



## **Built Heritage Sub-Committee**

### **Minutes 32**

**Monday, June 20, 2022**

**9:30 AM**

### **Electronic Participation**

This Meeting was held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

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- Notes:*
1. *Please note that these Minutes are to be considered DRAFT until confirmed by the Committee.*
  2. *Underlining indicates a new or amended recommendation approved by Committee.*
  3. *Except where otherwise indicated, reports requiring Council consideration will be presented to Ottawa City Council on July 6, 2022.*

**Present:** Chair: Councillor R. King  
Vice-Chair: C. Quinn  
Councillors: R. Brockington, G. Gower, C. McKenney  
Public Members: J. Halsall, B. Padolsky

**Absent:** Councillor: S. Moffatt (as advised)  
Public Member: A. Conforti (as advised)

### **CHAIR'S STATEMENT**

The Chair read the following statement at the outset of the meeting:

“This is a public meeting to consider the proposed Heritage Conservation District Plan for Centretown and Minto Park Heritage Conservation Districts, listed as Item 1 on today’s Agenda, under the *Ontario Heritage Act*.

“Only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal.

“Anyone wishing to submit written comments on these amendments may forward them to the committee coordinator by email or by mail.”

#### DECLARATIONS OF INTEREST

Member B. Padolsky submitted the following Declaration of Interest:

**I, Barry Padolsky, declare a potential, deemed in/direct pecuniary interest on:**

**Item 6 on Built Heritage Sub-Committee Agenda 32 for the meeting of June 20, 2022:**

- **Application to alter 70 Nicholas Street, a property designated under Part IV of the *Ontario Heritage Act***

**I am the lead heritage consultant to Cadillac Fairview Corporation on this project.**

#### CONFIRMATION OF MINUTES

BHSC Minutes 31 – Tuesday, May 10, 2022

CONFIRMED

#### PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT

1. HERITAGE CONSERVATION DISTRICT PLAN FOR CENTRETOWN AND MINTO PARK HERITAGE CONSERVATION DISTRICTS

ACS2022-PIE-RHU-0020

SOMERSET (14)

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## **REPORT RECOMMENDATIONS**

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

- 1. Adopt the proposed Heritage Conservation District Plan for the Centretown Heritage Conservation District and for the Minto Park Heritage Conservation District by by-law as shown in Document 1;**
- 2. Direct Planning, Real Estate and Economic Development staff to update the Landmark Buildings Policy (Policy 55) in Section 4.4.9 of the Central and East Downtown Core Secondary Plan as approved by Council, in the context of the proposed Heritage Conservation District Plan for Centretown and Minto Park and bring forward related amendments as necessary;**
- 3. Direct Heritage Planning Staff with Legal Services staff to register the designation by-law for the Centretown Heritage Conservation District (By law 269-97) on title for the individually designated properties listed in Document 2; and**
- 4. Direct Heritage Planning staff to undertake Heritage Conservation District studies, in consultation with the community, for the Golden Triangle and for the blocks surrounding Dundonald Park.**

Mackenzie Kimm, Planner III, 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. Sally Coutts (Sally Coutts Heritage Consulting Inc.) was also in attendance and available to answer questions.

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

- Hunter McGill letter dated June 17, with comments
- David Flemming (Heritage Ottawa) letter dated June 17, in support

The following delegations spoke before the Committee:

- Jack Hanna (Centretown Community Association), in support
- Erwin Dreessen, with comments
- Hunter McGill, in support
- David Flemming (Heritage Ottawa), in support
- James and David Ho, on their own behalf, and on behalf of Joseph Ho, opposing the inclusion of their property

Following discussion on this item, the Committee CARRIED the report recommendations as presented.

2. ADDITIONS TO THE HERITAGE REGISTER

ACS2022-PIE-RHU-0019

CITY WIDE

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**REPORT RECOMMENDATION**

**That the Built Heritage Sub-Committee recommend that Council approve the addition of the properties listed in Document 1 to the City of Ottawa's Heritage Register, in accordance with Section 27 of the *Ontario Heritage Act*.**

Avery Marshall, Built Heritage Researcher, Heritage Planning Branch, presented an overview of the report recommendation and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

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

- Kenneth and Eliza Martin email dated June 6, in support of adding their property to the register

- Alain Gervais email dated June 6, and email dated June 16, opposing the addition of his property to the register
- David Flemming (Heritage Ottawa) letter dated June 17, in support

The following delegations spoke before the Committee:

- Marie Maxime Hubert, slides on file with the City Clerk
- David Flemming (Heritage Ottawa), in support

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

**Motion No BHSC 2022-32/1**

Moved by Vice-Chair C. Quinn

**WHEREAS** through report ACS2022-PIE-RHU-0019 staff have recommended that Council list 55 properties on the Heritage Register under Part IV of the *Ontario Heritage Act*; and

**WHEREAS** property owners were notified of the potential listing on June 1, 2022; and

**WHEREAS** the owners of the properties located at 100 Riverdale Avenue, 1152 St. Pierre Street and 1898 Chaine Court have contacted staff with new information about their properties; and

