



## Built Heritage Committee

### Minutes

**Meeting #:** 29  
**Date:** Tuesday, February 10, 2026  
**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 (as advised)

---

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 February 25, 2026 in Built Heritage Committee Report 29.  
The deadline to register by phone to speak, or submit written comments or visual presentations was 4 pm on Monday, February 9, 2026, and the deadline to register by email to speak was 8:30 am on Tuesday, February 10, 2026.  
**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 28 – January 22, 2026

**Carried**

4. Planning, Development and Building Services Department

4.1 Heritage Permit for Alterations at 110-116 York Street

File No. ACS2026-PDB-RHU-0009 – Rideau-Vanier (12)

*The statutory 90-day timeline for consideration of this objection under the Ontario Heritage Act will expire on March 5, 2026.*

*This item was considered by the Built Heritage Committee on 10 February 2026. This item will also be considered by the Planning and Housing Committee at its meeting of February 18, 2026 and will be presented to Council on February 25, 2026 in Planning and Housing Committee Report 60.*

The Committee received a slide presentation overview of the report from Ms Lesley Collins, Program Manager, Heritage Planning, Planning, Development and Building Services Department. A copy of this presentation is held on file with the Office of the City Clerk.

The following delegations, as noted, were registered in the event that Committee had questions of the proponents. They did not address the Committee:

1. Sonia Joanis, Neuf Architects
2. Jamie Posen, Fotenn
3. Genessa Bates, Fotenn

4. Lucien Haddad, Neuf Architects
5. Jim Burghout, Claridge Homes

Correspondence was also received from Ms Linda Hoad, Heritage Advocacy Committee, Heritage Ottawa, and is also held on file with the Office of the City Clerk.

Following questions to staff, and at the conclusion of discussions, the report recommendations were put before Committee and were 'Carried', with Member B. Bourns dissenting.

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

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

- 1. Approve the application to alter the property at 110-116 York Street to facilitate an expansion to the existing hotel on the site, according to plans by Neuf Architects dated November 11, 2025, and received on November 17, 2025, conditional upon the applicant:**
  - a. Revising the colour of the brick for the tower to be more compatible with the HCD to the satisfaction of heritage staff, prior to the issuance of a building permit;**
  - b. Providing samples of exterior cladding materials, including the proposed decorative ventilation screen at the northwest entrance for heritage staff's approval, prior to the issuance of a building permit;**
  - c. 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;**
  - d. Continuing to work with heritage and urban design staff, in consultation with the Lowertown Community Association to finalize details of the proposed art installation on the east elevation of the building, to the satisfaction of the Program Manager of Heritage Planning;**
  - e. Ensuring that the proposed fixtures will be oriented to minimize light pollution as far as possible; final details of**

**lighting and associated signage to be provided to heritage staff for approval prior to the issuance of a building permit.**

- 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 two-year expiry date from the issuance unless otherwise extended by Council.**

**Carried, with Member B. Bourns dissenting**

4.2 159 Montreal Road - Resolution of Appeal

File No. ACS2026-PDB-RHU-0024 – Rideau-Vanier (12)

Vice-Chair Plante introduced a Motion to add this report to the agenda as it had not been circulated at the time of the agenda release on 27 January 2026.

**Motion No. BHC 2026-29-01**

Moved by Vice-Chair S. Plante:

**WHEREAS the report (ACS2026-PDB-RHU-0024) titled “159 Montreal Road – Resolution of Appeal” was not circulated with the agenda;**

**THEREFORE BE IT RESOLVED that, pursuant to Subsection 89(3) of the Procedure By-law (being By-law NO 2025-100), the Built Heritage Committee approve that the Rules of Procedure be suspended to allow for the consideration of this item.**

**Carried**

The Committee received a slide presentation overview of the report from Ms Anne Fitzpatrick, Planner III, Heritage Planning, Planning, Development and Building Services Department. A copy of this presentation is held on file with the Office of the City Clerk.

