

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

Demande de modification du 254, avenue Argyle, un bien-fonds désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario*

Committee recommendation(s)

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; and,
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department; and,
- 3. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council; and,
- 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*.

Recommandation(s) du Comité

Que le Conseil :

- 1. approuve la demande visant à modifier le 254, avenue Argyle, selon les plans préparés par *Spice Design and CSV*

Architects et datés du 29 août 2024, sous réserve des conditions suivantes :

- a. avant la délivrance d'un permis de démolition ou de construire :**
 - i. que le requérant dépose les documents relatifs au bâtiment existant aux Archives de la Ville d'Ottawa;**
 - ii. que le requérant fournisse les détails relatifs au processus de remontage final de la façade, soit par le biais d'un addenda au plan de conservation existant, soit dans un plan de remontage de la façade distinct;**
 - iii. que le requérant fournisse un calendrier général des travaux de démantèlement et de construction, comprenant les principales étapes du projet, en consultation avec le personnel de Planification du patrimoine et l'expert-conseil du requérant en matière de patrimoine;**
 - iv. que le requérant fournisse des échantillons de tous les matériaux de revêtement extérieur définitifs, à l'approbation du personnel de la Planification du patrimoine avant la délivrance du permis de construire;**
 - v. que le requérant fournisse une lettre de crédit d'un montant déterminé par suite d'une consultation entre le requérant et le personnel de la Ville en vue d'assurer le démantèlement, l'entreposage, la restauration et la reconstruction des façades de brique**

**désignées et des autres éléments extérieurs
conservés au 254, avenue Argyle.**

- b. met en œuvre des mesures de conservation et de la méthodologie détaillée exposées à la section 4.0 du Plan de conservation, ci-joint en tant que document 10 ;**
 - c. que le requérant fournisse au personnel chargé du patrimoine, au moment de présenter sa demande de permis de construire, un exemplaire des plans associés au permis de construire. La demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées.**
- 2. délègue au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment, le pouvoir d'apporter des modifications mineures ;**
 - 3. approuve la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal ;**
 - 4. demande que le rapport soit examiné par le Conseil lors de sa réunion prévue le 25 juin 2025, conformément au paragraphe 35(7) du *Règlement de procédure*.**

Documentation/Documentation

1. Extract of the draft Minutes, Built Heritage Committee, June 10, 2025

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 10 juin, 2025

2. Manager's Report, Right of Way, Heritage and Urban Design Services, Planning, Development and Building Services Department, submitted on May 30, 2025 (ACS2025-PDB-RHU-0002)

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 30 mai, 2025 (ACS2025-PDB-RHU-0002)

**Extract of Draft Minutes 23
Built Heritage Committee
June 10, 2025**

**Extrait de l'ébauche
du procès-verbal 23
Comité du patrimoine bâti
Le 10 juin, 2025**

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 (Ward 14)

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 Recommendation(s)

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:**
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 - i. The applicant documenting the existing building and depositing the records at the City of Ottawa Archives.**
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 - 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; and,
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department; and,
 - 3. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council; and,
 - 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 with Member Bourns dissenting