**WHEREAS** staff recommend that additional time be provided for the consideration of this new information as it relates to the listing of these three properties;

**THEREFORE BE IT RESOLVED** that with respect to ACS2022-PIE-RHU-0019, the Built Heritage Sub-Committee:

1. Amend the reference to the number of properties from 55 to 52 on pages 3 and 5 of the staff report;
2. Remove the properties at 100 Riverdale Avenue, 1152 St. Pierre Street and 1898 Chaine Court from the list of properties to be listed

**on the Heritage Register, attached as Document 1 to the report.**

CARRIED

3. DESIGNATION OF 501 COLE AVENUE UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

ACS2022-PIE-RHU-0028

KITCHISSIPPI (15)

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*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on July 8, 2022.*

**REPORT RECOMMENDATIONS**

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

1. **Not proceed with the issuance of a Notice of Intention to Designate 501 Cole Avenue under Part IV of the *Ontario Heritage Act*;**
2. **Direct Heritage Staff to undertake further analysis of properties in Ward 15 listed on the City's Heritage Register to establish a proactive approach for designation under Part IV of the *Ontario Heritage Act*.**

Ward Councillor Jeff Leiper was in attendance and participated in discussions on this item.

Greg MacPherson, Planner I, 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. Lesley Collins, Program Manager, Heritage Planning Branch, was also in attendance and answered questions.

Committee Members received the following submissions in support of designating 501 Cole Avenue, and a copy of each is filed with the Office of the City Clerk:

- David and Barbara Muir email dated June 15
- Karen Johnson letter dated June 16
- Jean McKibbin email dated June 17
- David Flemming (Heritage Ottawa) letter dated June 17
- Francesca Piredda email dated June 17
- Gil Barrows email dated June 17

Julie Harris (Contentworks Inc.) and Murray Chown (Novatech) spoke before the Committee opposing designation.

The following members of the public spoke before the Committee in support of designation:

- Heather Mitchell (Westboro Community Association)
- Dave Allston
- Dave Muir
- David Flemming (Heritage Ottawa)

Following discussion on this item, the Committee considered the following motion:

**Motion No BHSC 2022-32/2**

Moved by Councillor R. Brockington (on behalf of Councillor J. Leiper)

**WHEREAS** a Notice of Intention to Demolish under the *Ontario Heritage Act* has been submitted for the house at 501 Cole Avenue; and

**WHEREAS** the Westboro Community Association submitted an application for designation under Part IV of the *Ontario Heritage Act* in December 2021; and

**WHEREAS** the building has contextual value for its role in the early development of the Highland Park neighbourhood;

**THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-RHU-0028, the Built Heritage Sub-committee replace Recommendation 1 of the staff report with the following:**

- 1. Issue a notice of intention to designate 501 Cole Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4;**

**BE IT FURTHER RESOLVED that the Statement of Cultural Heritage Value, on file with the Office of the City Clerk, be attached as Document 4 to report number ACS2022-PAI-RHU-0028.**

CARRIED

The Committee then considered the report recommendations as amended:

**REPORT RECOMMENDATIONS AS AMENDED**

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

- 1. Issue a notice of intention to designate 501 Cole Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4;**
- 2. Direct Heritage Staff to undertake further analysis of properties in Ward 15 listed on the City's Heritage Register to establish a proactive approach for designation under Part IV of the *Ontario Heritage Act*.**

The recommendations as amended were CARRIED.

This report will be submitted to Planning Committee on June 23, 2022.

4. UPDATE ON SOMERSET HOUSE, 352 SOMERSET STREET WEST

ACS2022-PIE-RHU-0024

SOMERSET (14)

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## **REPORT RECOMMENDATION**

**That the Built Heritage Sub-Committee receive this report for information.**

Lesley Collins, Program Manager, Heritage Planning Branch, presented an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk. Stuart Huxley, Legal Counsel and John Buck, Chief Building Official, were also in attendance and answered questions from the Committee.

Committee Members received a letter from David Flemming (Heritage Ottawa) dated June 17, and a copy is filed with the Office of the City Clerk. Mr. Flemming also spoke before the Committee.

Following discussion on this item, the Committee RECEIVED the report recommendations as presented.

5. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 182 MURRAY STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE LOWERTOWN WEST HERITAGE CONSERVATION DISTRICT

ACS2022-PIE-RHU-0027

RIDEAU-VANIER (12)

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*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on July 26, 2022.*

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the application to demolish the existing two-storey apartment dwelling;**
- 2. Approve the application to construct a new two-storey triplex dwelling according to plans prepared by P2 Concepts, dated August**

**2021;**

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

Committee Members received a letter from David Flemming (Heritage Ottawa) dated June 17, and a copy is filed with the Office of the City Clerk.

The report was CARRIED as presented.