The Committee then heard from the following delegations:

1. Mr. Chris Greenshields, Vanier Community Association
2. Jacob Polowin, Counsel for the Applicant/Appellant

Correspondence was also received from Ms Linda Hoad, Heritage Advocacy Committee, Heritage Ottawa, and is also held on file with the Office of the City Clerk.

Following questions to staff, and at the conclusion of discussions, the report recommendations were put before Committee and were 'Carried', as presented.

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

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

- 1. Support the amendment of the Statement of Cultural Heritage Value associated with the Notice of Intention to Designate for the property at 159 Montreal Road in accordance with Document 1; and**
- 2. Approve the Heritage Guidelines for Redevelopment for the property at 159 Montreal Road related to future redevelopment attached as Document 2.**

**Carried**

### 5. In Camera Items

There were no *in camera* items.

### 6. Motions of Which Notice has been Previously Given

#### 6.1 Motion – Member B. Bourns - Heritage Conservation District Criteria

File No. ACS2026-OCC-CCS-0009 – City-wide

Member Bourns had introduced the following as a Notice of Motion at the Built Heritage Committee meeting of January 22, 2026:

#### **Motion No. BHC 2026-29-02**

**That the Built Heritage Committee recommend Council approve that the Criteria for a Heritage Conservation District (HCD) be increased from 25 percent to 90 percent.**

The Committee heard from the following delegations who spoke in opposition to the proposed Motion:

1. Jack Hanna
2. Linda Hoad, Heritage Advocacy Committee, Heritage Ottawa

Following questions to both staff, and to Member Bourns, and with discussions having been concluded, the Motion was put before Committee and was 'Lost' on a division of one 'Yea' to seven 'Nays' as outlined below.

For (1): Member B. Bourns

Against (7): Councillors J. Leiper, A. Troster, C. Legault, Vice-Chair S. Plante and Chair R. King, and Members J. Maddigan, and C. Quinn

**Lost (1 to 7)**

Member Bourns then submitted the following for the Committee's consideration:

**Motion No. BHC 2026-29-03**

Moved by Member B. Bourns:

**That the motion requiring 90% heritage buildings in heritage areas be referred to staff for a proposal greater than 25% and possibly lower than 90%.**

The Motion was put before Committee and was also 'Lost' on a division of one 'Yea' to seven 'Nays' as outlined below.

For (1): Member B. Bourns

Against (7): Councillors J. Leiper, A. Troster, C. Legault, Vice-Chair S. Plante and Chair R. King, and Members J. Maddigan, and C. Quinn

**Lost (1 to 7)**

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

There were no Notices of Motions.

## 8. Inquiries

There were no Inquiries.

## 9. Other Business

9.1 Addition of 1500 Bronson Avenue and 933 Heron Road to the City of Ottawa Heritage Register, under section 27 (3) of the Ontario Heritage Act

The following staff-initiated Motions were introduced at the 10 February 2026 meeting of the Built Heritage Committee due to timing considerations to preserve Council's ability to issue a Notice of Intention to Designate the subject property as noted in the Motion.

**Motion No. BHC 2026-29-04**

Moved by Vice-Chair S. Plante:

**That the rules of procedure be waived to consider the matter below at the February 10, 2026 Meeting of Built Heritage Committee due to timing considerations to preserve Council's ability to issue a Notice of Intention to Designate.**

**Carried**

**Motion No. BHC 2026-29-05**

Moved by Vice-Chair S. Plante:

**WHEREAS limitations in the Ontario Heritage Act mean that Council cannot issue a Notice of Intention to Designate a property subject to a prescribed event if that property is not listed on the municipal heritage register at the time of the prescribed event; and**

**WHEREAS Canada Lands Company (CLC) is preparing a Master Plan for Confederation Heights in tandem with a City-initiated Secondary Plan and Zoning By-law Amendment; and**

**WHEREAS the City-initiated Secondary Plan and Zoning By-law amendment may be prescribed events for the purposes of the Ontario Heritage Act; and**

**WHEREAS the former CBC Headquarters, known as the Edward Drake Building located at 1500 Bronson Avenue and 933 Heron Road (PINs 041460285, 041460272), is not listed on the City's Heritage Register; and**

