

APPLICATION TO ALTER 70 RICHMOND ROAD, A PROPERTY
DESIGNATED UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

ACS2022-PIE-RHU-0017

Kitchissippi (15)

This report will be submitted to Planning Committee on June 9, 2022. The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on June 15, 2022.

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

- 1. Approve the application to alter the Champlain Oil Company Service Station, 70 Richmond Road, according to plans prepared by Hobin Architecture Incorporated, dated January 30, 2022, conditional upon:**
 - a) 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 historic building prior to the issuance of a building or demolition permit;**
 - b) The implementation of the conservation measures as outlined in the Cultural Heritage Impact Statement attached as Document 6, and the Conservation Plan attached as Document 7;**
 - c) The approval of other required planning applications; and,**
 - d) The applicant working with Heritage Planning staff to identify interventions required on the south and west facades to facilitate the integration and use of the building as a commercial unit, prior to the issuance of a building permit, to**

the satisfaction of the General Manager, Planning, Real Estate, and Economic Development.

- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 3. Approve the issuance of the heritage permits for each application with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

Luis Juarez, 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. Luis Juarez as well as Jean-Charles Renaud, Planner II, Planning Services, answered questions from Committee.

Committee Members received the following submissions in support of the application, and a copy of each is filed with the Office of the City Clerk:

- Nik Dilawri (Dilawri Property Holdings) comment sheet dated May 3
- David Flemming (Heritage Ottawa) letter received May 8

The following delegations spoke before the Committee on the report recommendations:

- Robert Wells (Trinity), in support
- John Stewart (Commonwealth Historic Resource Management), in support
- David Flemming (Heritage Ottawa), in support
- Paul Forster (Island Park Community Association), with concerns

Following discussion on this item, the Committee CARRIED the report recommendations as amended by the following motion:

Motion No BHSC 2022-31/1

Moved by Vice-chair C. Quinn

WHEREAS the Applicant advises that the interim location of the building has changed; and

WHEREAS the Applicant has confirmed that the risk level remains the same for the integrity of the structure; and

WHEREAS the revised Document 7, dated April 30, 2022, reflects the new interim location for the building; and

WHEREAS the changes have no impact on the recommendations of the report;

THEREFORE BE IT RESOLVED THAT the report ACS2022-PIE-RHU-0017 be amended by replacing Document 7 – Conservation Plan with the version dated April 30, 2022, a copy of which is on file with the City Clerk.

CARRIED