



**Built Heritage Sub-Committee**

**Draft Minutes 27**

**Thursday, 8 February 2018**

**9:30 a.m.**

**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 27 February 2018.*

**Present:** Councillor T. Nussbaum (Chair), Member B. Padolsky (Vice-Chair)  
Councillors: M. Wilkinson, C. McKenney, S. Moffatt  
Public Members: C. Quinn, L. A. (Sandy) Smallwood

**DECLARATIONS OF INTEREST**

No declarations of interest were filed.

**CONFIRMATION OF MINUTES**

Minutes 26 – 11 January 2018

**CONFIRMED**

**PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT  
RIGHT OF WAY, HERITAGE AND URBAN DESIGN SERVICES**

1. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 50 LAKEWAY DRIVE, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

ACS2018-PIE-RHU-0004

RIDEAU-ROCKCLIFFE (13)

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**REPORT RECOMMENDATIONS**

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

1. **Approve the application to demolish the building at 50 Lakeway Drive, received on January 5, 2018;**
2. **Approve the application to construct a new building at 50 Lakeway Drive according to plans prepared by Jane Thompson Architect dated January 5, 2018;**
3. **Approve the landscape design for the new building at 50 Lakeway Drive according to plans prepared by Jane Thompson Architect dated January 5, 2018;**
4. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
5. **Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on April 5, 2018.)**

**(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.)**

Jane Thompson and Erin Duncan of Jane Thompson Architect were present and in support of the report recommendations.

Committee members received a letter from David Flemming of Heritage Ottawa, dated 5 February 2018, in support of the report recommendations. A copy of the letter is filed in the City's records.

The Built Heritage Sub-Committee CARRIED the report recommendations as presented.

2. APPLICATION TO PERMIT THE DEMOLITION OF THE UGANDAN HIGH COMMISSION, 231 COBOURG STREET, A PROPERTY LOCATED IN THE WILBROD LAURIER HERITAGE CONSERVATION DISTRICT AND APPLICATION FOR NEW CONSTRUCTION ON THE SAME SITE

ACS2018-PIE-RHU-0003

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 application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. and received on December 8, 2017;**

- 2. Approve the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on December 8, 2017;**
- 3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**
- 4. Issue the heritage permit with an expiry date of either:**
  - (a) two years from the date of issuance; or**
  - (b) two years from the date that decisions on applications under the Planning Act are final and binding, whichever is later;**
- 5. Suspend the notice required under Subsections 29 (3) and 34 (a) of the *Procedure By-law* to consider this report at its meeting on 28 February 2018, so that Council may consider this report within the statutory 90-day timeline.**

**(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on March 9, 2018.)**

**(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.)**

Sally Coutts, Senior Heritage Planner, Right of Way, Heritage and Urban Design presented an overview of the report recommendations. A copy of her slide presentation is on file with the City.

Councillor M. Fleury, councillor for the affected ward, was present.

Committee members received the following written submissions, and a copy of each is held on file:

- Chad Rollins (Action Sandy Hill) letter, dated February 5, opposing the report recommendations
- David Jeanes (Heritage Ottawa) letter, dated February 7, opposing the report recommendation to approve the demolition

Chad Rollins of Action Sandy Hill, Ryan Shackleton and Brittney Anne Bos of

Know History, Inc., and David Flemming of Heritage Ottawa spoke in opposition to the report recommendations.

Robert Martin of Robertson Martin Architects Inc., and Judah Mulalu of Ten-2-Four Architecture Inc. spoke in support of the report recommendations.

Counsellor Mathieu Fleury addressed the Committee, stating that there are measures that may be taken to preserve the building.

Chair Nussbaum requested that staff include with their report the documents relied on in preparing their recommendations, including the geotechnical study and the second engineering study, which were mentioned. He further urged the Applicant to arrange to have a delegate able to speak to the engineering aspects of the application.

**Motion No. BHSC 27/1**

Moved by Vice-Chair B. Padolsky

**WHEREAS the members of the Built Heritage Sub-Committee have requested additional review of engineering issues and the possibility of retention of at least portions of the building at 231 Cobourg Street, a building designated under Part V of the Ontario Heritage Act;**

**THEREFORE BE IT RESOLVED:**

- **that the application to demolish the building at 231 Cobourg Street, a Category 3 building in the Laurier Wilbrod Heritage Conservation District be referred to staff for further review; and**
- **that the City of Ottawa be directed to engage a structural engineer with heritage experience to provide an independent engineering report which speaks to the structure of the existing building; and**
- **based on the additional information in the independent review, that the applicant be encouraged to prepare a revised application that retains or incorporates a significant portion of the existing building or a new design that better reflects the recommendations contained in the applicant's Cultural Heritage Impact Statement; and**

**BE IT FURTHER RESOLVED that the Built Heritage Sub-Committee refer this matter to staff with a request that the revised report be brought back**

**to the Built Heritage Sub-Committee in such time as to permit consideration by the Sub-Committee, Planning Committee and Council prior to 9 May 2018.**

CARRIED

## **ADJOURNMENT**

The meeting was adjourned at 10:56 a.m.

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**Committee Coordinator**

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**Chair**