



Built Heritage Committee

Minutes

Meeting #: 22
Date: Tuesday, May 13, 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 Clarke Kelly, Councillor Jeff Leiper, Councillor Ariel Troster, Member Brian Bourns, Member Christine Legault, Member James Maddigan, Member Carolyn Quinn

- 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 Wednesday, May 28, 2025 in Built Heritage Committee Report 22.
 The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Monday, May 12, 2025 and the deadline to register by email to speak is 8:30 am on Tuesday, May 13, 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 21 – Tuesday, February 11, 2025

Carried

4. Planning, Development and Building Services Department

4.1 Designation of the Rothesay Apartments, 172 O'Connor Street under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0023 – Somerset (Ward 14)

A slide deck presentation was delivered by Lesley Collins, Program Manager, Planning, Development & Building Department. A copy of the slide deck is filed with the Clerk.

Committee heard two delegations:

- Linda Hoad, Heritage Ottawa, delegated in support of the report recommendation and expressed concern regarding the disposal of the property.
- David Jeanes delegated in support of the report recommendations.

The Committee received one written submission from Heritage Ottawa.

Lesley Collins, Program Manager, Planning, Development & Building Department and Kirsty Walker, Research Coordinator, Planning, Development & Building Department were available to answer questions.

Following questions and answers, the Committee approved the report recommendations as presented.

Report recommendation(s)

That the Built Heritage Committee recommend that Council:

1. **Issue a Notice of Intention to Designate 172 O'Connor Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**
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 June 11, 2025**

Carried

4.2 Designation of the former Bell Telephone Exchange Buildings at 251 Besserer Street, 200 First Avenue and 43 Eccles Street under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0015 – Rideau-Vanier (12) and Capital (17) and Somerset (14)

A slide deck presentation was delivered by Ashley Kotarba, Planner II, Planning, Development & Building Department. A copy of the slide deck is filed with the Clerk.

Committee heard three delegations:

- David Jeanes delegated in support of the report recommendations.
- Jennifer Dias, Safeline Group of Companies, delegated as the owner of one of the properties considered for designation, and to follow the recommendation of Committee.

The Committee received one written submission from Heritage Ottawa.

Lesley Collins, Program Manager, Planning, Development & Building Department and Ashley Kotarba, Planner II, Planning, Development & Building Department were available to answer questions.

Following questions and answers, the Committee approved the report recommendations as presented.

Report recommendation(s)

That the Built Heritage Committee recommend that Council:

1. **Issue a Notice of Intention to Designate 251 Besserer Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

2. **Issue a Notice of Intention to Designate 200 First Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 7.**
3. **Issue a Notice of Intention to Designate 43 Eccles under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.**

Carried

4.3 Designation of 323-327 Rideau Street under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0027 – Rideau-Vanier (Ward 12)

Motion 2025-22-01 was moved by Vice Chair Plante.

A slide deck presentation was delivered by Lauren Luchenski, Research Coordinator, Planning, Development & Building Department, and Mackenzie Kimm, Planner III, Planning, Development & Building Department. A copy of the slide deck is filed with the Clerk.

Committee heard one delegation:

- David Jeanes delegated in support of the report recommendations.

The Committee received one written submission from Linda Hoad, Heritage Ottawa.

Lesley Collins, Program Manager, Planning, Development & Building Department, Lauren Luchenski, Research Coordinator, Planning, Development & Building Department, and Mackenzie Kimm, Planner III, Planning, Development & Building Department were available to answer questions.

Motion 2025-22-01 was carried by Committee.

The Committee approved the report recommendations, as amended.

Report recommendation(s)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 323-327 Rideau Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.

Carried as amended

Amendment:

Motion No. BHC 2025-22-01

Moved by S. Plante

WHEREAS Report Number ACS2025-PDB-RHU-0027 recommends the designation of 323-327 Rideau Street, the ByTowne Cinema according the Statement of Cultural Heritage Value attached as Document 4; and

WHEREAS the Statement of Cultural Heritage Value outlines the building's "poster cases" as important cultural heritage attributes; and

WHEREAS the owner, in consultation with heritage staff, has expressed an interest in ensuring clarity and appropriate flexibility related to potential future modifications of the "poster cases".

