



Built Heritage Committee

Minutes

Meeting #: 18
Date: Tuesday, October 8, 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 Christine Legault, Member Carolyn Quinn

Absent: Councillor Clarke Kelly, Member James Maddigan

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 October 16, 2024 in Built Heritage Committee Report 18.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on October 7, and the deadline to register by email to speak is 8:30 am on October 8.
2. Declarations of Interest
No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 BHC Minutes 17 – Tuesday, September 10, 2024

Carried

4. Referrals

4.1 Designation of the Église évangélique baptiste d'Ottawa at 284 King Edward Avenue under Part IV of the Ontario Heritage Act

File No. ACS2024-PRE-RHU-0010 - Rideau-Vanier (Ward 12)

This item was referred to the Built Heritage Committee by Ottawa City Council on April 3, 2024.

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

Following discussion on this item, the Committee deferred the report as outlined in Motion No. BHC 2024-18-01.

Report Recommendation(s)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Église évangélique baptiste d'Ottawa at 284 King Edward Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Motion No. BHC 2024-18-01

Moved by S. Plante

WHEREAS the owner has requested additional time to provide information for staff's consideration regarding potential adaptive reuse of the church property and/or development scenarios that involve the consolidation of the church property with abutting lands; and

WHEREAS this new information will require additional time for staff to review, seek clarification and review with the owners on the development scenarios, so that staff can be comfortable that any development concept preserves the heritage of the church while allowing for the redevelopment of the site and abutting lands; and

WHEREAS this report has been referred from Council back to the Built Heritage Committee once previously;

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

- 1) Defer report ACS2024-PRE-RHU-0010 for further consideration and return to Built Heritage Committee by end of Q1 2025; and**
- 2) Permit staff to include, if necessary, a revised staff report and/or supporting documentation for inclusion in the distribution of the meeting agenda with appropriate notice being provided.**

Carried

5. Planning, Development and Building Services Department

5.1 Consideration of Application to Repeal By-law Designating 501 Cole Avenue under Part IV of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0070 - Kitchissippi (Ward 15)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on November 21, 2024.

There was a brief recess from 9:57 am to 10:11 am to resolve technical difficulties.

Greg MacPherson, Planner II, Heritage Planning Branch, presented an overview of the report recommendation 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:

- Lesley Collins, Program Manager, Heritage Planning Branch
- Christine Enta, Legal Counsel, Planning, Development and Real Estate Law, Legal Services Department

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

- Lorri Biesenthal and Paul Thompson, in support of designation

- Jacqueline Tetroe, in support of designation
- Heritage Ottawa, in support of designation

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

- David Flemming, Heritage Ottawa, in support of designation
- Heather Mitchell, Westboro Community Association, in support of designation
- Michael Polowin, representing the applicant, opposed to designation

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

Report Recommendation(s)

That the Built Heritage Committee recommend that Council refuse the application to repeal the by-law designating 501 Cole Avenue under Part IV of the *Ontario Heritage Act*.

Carried

5.2 Application for new construction at 160 Clemow Avenue, a property designated under Part V of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0057 – Capital (Ward 17)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on October 29, 2024.

Ward Councillor S. Menard was in attendance for this item.

Greg MacPherson, Planner II, Heritage Planning Branch, presented an overview of the report recommendation and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant, as represented by Tim Beed, 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 submission from 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:

- William Price, Glebe Community Association, in support
- David Flemming, Heritage Ottawa, in support

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

Report Recommendation(s)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application for new construction at 160 Clemow Avenue according to plans by Stewart + Tsai Architects, dated July 22, 2024, conditional upon:**
 - a. 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.**
 - b. The applicant providing samples of the proposed exterior brick cladding and details of the proposed windows.**
 - c. The applicant providing heritage staff with updated municipal addressing for the severed and retained portions of the subject property.**
- 2. Delegate authority for minor design changes and updates to the address on the Heritage Permit that arise through condition 1(c) to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department.**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

Carried

5.3 Designation of 178 Cambridge Street North under Part IV of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0072 – Somerset (Ward 14)

Sara Wehbi, Planner I, Heritage Planning Branch, presented an overview of the report recommendation 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 Heritage Ottawa in support of the report recommendation, and a copy is filed with the Office of the City Clerk.

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

Following discussion on this item, the Committee carried the report recommendation as amended by Motion No. BHC 2024-18-02.

Report recommendation(s)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Sycamore House, 178 Cambridge Street North, under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value attached as Document 5.

