

3. Application for demolition at 79 Guigues Avenue, a property designated under Part V of the *Ontario Heritage Act* as part of the Lowertown West Heritage Conservation District

Demande de démolition au 79, avenue Guigues, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de la Basse-Ville Ouest

Committee Recommendation(s)

That Council :

- 1. Approve the application to demolish the building at 79 Guigues Avenue, conditional upon:**
 - a. That until the time of the construction of a replacement building, the registered Owner shall landscape the property to the satisfaction of the Program Manager of Heritage Planning, Planning, Development and Building Services Department. The registered Owner shall prohibit the use of the property for other interim uses and maintain the property in accordance with the Property Standards By-law.**
 - b. That as part of a future application for new construction under the *Ontario Heritage Act*, Council require the submission of a Heritage Impact Assessment to ensure that the attributes of the historic building that express its contribution to the HCD have been appropriately considered and incorporated into the new design.**
- 2. Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at the December 11, 2024, Council meeting in order to complete the legislative process associated with this report within a timely manner.**

3. **Exempt the subject property from the requirements of the Demolition Control By-law, 2012 (2012-377);**
4. **Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

Recommandation(s) du Comité

Que le Conseil :

1. **Approuve la demande de démolition du bâtiment situé au 79, avenue Guigues, sous réserve des conditions suivantes :**
 - a. **D'ici la construction du nouveau bâtiment, le propriétaire enregistré devra paysager la propriété à la satisfaction gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment. Il devra également interdire l'utilisation de la propriété à d'autres fins provisoires et entretenir celle-ci conformément au Règlement sur les normes d'entretien des biens.**
 - b. **Dans le cadre d'une future demande de construction faite en vertu de la *Loi sur le patrimoine de l'Ontario*, le Conseil exigera la présentation d'une évaluation des répercussions sur le patrimoine, pour s'assurer que les caractéristiques de l'édifice historique qui expriment sa contribution au DCP ont été prises en compte comme il se doit et intégrées dans la nouvelle conception.**
2. **Suspende l'obligation d'avis prévue aux paragraphes 29(3) et 34(1) du Règlement de procédure afin d'examiner ce rapport lors de sa réunion prévue le 11 décembre 2024 et ainsi de mener à terme, dans les délais prescrits, le processus législatif associé à ce rapport.**

3. **Exempte la propriété visée des exigences du Règlement sur le contrôle des démolitions de 2012 (2012-377).**
4. **Approuve la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil.**

For the information of Council

The following motion was also carried at Committee:

THEREFORE BE IT RESOLVED that references to “stacked plank” structure be replaced with “wood frame building” on page 5 of the report; and

THEREFORE BE IT FURTHER RESOLVED that staff be directed to request an amendment to Document 5 to reflect this change in the Water and Fire damage engineering report.

The amended Document 5 is now available to members of Council.

Pour l'information du conseil municipal

La motion suivante a été approuvée par le comité :

PAR CONSÉQUENT, IL EST RÉSOLU QUE les références à la structure en « madrier empilé » soit remplacées par « bâtiment à ossature de bois » à la page 5 du rapport; et

IL EST EN OUTRE RÉSOLU QUE le personnel soit chargé de demander une modification du document 5 pour effectuer ce changement dans le rapport technique sur les dommages causés par l'eau et l'incendie.

Le document 5 révisé est maintenant disponible aux membres du Conseil.

Documentation/Documentation

1. Extract of the draft Minutes, Built Heritage Committee, December 10, 2024

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

2. Manager's Report, Right of Way, Heritage and Urban Design Services, Planning, Development and Building Services, submitted on November 29, 2024 (ACS2024-PDB-RHU-0088)

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 novembre 2024 (ACS2024-PDB-RHU-0088)

Application for demolition at 79 Guigues Avenue, a property designated under Part V of the Ontario Heritage Act as part of the Lowertown West Heritage Conservation District

File No. ACS2024-PDB-RHU-0088 - Rideau-Vanier (Ward 12)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on February 12, 2025.

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 following staff were also available to answer questions from the Committee:

- Lesley Collins, Program Manager, Right of Way, Heritage, and Urban Design Services, PDBS
- Christine Enta, Legal Counsel, Legal Services Department

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

- Diane Leclair, in support
- Heritage Ottawa, opposed

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

- Linda Hoad, Heritage Ottawa, opposed
- Allen Brown, Lowertown Community Association, in support

Following discussion on this item, the Committee carried the report recommendations as amended by Motion No. BHC 2024-20-02.

Report Recommendation(s)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to demolish the building at 79 Guigues Avenue, conditional upon:
 - a. That until the time of the construction of a replacement building, the registered Owner shall landscape the property to the satisfaction of the Program Manager of Heritage Planning, Planning, Development and Building Services Department. The registered Owner shall prohibit the use of the property for other interim uses and maintain the property in accordance with the Property Standards By-law.**
 - b. That as part of a future application for new construction under the Ontario Heritage Act, Council require the submission of a Heritage Impact Assessment to ensure that the attributes of the historic building that express its contribution to the HCD have been appropriately considered and incorporated into the new design.****
- 2. Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at the December 11, 2024, Council meeting in order to complete the legislative process associated with this report within a timely manner.**
- 3. Exempt the subject property from the requirements of the Demolition Control By-law, 2012 (2012-377);**
- 4. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

For (5): R. King, S. Plante, C. Kelly, A. Troster, and V. Dhote

Against (4): J. Leiper, C. Legault, J. Maddigan, and C. Quinn

Carried as amended (5 to 4)

**Amendment:
Motion No. BHC 2024-20-02**

Moved by C. Legault

WHEREAS the staff report describes the building as “stacked plank” construction; and

WHEREAS the building is in fact simply a wood framed building with plank walls that are not structural;

THEREFORE BE IT RESOLVED that references to “stacked plank” structure be replaced with “wood frame building” on page 5 of the report; and

THEREFORE BE IT FURTHER RESOLVED that staff be directed to request an amendment to Document 5 to reflect this change in the Water and Fire damage engineering report.

Carried