municipal Conflict of Interest Act*, and therefore may participate in the discussion and vote on the matter. He wished to declare the relationship to provide transparency in the spirit of section 4 (1) of the Code of Conduct for Members of Local Boards (By-law No. 2018-399). He recused himself from participating and voting on this item.

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. Lesley Collins, Program Manager, Heritage Planning Branch, was also available to answer questions from the Committee.

The Applicant/Owner as represented by Robert Martin, RMA+SH, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Ryan Rourke (owner)
- Eugen Mihaescu (RMA+SH)
- Jessica D'Aoust (Arcadis)

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 comments
- John Rodney, opposed

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

- John Rodney, opposed
- Gail McEachern, New Edinburgh Community Alliance, opposed
- David Flemming, Heritage Ottawa, with comments

Following discussion on this item, the Committee carried the report recommendations as presented. Member Maddigan did not take part in discussions or vote on this item.

Report recommendations

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to alter 253 MacKay Street according to plans prepared by RMA+SH architects, dated February 9, 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;**
 - b. 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, Heritage Planning Branch, 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

5.3 Consideration of Objection to Notice of Intention to Designate Bible House at 315 Lisgar Street, under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0036 - Somerset (Ward 14)

The statutory timeline for consideration of this objection under the Ontario Heritage Act will expire on May 25, 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. Lesley Collins, Program Manager, Heritage Planning Branch, was also available to answer questions from the Committee.

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

- George Sinclair, Church of the Messiah, opposed
- 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 not withdraw the Notice of Intention to Designate and proceed with the designation process under Part IV of the *Ontario Heritage Act*.

Carried

5.4 Designation of the Andrew W. Fleck Memorial, 195 George Street, under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0026 - Rideau-Vanier (Ward 12)

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

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 Andrew W. Fleck Memorial, 195 George Street, under Part IV of the *Ontario Heritage Act*, according to the Statement of Cultural Heritage Value, attached as Document 5.

Carried

5.5 Designation of 41 Rideau Street and 73 Rideau Street under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0038 - Rideau-Vanier (Ward 12)

Lauren Luchenski, Built Heritage Research Coordinator, 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. MacKenzie Kimm, Planner III, Heritage Planning Branch, was also available to answer questions from the Committee.

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

- Sylvie Bigras, Lowertown Community Association, in support
- David Flemming, Heritage Ottawa, in support

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

Following discussion on this item, the Committee carried the report recommendations as amended by Motion No. BHC 2024-13-01.

Report recommendations

That the Built Heritage Committee recommend that Council:

1. **issue a Notice of Intention to Designate 41 Rideau Street, the Plaza Building, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5; and**
2. **issue a Notice of Intention to Designate 73 Rideau Street, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 6.**

Carried as amended

Amendment:

Motion No. BHC 2024-13-01

Moved by S. Plante

WHEREAS report recommendations 1 and 2 refer to incorrect Document numbers as they relate to the Statements of Cultural Heritage Vale for 41 and 73 Rideau Street; and

WHEREAS in Document 4, The Statement of Cultural Heritage Value for 41 Rideau Street inaccurately lists “Large display windows on the second and third floors”;

THEREFORE BE IT RESOLVED that recommendation 1 be amended to list the Statement of Cultural Heritage Value for 41 Rideau Street as Document 4; and

THEREFORE BE IT FURTHER RESOLVED that recommendation 2 be amended to list the Statement of Cultural Heritage Value for 73 Rideau Street as Document 5; and

THEREFORE BE IT FURTHER RESOLVED that the Description of Heritage Attributes subsection of Document 4 be amended to

correctly state “Large display windows on the first and second floors.”

Carried

5.6 Designation of eight properties in Britannia Village, 119, 195 and 205 Bradford Street, 73 Britannia Road, 95 Kirby Road, 2764 and 2775 Rowatt Street and 2777 Cassels Street, under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0040 - Bay (Ward 7)

The ward Councillor, Theresa Kavanagh, was in attendance for this item.

Kirsty Walker, Built Heritage Research Coordinator, 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. Lesley Collins, Program Manager, and Ashley Kotarba, Planner II, Heritage Planning Branch, was also available to answer questions from the Committee.

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

- Karen Patzer, Britannia Village Community Association, in support
- Janet Durno, opposed to the designation of 119 Bradford Street
- David Flemming, Heritage Ottawa, in support

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

- Janet Durno, opposed to the designation of 119 Bradford Street
- Malcolm Campbell, opposed to the designation of 195 Bradford Street
- David Flemming, Heritage Ottawa, in support

Following discussion on this item, the Committee carried the report recommendations as amended by Motion No. BHC 2024-13-02.

Report recommendations

That the Built Heritage Committee recommend that Council:

1. **Issue a Notice of Intention to Designate 119 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**
2. **Issue a Notice of Intention to Designate 195 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 7.**
3. **Issue a Notice of Intention to Designate 205 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.**
4. **Issue a Notice of Intention to Designate 73 Britannia Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 11.**
5. **Issue a Notice of Intention to Designate 95 Kirby Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 13**
6. **Issue a Notice of Intention to Designate 2764 Rowatt Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 15.**
7. **Issue a Notice of Intention to Designate 2775 Rowatt Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 17.**
8. **Issue a Notice of Intention to Designate 2777 Cassels Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 19.**

Carried as amended

Amendment:

Motion No. BHC 2024-13-02

Moved by S. Plante

WHEREAS staff attempted to contact the property owner by letter on February 3, 2024 and March 5, 2024; and

WHEREAS the property owner reached out to Staff on April 7, 2024, resulting in a meeting on April 8, 2024; and

WHEREAS further considerations have been presented that will require additional time for discussion on the designation of 195 Bradford Street under Part IV of the Ontario Heritage Act; and

THEREFORE BE IT RESOLVED that the Built Heritage Committee approve the removal of Report recommendation 2 from ACS2024-PRE-RHU-0040.

Carried

5.7 Bill 23: Implementation of Changes to the Ontario Heritage Act – Heritage Register Removal Report #3

File No. ACS2024-PRE-RHU-0033 - City-wide

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

The Committee carried the report recommendation as presented.

Report recommendation

That Built Heritage Committee recommend that Council removes reference to the properties listed in Document 1, attached to this report, from the Municipal Heritage Register.

Carried

6. Office of the City Clerk

6.1 Status Update – Built Heritage Committee Inquiries and Motions for the period ending March 22, 2024

File No. ACS2024-OCC-CCS-0031 - City-wide

Report recommendation

That the Built Heritage Committee receive this report for information.

Received

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Tools to Prevent Deterioration of Designated Heritage Properties

File No. ACS2024-PRE-RHU-0042

With the will of the Committee, this information previously distributed (IPD) was lifted for discussion.

Lesley Collins, Program Manager, Heritage Planning Branch, presented an overview of the IPD and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk. Christine Enta, Legal Counsel, was also available to answer questions from the Committee.

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

During discussions on this item, staff undertook to recirculate memos previously sent to Council on the subject of expropriating heritage properties.

Staff also undertook that they would provide Committee members with additional information about By-law and Regulatory Services' resource levels and requirements for monitoring heritage properties.

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

There were no Notices of Motion.

10. Inquiries

There were no Inquiries.

11. Other Business

11.1 Planning Circulation - Zoning By-law Amendment - 315 Chapel Street and a portion of 321 Chapel Street, 8 Blackburn Avenue

12. Adjournment

Next Meeting

May 14, 2024.

The meeting adjourned at 12:02 pm.

Original signed by M. Blais,
Committee Coordinator

Original signed by Councillor R.
King, Chair