



**Built Heritage Sub-Committee**

**Minutes 3**

**Thursday, 26 March 2015**

**9:00 am**

**Champlain Room, 110 Laurier Avenue West**

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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 Planning Committee on 14 April 2015.*

**Present:** Councillor T. Nussbaum (Chair), Member B. Padolsky (Vice Chair)  
Councillors: C. McKenney, S. Moffatt, M. Wilkinson

**Absent:** Members: C. Quinn , L. A. (Sandy) Smallwood

**DECLARATIONS OF INTEREST**

No declarations of interest were filed.

**CONFIRMATION OF MINUTES**

Minutes 2 - 12 February 2015

**CONFIRMED**

## COMMUNICATIONS

- Heritage Matters, Vol. 13, Issue 1 February 2015
- Heritage Stewards - Donor News 2015

## PLANNING AND INFRASTRUCTURE

### PLANNING AND GROWTH MANAGEMENT DEPARTMENT

1. DESIGNATION OF THE CITY OF OTTAWA WORKSHOPS, 7 BAYVIEW ROAD, UNDER PART IV OF THE *ONTARIO HERITAGE ACT*  
ACS2015-PAI-PGM-0049 KITCHISSIPPI (15)
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### REPORT RECOMMENDATION

**That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council issue a Notice of Intention to Designate the City of Ottawa Workshops, 7 Bayview Road, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

CARRIED

The following submissions were received in support of the designation and are held on file:

- a. Heritage Ottawa comments dated 24 March
- b. Hintonburg Community Association letter dated 25 March

2. APPLICATION FOR NEW CONSTRUCTION AT 239-241 BANK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT

ACS2014-PAI-PGM-0048

SOMERSET (14)

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### REPORT RECOMMENDATIONS

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

1. Approve the application for new construction according to plans prepared by Farrow Dreessen Architects Inc. and submitted on February 4, 2015 subject to the following conditions, detailed in Document 7:
  - a. Approval of other related planning applications; and
  - b. Simplification of the design details to conform to the Centretown Heritage Conservation District guidelines and the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
2. Issue the heritage permit with a two-year expiry date from the date of issuance; and
3. Delegate authority for minor design changes including those outlined in Document 7 to the General Manager, Planning and Growth Management Department.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 5, 2015.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

The Committee received a written comment dated 25 March from Heritage Ottawa in support of the application. It also reflected their concern about the demolition of the building previously on this site. A copy is held on file.

Lesley Collins, Heritage Planner, provided a detailed overview of the proposed application. Her presentation also addressed the conditions of approval, as set out in Document 7 of the staff report. A copy of her PowerPoint presentation is held on file.

Stephanie Morris, Holzman Consultants Inc., agent for the applicant, spoke in support of the new building.

Toon Dreessen, Farrow Dreessen Architects spoke specifically to the conditions set out in Document 7 of the staff report, and explained how they have already made modifications to address those concerns as well as those expressed by the Urban Design Review Panel, including:

- Provision of 1-metre recessed entranceways
- Simplification of the upper storey detailing, including the decorative metal railings
- Visual separation between the commercial and retail portions of the building, providing an expressed horizontality; additional cornices or horizontal details between levels would have a negative impact because it is already a simple rhythm of bay windows and pillisters

In view of the fact that they are working with contemporary detailing to have the building of its own time, Mr. Dreessen was seeking the Committee's approval of the report, but requested that the conditions outlined in Document 7 be removed as they believe these have been met.

Responding to a request to identify the issues that are most critical in terms of ensuring the standards and guidelines of the HCD are preserved, Ms. Collins explained those would be the level of detail and the recessed entrances. She explained that as stated by the Urban Design Review Panel, "the building succeeds in picking up the historical proportion of walls and windows, but has tried to incorporate too many small conflicting heritage details", (carved limestone panels with fan motif, metal railings with fan motif, elements of different materials, windows, parapets and cornices) and she suggested the building should reflect

more modest details. With respect to recessed entrances, she explained that these are a prominent characteristic of the Bank Street Heritage District.

She further explained that staff did not prescribe exactly what they wanted the applicant to do, because they wanted to give them an opportunity to come to an agreement, if Council approved the conditions set out. She offered that the simplification of some of the design elements could assist them in establishing the horizontality as well as mitigating the other staff concerns. A further recessing of the ground floor entrances and a strengthening of the horizontal lines of the building would certainly move in the right direction, since it is their view that the architectural details are too exuberant. Ms. Collins further noted that the key is to mitigate the impact of a six storey building and make it less of a foreground structure. Most of the changes proposed by staff are relatively minor.

Councillor McKenney supported the design of the building, stating it would enhance that corner of Bank and Lisgar and she felt the proposed design reflected the characteristics of Bank Street. She proposed approval of the report, with the exception of the conditions set out in Document 7 and that Recommendation 3 be amended so that any minor design changes are not tied to those conditions.

Christine Enta, Legal Counsel provided wording to accurately capture the intent of her Motion.

The Chair hoped the architect would take into consideration the comments raised today and he encouraged the proponent to enter into discussions with staff in terms of ensuring the traditional main street pattern that Committee members and staff want to see, is respected and maintained.

MOTION BHC 3/1

Moved by Councillor C. McKenney

**WHEREAS Report ACS2014-PAI-PGM-0048 recommends approval of the application with conditions as detailed in Document 7 of the Report;**

**AND WHEREAS further submissions have been made with respect of the application;**

**THEREFORE BE IT RESOLVED that Document 7, Condition B, paragraph 2 of the staff report be amended as follows:**

1. **Delete the phrase "are to be addressed" and replace it with the phrase "are to be considered";**

**AND THAT Recommendation 3 be amended to read "Delegate authority for minor design changes, considering those elements outlined in Document 7 to the General Manager, Planning and Growth Management Department.**

CARRIED

The report recommendations were CARRIED, as amended by Motion BHC 3/1.

3. APPLICATION TO CONSTRUCT A NEW STRUCTURE AT 7 CLARENCE STREET, A PROPERTY LOCATED IN THE BYWARD MARKET HERITAGE CONSERVATION DISTRICT AND DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2015-PAI-PGM-0054

RIDEAU-VANIER (12)

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## REPORT RECOMMENDATIONS

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

1. **Approve the construction of a new structure at 7 Clarence Street, according to plans by CSV Architects, received as part of the application on February 3, 2015;**
2. **Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
3. **Issue the heritage permit with a two year expiration date from the date of issuance.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 4, 2015.)**

**(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building**

**permit.)**

The following written submissions were received and copies are held on file:

- a. J. Pepper written comment sheet dated 16 March 2015 (in opposition)
- b. Heritage Ottawa comments dated 24 Mar (in support)
- c. N. Royer e-mailed comments dated 20 March (generally in support but with some concerns)

Sally Coutts, Coordinator of Heritage Services illustrated in a few drawings the proposed building, noting the increased ratio of stone to glass. She added that the building is a contemporary style in a heritage conservation district and has received support from the community.

Christopher Dziwinski and David Scarlett, National Capital Commission, along with Anthony Leaning, CSV Architects, were present in support of the application.

Liz MacKenzie, Lowertown Community Association was also present but had nothing to add following the staff presentation.

The Chair recognized the efforts made by the NCC to bring forward a design more suited to the heritage character of the area. He congratulated them for conducting a comprehensive public consultation process, to ensure that the new proposal was one that met the concerns expressed by the community.

The report recommendation was CARRIED as presented.

**ADJOURNMENT**

The meeting adjourned at 10:27 a.m.