**WHEREAS the property owner has no objection to the listing of the property on the Heritage Register or its anticipated designation under Part IV of the Ontario Heritage Act; and**

**WHEREAS the Ontario Heritage Act provides that non-designated properties may be included on a municipal register if Council believes the property to be of cultural heritage value or interest, and if that the property meets one or more of the criteria outlined in Ontario Regulation 09/06; and**

**WHEREAS staff have determined that the Edward Drake Building at 1500 Bronson and 933 Heron Road is a highly recognizable landmark and outstanding example of expressionist architecture and modernist design, holding direct associations with the Canadian Broadcasting Corporation and renowned acoustician and Chief Architect of the CBC David Gordan McKinstry, thereby satisfying more than one of the criteria.**

**THEREFORE BE IT RESOLVED THAT Built Heritage Committee recommend that Council list 1500 Bronson Avenue and 933 Heron Road on the City of Ottawa's Heritage Register, under Section 27 (3) of the Ontario Heritage Act in order to preserve Council's ability to issue a Notice of Intention to Designate after the prescribed event has occurred.**

**THEREFORE BE IT FURTHER RESOLVED THAT the rules of procedure be waived to consider this matter at the February 11, 2026 Council Meeting.**

Ms Lesley Collins, Program Manager, Heritage Planning, Planning, Development and Building Services (PDBS) Department, was present to respond to members' questions. Ms Katherine Constantine, Canada Lands Company, had registered to speak in order to answer members' questions. Following questions to the delegation, the Motion was put before Committee and its recommendations were 'Carried' as presented.

**Carried**

## 9.2 Demolition of St. Patrick Street Properties

File No. ACS2026-OCC-CCS-0017 - Rideau-Vanier (12)

The following staff-initiated Motions were introduced at the 10 February 2026 meeting of the Built Heritage Committee due to timing considerations as noted in the Motion.

**Motion No BHC 2026-29-06**

Moved by Vice-Chair Plante:

***That the rules of procedure be waived to consider the matter below at the February 10, 2026 meeting of Built Heritage Committee due to the correction timeline.***

**Motion No BHC 2026-29-07**

Moved by Vice-Chair Plante:

**WHEREAS in September 2024, through report ACS2024-PDB-RHU-0069, a heritage permit was issued for demolition of the buildings located at 227-229, 231-233 and 235-237 St. Patrick Street under Section 42 of the *Ontario Heritage Act*; and**

**WHEREAS the heritage permit included a condition requiring the registered owner of the property to enter into an agreement with the City, to be registered on title, requiring interim landscaping and maintenance of the site until redevelopment takes place; and**

**WHEREAS the owner of the property has neither entered into said agreement nor taken any steps towards demolition; and**

**WHEREAS a 2024 engineer's report indicated that the buildings were in poor condition and required demolition; and**

**WHEREAS since that time the buildings have continued to deteriorate with no maintenance or rehabilitation; and**

**WHEREAS Building Code Services issued an Order to Remedy an Unsafe Building for each property on January 21, 2026 with a correction timeline of February 20, 2026.**

**THEREFORE BE IT RESOLVED that Built Heritage Committee recommend that Council:**

- 1. Waive the condition of the heritage permit in the instance that the City undertakes the demolition of the buildings according to the**

**Order to Remedy an Unsafe Building issued for each property on January 21, 2026; and**

**2. Staff be directed to ensure the interim landscaping of the property in accordance with the heritage permit.**

Ms Lesley Collins, Program Manager, Heritage Planning, Planning, Development and Building Services (PDBS) Department and Ms Meagan Brodie, Associate Legal Counsel, Legal Services Department, were present to respond to members' questions.

Following questions to staff, the Motion was put before Committee and its recommendations were 'Carried' as presented.

**Carried**

10. Adjournment – the meeting was adjourned at 11:08 a.m.

Next Meeting - Tuesday, 10 March 2026.

---

Original to be signed by  
C. Zwierzchowski, Committee  
Coordinator

---

Original to be signed by  
Councillor R. King, Chair