



## Built Heritage Committee

### Minutes

**Meeting #:** 20  
**Date:** Tuesday, December 10, 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 Clarke Kelly, Councillor Jeff Leiper, Councillor Ariel Troster, Member Vaibhavi Dhote, Member Christine Legault, Member James Maddigan, Member Carolyn Quinn

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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 December 11, 2024 in Built Heritage Committee Report 20.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on December 9, and the deadline to register by email to speak is 8:30 am on December 10.
2. Declarations of Interest  

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 BHC Minutes 19 – Tuesday, November 12, 2024

**Carried**

4. Postponements and Deferrals

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)

*Deferred from the Built Heritage Committee meeting of October 8, 2024.  
This report will be submitted to Ottawa City Council on January 22, 2025.*

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

- Église évangélique baptiste d'Ottawa, opposed
- Heritage Ottawa

Guy Pierre Canal, representing the Église évangélique baptiste d'Ottawa, addressed the Committee to speak in opposition to the report recommendation.

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

Direction to Staff

Vice-chair S. Plante

Referencing the correspondence submitted related to this item, the need for a more comprehensive development solution for the site beyond the property line of the church, while allowing for an opportunity to look at an interesting concept that would create an “Eastern Gateway” into the ByWard Market, would attract a more viable market investment at this corner.

A collaborative process for 284 King Edward Avenue would:

- Encourage diverse developers by reducing upfront financial and procedural confusion.

- Facilitate community-driven redevelopment that integrates heritage considerations.
- Allow time to gauge market interest and refine concepts before formal commitments.
- Provide a realistic path for heritage preservation of this church.

Therefore, as a good practice, staff be directed to work with the property owner's group to develop conservation guidance, in the form of conservation design guidelines, a heritage easement or other appropriate tool, for the future redevelopment of this site in recognition of its heritage value and its location on an important corridor, in the absence of formal applications under the Planning Act.

#### **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.**

**Carried**

#### 5. Planning, Development and Building Services Department

- 5.1 Application for demolition and new construction at 120 Juliana Road, a property designated under Part V of the Ontario Heritage Act, located in the Rockcliffe Park Heritage Conservation District

File No. ACS2024-PDB-RHU-0076 – Rideau-Rockcliffe (Ward 13)

*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 5, 2025.*

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 Committee carried the report recommendations as presented.

#### **Report Recommendation(s)**

**That the Built Heritage Committee recommend that Council:**

1. **Approve the application for demolition and new construction at 120 Juliana Road according to plans by Hobin Architecture dated August 2024 and received on August 29th, 2024 and September 24th, 2024 conditional upon:**
  - a. **The applicant providing samples of all final exterior and retaining wall 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.**
  - c. **The applicant providing a final landscaping plan that includes appropriate landscaping screening features in the front lawn, for heritage staff's approval at the time of the submission of the building permit application.**
2. **Delegate authority for minor design and landscaping changes 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.**
4. **Direct that the report be submitted to Council for consideration at its meeting of December 11, 2024, pursuant to Subsection 35(7) of the Procedure By-law.**

**Carried**

- 5.2 Application to alter 219-223 Bank Street and 178 Nepean Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

File No. ACS2024-PDB-RHU-0081 - Somerset (Ward 14)

*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 21, 2025.*

Ashley Kotarba, Planner II, 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, Planning, Development and Building Services (PDBS)
- Christine Enta, Legal Counsel, Legal Services Department

The Applicant/Owner as represented by Rowland Gordon, Smart Living Properties, provided an overview of the Application and responded to questions from Committee. He was accompanied by the following:

- Lisa Dalla Rosa, Fotenn
- Mahshid Madahi, Project Architect, NEUF Architects
- John Stewart, Heritage Consultant

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

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

- Ben Emond, opposed
- Roxanne Lafleur, opposed
- Larysa Voss, opposed
- David Jeanes, with comments
- Michelle Liu, opposed
- Julie Ivanoff, opposed
- John Bergeron, opposed
- Sneha Sumanth, opposed
- Amanda Lapointe, opposed

Following discussion on this item, the Committee referred the report without recommendations to the Ottawa City Council meeting of December 11, 2024 according to Motion No. BHC 2024-20-01.