THEREFORE BE IT RESOLVED that Document 4 be replaced with the attached revised Statement of Value amending the attribute references from "poster cases" to "display cases".

Carried

4.4 Designation of église Saint-François-d'Assise at 1062 Wellington Street West, and église Saint-Joseph d'Orléans at 2757 St. Joseph Boulevard under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0024 – Kitchissippi (15), Orléans West-Innes (2) and Orléans East-Cumberland (1)

A slide deck presentation was delivered by Ashley Kotarba, Planner II, Planning, Development & Building Department and Kirsty Walker, Research Coordinator, Planning, Development & Building Department. A copy of the slide deck is filed with the Clerk.

Committee heard three delegations:

- Richard Pommerville, Ottawa-Cornwall Archdiocese, delegated in opposition to the report recommendations and the consultation section of the report.
- David Jeanes delegated in support of the report recommendations.

The Committee also received two written submissions from the Hintonburg Community Association and Heritage Ottawa.

Lesley Collins, Program Manager, Planning, Development & Building Department, Ashley Kotarba, Planner II, Planning, Development & Building Department and Kirsty Walker, Research Coordinator, Planning, Development & Building Department were available to answer questions.

Vice Chair Plante moved motion 2025-22-02, which Committee carried.

Following questions and answers, the Committee approved the report recommendations, as amended.

Report recommendation(s)

That the Built Heritage Committee recommend that Council:

1. **Issue a Notice of Intention to Designate *église Saint-François-d'Assise* at 1062 Wellington Street West under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**
2. **Issue a Notice of Intention to Designate *église Saint-Joseph d'Orléans* at 2757 St. Joseph Boulevard under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 6.**

Carried as amended

Amendment:

Motion No. BHC 2025-22-02

Moved by S. Plante

Whereas the property owner has clarified that they are not in support of the proposed designation of 1062 Wellington or 2757 St. Joseph Boulevard;

Therefore be it resolved that this second paragraph in the Consultation Section be amended to clarify that the property owner is not in support of the proposed designation:

English Report (Page 12):

Both the congregations and the Roman Catholic Archdiocese of Ottawa-Cornwall are not supportive of the proposed designations.

Staff have worked with the property owners to identify important features of each building.

French Report (Pages 11 et 12):

Les deux congrégations et l'Archidiocèse catholique romain d'Ottawa-Cornwall ne sont pas d'accord avec la désignation proposée. Le personnel a consulté les propriétaires de ces églises afin de cerner les caractéristiques importantes de chacun des deux édifices.

Carried

4.5 Designation of the Ottawa Mosque, 251 Northwestern Avenue under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0006 - Kitchissippi (15)

A slide deck presentation was delivered by Kirsty Walker, Research Coordinator, Planning, Development & Building Department. A copy of the slide deck is filed with the Clerk.

No delegations spoke to this item.

The Committee received one written submission from Heritage Ottawa.

Lesley Collins, Program Manager, Planning, Development & Building Department, Ashley Kotarba, Planner II, Planning, Development & Building Department, Kirsty Walker, Research Coordinator, Planning, Development & Building Department and Greg MacPherson, Planner II, Planning, Development & Building Department were available to answer questions.

The Committee approved the report recommendations as tabled.

Report recommendation(s)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Ottawa Mosque, 251 Northwestern Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.

Carried

4.6 Repeal of the by-laws designating 38-44 Clarence Street, 520 Queen Elizabeth Driveway, 1518 Stittsville Main Street, and the Lemieux Island Bridge under Part IV of the Ontario Heritage Act

File No. ACS2025-PDB-RHU-0025 - Citywide

The Committee heard from one delegation:

- Linda Hoad, Heritage Ottawa

The Committee also received one submission from Heritage Ottawa.