Carried as amended

Motion No. BHC 2024-18-02

Moved by S. Plante

WHEREAS; Document 5, the Statement of Cultural Heritage Value, in the report for the designation of 178 Cambridge Street North, includes reference to a wood building attached at the rear of the property as a contributing factor in the designation of this property under Part IV of the Ontario Heritage Act; and

WHEREAS staff have revised Document 5 and request that it replace the currently published version to remove reference to this wood

building as well as make minor changes to the neighborhood name, construction date and the extent of a fire in 1900; and

WHEREAS the more contemporary structure on the property has many key exterior attributes that contributes to the heritage value, making the property an ideal candidate for designation;

THEREFORE BE IT RESOLVED that the current version of Document 5 be removed and replaced with the amended version to accurately outline the Statement of Cultural Heritage Value for 178 Cambridge Street N.

Carried

5.4 Designation of the Campanile Campus, 1485-1495 Heron Road under Part IV of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0073 - Alta Vista (Ward 18)

This report will be submitted to Ottawa City Council on October 30, 2024.

Ward Councillor M. Carr was in attendance for this item.

There was a brief recess from 11:06 am to 11:19 am to resolve technical difficulties.

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 Applicant/Owner as represented by Taylor Marquis, Canada Lands Company, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Eric Bays, Stantec Consulting
- Mary Jarvis, Canada Lands Company
- Clara Shipman, ERA Architects

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

- Lynne Davidson-Fournier, Guildwood Residents Alliance, with concerns
- Heritage Ottawa, in support

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

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

Report Recommendation(s)

That the Built Heritage Committee recommend that Council :

- 1. Issue a Notice of Intention to Designate the Campanile Campus, 1485 and 1495 Heron Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5**
- 2. Adopt the Conservation Design Guidelines, prepared by ERA Architects Inc, attached as Document 7, for use in evaluating future applications under the *Ontario Heritage Act* for 1495 Heron Road.**

Carried

5.5 Adoption of new Heritage Conservation District Plans for the ByWard and Lowertown West HCDs

File No. ACS2024-PRE-RHU-0003 – Rideau-Vanier (Ward 12)

MacKenzie Kimm, Planner III, 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.

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

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

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

Report Recommendation(s)

That the Built Heritage Committee recommend that Council:

1. **Adopt the proposed Heritage Conservation District Plan for the ByWard Market Heritage Conservation District by by-law, as shown in Document 1;**
2. **Adopt the proposed Heritage Conservation District Plan for the Lowertown West Heritage Conservation District by by-law, as shown in Document 2;**
3. **Direct Legal staff not to list the by-laws to adopt the Heritage Conservation District Plans for the ByWard Market and Lowertown West HCDs until after the Provincial Planning Statement, 2024 comes into force;**
4. **Direct Heritage Planning staff with Legal Services staff to register the designation by-law for the ByWard Market HCD or the Lowertown West HCD (as applicable), on title for the individually designated properties listed in Document 4;**
5. **Direct Heritage Planning staff with Legal Services staff to review the property parcels within the existing ByWard Market HCD and the Lowertown West HCD boundaries to identify any parcel anomalies and delegate authority to staff to correct said anomalies by preparing an amending designation by-law for the applicable HCD to be registered on title;**
6. **Direct Building Code Services and Heritage Planning Staff to continue to review the Permanent Signs on Private Property By-law in the context of the proposed ByWard Market or Lowertown West HCD Plans and bring forward amendments necessary.**

Carried

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Designation Refusals, Fall 2024

File No. ACS2024-PDB-RHU-0074

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

There were no Notices of Motion.

9. Inquiries

9.1 Councillor S. Menard - Public Notice for Heritage-Related Applications

On July 9, 2024, an application to alter 259 Clemow Avenue came before the Built Heritage Committee. The property is designated under Part V of the Ontario Heritage Act as part of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District.

Unfortunately, notifications of this application were not delivered to nearby residents until days before the committee meeting, resulting in only one resident able to attend the meeting, though the application and designated property were of concern to many of the surrounding neighbours. Further, the radius within which notices are delivered is relatively small, as compared to the heritage conversation district, and did not reach all residents who would have wished to provide input on the application. The file also had only one day between being voted on at committee (July 9th) and the vote at city council (July 10th). As such, we are interested in exploring how notification could be improved and/or expanded.

To staff:

What are the current notification requirements when there is an application to alter or demolish a heritage-designated property and what occurred with regard to 259 Clemow?

What would prompt a heritage file to be considered by committee and then council within only a 24 hour period?

What is the feasibility of expanding our notification procedures for such applications, including, but not limited to:

- Increasing the radius for the delivery of notifications to nearby residences, especially when a street or area is within a heritage conservation district;
- Posting large public notifications on the affected properties that can be easily noticeable from the street (this could include signs posted at the property line, large signage on the property, etc.); and
- Notifying local Community Associations or Residents Associations?

Are there other methods available to the city to improve notification?

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Tuesday, November 12, 2024.

The meeting adjourned at 11:56 am.

Original signed by M. Blais,
Committee Coordinator

Original signed by Councillor R.
King, Chair