### **Report Recommendation(s)**

**That the Built Heritage Committee recommend that Council:**

1. **Approve the application for alteration and new construction at 219-223 Bank Street and 178 Nepean Street according to plans by Neuf Architects dated September 26, 2024, conditional upon:**
  - a. **Documentation of the existing buildings and depositing the records at the City of Ottawa archives;**
  - b. **The applicant providing a shoring plan prior to the issuance of the building permit;**
  - c. **The implementation of the conservation measures outlined in Section 7 of the Conservation Plan attached as Document 9 and further detailed in the Masonry Façade Restoration Plan attached as Document 10 and the Façade Rehabilitation and Conservation Conditions attached as Document 11;**
  - d. **The applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and restoration of the façades;**
  - e. **The applicant submitting reports monitoring the condition of the historic structure from a professional engineer with heritage experience, to the satisfaction of Heritage Planning and Building Code Services;**
  - f. **The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
  - g. **The size of any required mechanical projections on the roof of the proposed building be minimized in size and height in order to minimize impact on the historic streetscape;**
  - h. **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 authority for minor design changes, details related to structural monitoring frequency and final conservation**

**approach to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services.**

3. **Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended.**
4. **Direct that the report be submitted to Council for consideration at its meeting of December 11, 2024 pursuant to Subsection 35(7) of the Procedure By-law.**

**Motion No. BHC 2024-20-01**

Moved by J. Leiper

**WHEREAS there are clear and unresolved issues with this application that are still under negotiation between the City and the Applicant;**

**BE IT THEREFORE RESOLVED THAT this matter be referred to the Council meeting of December 11, 2024.**

**Carried**

- 5.3 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

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**

- 5.4 Consideration of Objection to the Notice of Intention to Designate 159 Montréal Road, under Part IV of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0090 - Rideau-Vanier (Ward 12)

*The statutory 90-day timeline for consideration of this objection under the Ontario Heritage Act will expire on January 26, 2025.*

Member Maddigan has recused himself from voting on this item due to a past working relationship with the architect on this file.

Ashley Kotarba, Planner II, 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 Owner as represented by Jacob Polowin, Gowling WLG, provided an overview of the Objection and responded to questions from Committee. He was accompanied by the following:

- Robert Martin, RMA+SH Architects

Jacob Bolduc, Fotenn, also addressed the Committee to speak to the Consideration of Objection.

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

- Heritage Ottawa, in support
- Jacob Polowin, Gowling WLG, opposed

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. Not withdraw the Notice of Intention to Designate 159 Montréal Road and proceed with the designation process under Part IV of the Ontario Heritage Act.**
- 2. Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at its meeting on December 11, 2024, to decide this matter within the legislated timeline.**

**Carried**

#### 5.5 Consideration of Objection to the Notice of Intention to Designate 50 Carruthers Avenue, under Part IV of the Ontario Heritage Act

File No. ACS2024-PDB-RHU-0086 - Kitchissippi (Ward 15)

*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 26, 2025.*

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 Committee carried the report recommendations as presented.

### **Report Recommendation(s)**

**That the Built Heritage Committee recommend that Council:**

1. **Not withdraw the Notice of Intention to Designate 50 Carruthers Avenue, and proceed with the designation process under Part IV of the Ontario Heritage Act using the amended Statement of Cultural Heritage Value available as Document 1.**
2. **Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at its meeting on December 11, 2024, to decide this matter within the legislated timeline.**

**Carried**

#### 6. In Camera Items

There were no *in camera* items.

#### 7. Information Previously Distributed

##### 7.1 Heritage Watch List Update

File No. ACS2024-PDB-RHU-0091

Lesley Collins, Program Manager, Heritage Planning Branch, presented an overview of the Heritage Watch List Update and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

#### **Motion No. BHC 2024-20-03**

Moved by S. Plante

**BE IT RESOLVED THAT the Built Heritage Committee allow discussion of this item for consideration by the committee at today's meeting, pursuant to subsection 89(4) of the Procedure By-law (being by-law no. 2022-410) to allow for presentation and questions to staff.**

**Carried**

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

January 14, 2025

The meeting adjourned at 12:39 pm.

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Original signed by M. Blais,  
Committee Coordinator

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Original signed by Councillor R.  
King, Chair