Lesley Collins, Program Manager, Planning, Development & Building Department, and Avery Marshall, Planner I, Planning, Development & Building Department were available to answer questions.

Following questions and answers, the Committee approved the report recommendations as tabled.

Report recommendation(s)

That the Built Heritage Committee recommend that Council pass a by-law to repeal by-laws 7-81, 370-81, 32-86, and 232-85 designating 38-44 Clarence Street, 520 Queen Elizabeth Driveway, 1518 Stittsville Main Street, and the Lemieux Island Bridge to be of cultural heritage value under Part IV of the *Ontario Heritage Act*.

Carried

4.7 Update on Amending By-laws for Heritage Conservation Districts

File No. ACS2025-PDB-RHU-0008 – Citywide

Report recommendation(s)

That the Built Heritage Committee and Council receive this report for information.

Received

4.8 Presentation - Heritage Watch List Update

Vice Chair Plante tabled a motion to suspend the rules of procedure, motion 2025-22-03.

Committee carried motion 2025-22-03 to suspend the rules and receive a verbal update.

A slide deck presentation was delivered by Lesley Collins, Program Manager, Planning, Development & Building Department. A copy of the slide deck is filed with the Clerk.

One delegation spoke to this item:

- Marc Denhez, Rideau Wellington Group, who discussed the causal factors leading properties onto the Heritage Watch List.

The Committee also received one written submission from the Lowertown Community Association.

Lesley Collins, Program Manager, Planning, Development & Building Department and Patrice Dumais, Program Manager, Building Code, Planning, Development & Building Department were available to answer questions.

Following questions and answers, the Committee received the update for information.

Motion No. BHC 2025-22-03

Moved by S. Plante

WHEREAS the regular meetings for the Built Heritage Committee were cancelled in March and April;

WHEREAS the Built Heritage Committee last received a verbal update on the Heritage Watch List in December 2024;

BE IT RESOLVED THAT the Built Heritage Committee suspend, pursuant to section 1(2) of the Procedure By-law, the requirement for a report under section 83(4)(a) of the Procedure By-law, in order to receive a staff presentation with up-to-date information on the Heritage Watch List.

Carried

5. Councillor's Item

5.1 Motion – Councillor A. Troster - 267 O'Connor Street

File No. ACS2025-OCC-CCS-0054 – Somerset (Ward 14)

THEREFORE BE IT BE RESOLVED that the Built Heritage Committee recommend that Council approve an amendment to the “Development Agreement Requirements” and delegate authority to

the General Manager, Planning Development, and Building Services Department to amend the Development Agreement to reflect the following changes:

- 1. The Privately Owned Public Space will be constructed within 12 months of the issuance of the demolition permit for the building.**
- 2. In the event a building permit has not been issued for the replacement building within 24 months from the issuance of the demolition permit for the building the applicant shall provide a new site plan showing an increase to the Privately Owned Public Space to a minimum of 50% coverage of the footprint of the existing building for approval by the General Manager, Planning Development, and Building Services Department. The applicant shall implement the revised site plan within 30 days of the approval.**

AND THEREFORE BE IT FURTHER RESOLVED that the Built Heritage Committee recommend that Council direct staff to revise the Heritage Permit associated with this matter to reflect the above changes.

Carried

6. Office of the City Clerk

6.1 Status Update – Built Heritage Committee Inquiries and Motions for the period ending April 25, 2025

File No. ACS2025-OCC-CCS-0056 - Citywide

Report recommendation(s)

That the Built Heritage Committee receive this report for information.

Received

7. Information Previously Distributed

7.1 Designation Refusals, Spring 2025

File No. ACS2025-PDB-RHU-0026

7.2 Report on the Use of Delegated of Authority for Planning, Development and Building Services for 2024

File No. ACS2025-PDB-PS-0019

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

June 10, 2025

The meeting adjourned at 12:12 pm.

Original signed by A. El-Azzi,
Committee Coordinator

Original signed by Councillor R.
King, Chair