6. APPLICATION TO ALTER 70 NICHOLAS STREET, A PROPERTY DESIGNATED UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

ACS2022-PIE-RHU-0026

RIDEAU-VANIER (12)

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*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on July 25, 2022.*

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the application to relocate the City Registry Office, 70 Nicholas Street, according to the Conservation Plan prepared by Commonwealth Historic Resource Management and Barry Padolsky Associates Inc., dated April 26, 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 rehabilitation of the historic building prior to the issuance of a building permit to relocate the resource; and,**
  - b) The submission of a subsequent heritage permit under Part IV**

**of the *Ontario Heritage Act* to consider an associated proposal to integrate the City Registry Office into a 21-storey mixed use development prior to the issuance of a building permit to relocate the resource.**

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

Having declared an interest, Member Padolsky did not participate in discussions nor vote on this item.

Ward Councillor M. Fleury was in attendance and participated in discussions on this item.

Tim Beed (Fotenn Planning + Design) was in attendance on behalf of Cadillac Fairview Corporation, and in support of the application.

Committee Members received a letter from David Flemming (Heritage Ottawa) dated June 17, in support of the application, and a copy is filed with the Office of the City Clerk.

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

**Motion No BHSC 2022-32/3**

Moved by Councillor R. Brockington (on behalf of Councillor M. Fleury)

**WHEREAS report ACS2022-PIE-RHU-0026 is scheduled to be considered at the July 7, 2022 Meeting of Council following the June 20, 2022 Built Heritage Sub-Committee Meeting; and**

**WHEREAS, subject to Council's approval, the applicant requested that the report be considered at the June 22, 2022 Meeting of Council to allow the start of construction earlier in the season;**

**THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-RHU-0026, the Built Heritage Sub-Committee recommend Council approve the following:**

- 1. Consider the Built Heritage Sub-Committee report on this matter at Council's June 22, 2022 meeting; and**
- 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 22, 2022 in order to allow the applicant to relocate the heritage building in good weather conditions.**

CARRIED

7. APPLICATION TO ALTER 475 OAKHILL ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AS PART OF THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

ACS2022-PIE-RHU-0025

RIDEAU-ROCKCLIFFE (13)

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*The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on August 16, 2022.*

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the application to alter 475 Oakhill Road according to plans prepared by Funktional Design Architectural Services, dated March 22, 2022;**
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 3. Approve the issuance of a heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by**

**Council.**

CARRIED

8. DESIGNATION OF THE HART MASSEY HOUSE, 400 LANSDOWNE ROAD  
UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

ACS2022-PIE-RHU-0014

RIDEAU-ROCKCLIFFE (13)

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**REPORT RECOMMENDATION**

**That the Built Heritage Sub-Committee recommend that Council issue a Notice of Intention to Designate the Hart Massey House, 400 Lansdowne Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 5.**

Committee Members received letters from David Flemming (Heritage Ottawa), and from Thomas d'Aquino and Susan Peterson d'Aquino, both in support of the report recommendations. Copies are filed with the Office of the City Clerk.

The report was CARRIED, as amended by the following motion:

**Motion No BHSC 2022-32/4**

Moved by Vice-Chair C. Quinn

**WHEREAS** Heritage staff have recommended that Council issue a Notice of Intention to Designate the Hart Massey House, 400 Lansdowne Road, under Part IV of the *Ontario Heritage Act*; and

**WHEREAS** the view of the property from the eastern shore of McKay Lake is an important heritage attribute; and

**WHEREAS** the view of the property from the eastern shore of McKay Lake was omitted from the Statement of Cultural Heritage Value as an attribute;

**THEREFORE BE IT RESOLVED THAT**, with respect to ACS2022-PIE-RHU-0014, Document 5 be replaced with the revised Statement of Cultural

**Heritage Value, on file with the Office of the City Clerk, to include the view of the property from the eastern shore of McKay Lake as an attribute.**

CARRIED

## **OFFICE OF THE CITY CLERK**

9. STATUS UPDATE – BUILT HERITAGE SUB-COMMITTEE INQUIRIES AND MOTIONS FOR THE PERIOD ENDING JUNE 3, 2022

ACS2022-OCC-GEN-0020

CITY WIDE

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## **REPORT RECOMMENDATION**

**That the Built Heritage Sub-Committee receive this report for information.**

RECEIVED

## **OTHER BUSINESS**

## **PLANNING CIRCULATIONS**

- ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL - 109-115 DALHOUSIE STREET
- OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 359 KENT STREET AND 436 AND 444 MACLAREN STREET

Anne Fitzpatrick, Planner III, Heritage Planning Branch, presented an overview of the planning circulation relating to 359 Kent Street and 436 and 444 Maclaren Street, and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Patrick Bisson (Hobin Architecture) and Derek Howe and Kyle Kazda (Taggart Realty Management) also provided a presentation on the proposed development, and received feedback from Members.

Staff undertook to share with Members information on the assessment of the heritage character-defining elements of the building(s).

#### ADJOURNMENT

The meeting was adjourned at 1:25 PM.

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**Committee Coordinator**

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**Chair**