

6. **Application to demolish 227-229, 231-233 and 235-237 St. Patrick Street, properties designated under Part V of the *Ontario Heritage Act***
- Demande de démolition des bâtiments situés aux 227-229, 231-233 et 235-237, rue St-Patrick, qui sont des propriétés désignées en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario***

Committee recommendation(s), as amended

That Council:

1. Approve the applications to demolish the buildings at 227-229, 231-233 and 235-237 St. Patrick Street, and issue the heritage permit conditional upon:
 - a) The registered owner(s) of the properties entering into an agreement with the City, to be registered on title, that until the time of the construction of replacement buildings, the registered Owner shall:
 - i. Landscape the properties to the satisfaction of the General Manager of Planning, Development and Building Services Department.
 - ii. Prohibit the use of the property for other interim uses.
 - iii. Maintain the property in accordance with the Property Standards By-law.
2. Exempt the subject property from the requirements of the Demolition Control By-law, 2012 (2012-377).
3. **Direct staff to consider the historic architectural expression of the existing buildings and the contribution they make to the streetscape in the evaluation of any future application for new**

construction under the Ontario Heritage Act on the properties located at 227-229, 231-233 and 235-237 St. Patrick Street.

Recommandation(s) du Comité, telle(s) que modifiée(s)

Que le Conseil :

- 1. Approuve les demandes de démolition des bâtiments situés aux 227-229, 231-233 et 235-237, rue St-Patrick, et de délivrer un permis patrimonial sous réserve des conditions suivantes :**
 - a) Que le ou les propriétaires enregistrés des biens-fonds concluent une entente avec la Ville, qui sera enregistrée sur le titre de propriété, stipulant que le ou les propriétaires enregistrés doivent respecter les points suivants jusqu'à ce que les bâtiments de remplacement soient construits :**
 - i. Assurer l'aménagement paysager des propriétés à la satisfaction de la directrice générale, Services de la planification, de l'aménagement et du bâtiment;**
 - ii. Ne pas utiliser les propriétés à d'autres usages intérimaires;**
 - iii. Entretien des propriétés conformément au Règlement sur les normes d'entretien des biens.**
- 2. Exempte les propriétés en question des exigences du Règlement sur le contrôle des démolitions de 2012 (2012-377).**
- 3. Demande au personnel de se pencher sur l'expression architecturale historique des bâtiments présents et sur leur contribution au paysage de rue, lors de l'étude des futures demandes de construction, conformément à la Loi sur le patrimoine de l'Ontario, pour les propriétés situées aux 227-229, 231-233 et 235-237, rue St-Patrick.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services Department, submitted on August 29, 2024 (ACS2024-PDB-RHU-0069)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment, soumis le 29 août 2024 (ACS2024-PDB-RHU-0069)

2. Extract of draft Minutes, Built Heritage Committee, September 10, 2024

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 10 septembre 2024

Application to demolish 227-229, 231-233 and 235-237 St. Patrick Street,
properties designated under Part V of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0069 – Rideau-Vanier (Ward 12)

*The statutory 90-day timeline for consideration of this application under
the Ontario Heritage Act will expire on November 2, 2024.*

Lesley Collins, Program Manager, 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:

- Christine Enta, Legal Counsel, Planning, Development and Real Estate Law, Legal Services Department
- Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate Law, Legal Services Department
- Jennifer Therkelsen, Program Manager, By-law and Regulatory Services, Emergency and Protective Services Department (EPSD)
- Maurice Quinn, external consultant, Capacity Engineering Limited

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

- Heritage Ottawa, with concerns
- Marc Aubin, with concerns

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

- Janet Thompson Mar, in support

- Josiah Frith, Lowertown Community Association, with concerns
- Crystal McConkey, representing the owners, in support

Following discussion on this item, the Committee carried the report recommendations as amended by Motion No. BHC 2024-17-01, which adds a third recommendation for Council's consideration.

Report Recommendation(s)

That the Built Heritage Committee recommend that Council:

- 1. Approve the applications to demolish the buildings at 227-229, 231-233 and 235-237 St. Patrick Street, and issue the heritage permit conditional upon:**
 - a. The registered owner(s) of the properties entering into an agreement with the City, to be registered on title, that until the time of the construction of replacement buildings, the registered Owner shall:**
 - i. Landscape the properties to the satisfaction of the General Manager of Planning, Development and Building Services Department.**
 - ii. Prohibit the use of the property for other interim uses.**
 - iii. Maintain the property in accordance with the Property Standards By-law.**
- 2. Exempt the subject property from the requirements of the Demolition Control By-law, 2012 (2012-377).**

Carried as amended

Motion No. BHC 2024-17-01

Moved by S. Plante

- 3. Direct staff to consider the historic architectural expression of the existing buildings and the contribution they make to the streetscape**

**in the evaluation of any future application for new construction
under the Ontario Heritage Act on the properties located at 227-229,
231-233 and 235-237 St. Patrick Street.**

Carried