



Built Heritage Committee

Minutes

Meeting #: 23
Date: Tuesday, June 10, 2025
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 Brian Bourns, Member Christine Legault, Member James Maddigan, Member Carolyn Quinn

Absent: Councillor Clarke Kelly

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 June 25, 2025 in Built Heritage Committee Report 23.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on June 9, 2025, and the deadline to register by email to speak is 8:30 am on June 10, 2025.

These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary

Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 BHC Minutes 22 – May 13, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Centretown Heritage Façade Improvement Pilot Program

File. No. ACS2025-PDB-RHU-0028 - Somerset (14)

Taylor Quibell, Planner II, delivered a presentation of the pilot program and its recommendations. A copy of the slide deck is filed with the Clerk.

The Committee heard from the following delegation:

1. SabriNa Lemay, Executive Director, Centretown BIA

Committee received the following written submissions, which are filed with the Clerk:

1. Linda Hoard, Heritage Ottawa

Taylor Quibell, Planner II, Mark Young, Program Manager, Public Realm and Urban Design, Lesley Collins, Program Manager, Heritage Planning and Court Curry, Manager, Right-of-Way were available to answer questions.

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

Report Recommendation(s)

That the Built Heritage Committee recommend that Council approve the creation of the Centretown Heritage Façade Improvement Program as a pilot program and adopt a by-law under Sections 39 and 45 of the Ontario Heritage Act to create the grant program and establish the program requirements as outlined in Document 1.

Carried

4.2 Application for alterations to 254 Argyle Avenue, a property designated under Part V of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0002 - Somerset (14)

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

Greg MacPherson, Planner II, provided a presentation overview of the application and Staff's recommendations. A copy of the slide deck is filed with the Clerk.

Greg MacPherson, Planner II and Lesley Collins, Program Manager, Heritage Planning were available to answer questions.

The Committee carried the report recommendations as presented with one dissent from Member B. Bourns.

Report Recommendations

That the Built Heritage Committee recommend that Council:

1. **Approve the application to alter 254 Argyle Avenue according to plans by Spice Design and CSV Architects dated August 29, 2024, conditional upon:**
 - a. **Prior to the issuance of a demolition or building permit:**
 - i. **The applicant documenting the existing building and depositing the records at the City of Ottawa Archives.**
 - ii. **The applicant providing details of the final façade reassembly process through either an addendum to the existing Conservation Plan or a separate façade reassembly plan.**
 - iii. **The applicant submitting a general dismantling and construction schedule with key project milestones in consultation with Heritage Planning staff and the applicant's heritage consultant.**
 - iv. **The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**

- v. **The applicant providing financial securities through a Letter of Credit, in an amount to be determined through consultation between the applicant and City staff, to ensure the dismantling, storage, restoration, and reconstruction of the identified brick façades and other retained exterior features at 254 Argyle Avenue.**
- b. **The implementation of the conservation measures as outlined in section 4.0 of the Conservation Plan attached as Document 10.**
- c. **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 to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.**
- 3. **Approve the issuance of the heritage permit with a three-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 June 25, 2025, pursuant to Subsection 35(7) of the Procedure By-law.**

Carried

Carried with Member Bourns dissenting.

4.3 Designation of the former Drummond Presbyterian Church at 2027 Robertson Road under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0029 – College (8)

Committee received the following written submissions, which are filed with the Clerk:

- 1. Linda Hoard, Heritage Ottawa

The report and its recommendations were carried on consent.

Report recommendation(s)

That the Built Heritage Committee recommend that Council:

- 1. Withdraw the Notice of Intention to Designate 2027 Robertson Road, issued by the former City of Nepean in March, 1995.**
- 2. Issue a Notice of Intention to Designate 2027 Robertson Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

Carried

4.4 Designation of 119 Osgoode Street under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0031 - Rideau-Vanier (12)

Vice Chair Plante introduced BHC motion No. 2025-23-01.

Avery Marshall, Planner I, delivered a slide deck presentation providing an overview of the recommendations.

The following delegation was registered to speak:

1. Xavier Bradbury-Jost, Conseil des écoles publiques de l'Est de l'Ontario (CEPEO)

Committee received the following written submissions, which are filed with the Clerk:

1. Christine McCuaig, Q9 Planning, on behalf of CEPEO
2. Linda Hoard, Heritage Ottawa

The committee recessed from 10:42 a.m. EST to 10:49 a.m. EST.

Following the resumption of the meeting proceedings, Member B. Bourns tabled BHC motion No. 2025-23-02.

Lesley Collins, Program Manager, Heritage Planning and Avery Marshall, Planner I were available to answer questions. Following questions and answers, the Committee adopted the report recommendations as amended by BHC motion No. 2025-23-02 and BHC motion No. 2025-23-01.

Report Recommendation

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 119 Osgoode Street 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 2025-23-01

Moved by S. Plante

**WHEREAS Report Number ACS2025-PDB-RHU-0031 recommends the designation of 119 Osgoode Street according to the Statement of Cultural Heritage Value attached as Document 5: and
WHEREAS the Statement of Cultural Heritage Value describes several exclusions that are not part of the designation;
WHEREAS the owner and their representative, in a meeting with Heritage Planning staff on 4 June 2025 and through written comments provided on 6 June 2025, have expressed an interest in ensuring clarity on the excluded sections of the property.
THEREFORE BE IT RESOLVED that Document 5 Statement of Cultural Heritage Value be replaced with the attached revised Statement of Cultural Heritage Value, amending the exclusion from “gymnasium in its entirety” to “rear wing built in the 1980s”.**

Carried

Motion No. BHC 2025-23-02

Moved by B. Bourns

That Document 5 be further amended to include the side yards in the designation with Document 5 amended on page 65 as follows to read: "The designation includes the 1897, 1908, and 1918 exterior sections of the building as well as the front and side yards of the 1897 section. "

Carried

4.5 Designation of the Wesley Building, 1235 Wellington Street West, 120 Holland Avenue, under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0001- Kitchissippi (15)

MacKenzie Kimm, Planner III, delivered a slide a deck presentation providing an overview of the report recommendations. A copy of the slide deck presentation is filed with the Clerk.

Committee heard from the following delegations:

1. Vahik Manookian
2. Doug Michaelides
3. Linda Hoad, Heritage Ottawa

Committee received the following written submissions, all of which are filed with the Clerk:

1. Bruce Lorimer
2. Vahik Manookian
3. Doug Michaelides and Jean Wu
4. Linda Hoad, Heritage Ottawa

Following questions to Staff, Committee carried the report recommendations as presented.

Report Recommendation(s)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Wesley Building, 1235 Wellington Street West, 120 Holland Avenue, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

Carried

5. In Camera Items

There were no *in camera* items.

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

There were no Notices of Motion.

7. Inquiries

There were no Inquiries.

8. Other Business

There was no other business.

9. Adjournment

Next Meeting

Tuesday, July 8, 2025

The meeting adjourned at 11:17 am.

Original signed by A. El-Azzi,
Committee Coordinator

Original signed by Councillor R.
King, Chair