



## Built Heritage Sub-Committee

### Minutes 29

Thursday, 12 April 2018

9:30 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 April 24, 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 28 – Thursday, 8 March 2018

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

1. APPLICATION TO ALTER 132 LISGAR ROAD, A PROPERTY LOCATED IN ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2018-PIE-RHU-0008

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 alter the building at 132 Lisgar Road according to plans submitted by Bill Ritcey, architect, received on February 23, 2018;**
2. **Approve the landscape plan for 132 Lisgar Road according to plans submitted by Bill Ritcey, architect, received on February 23, 2018;**
3. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and**
4. **Issue the heritage permit with a two-year expiry 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 24 May 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.)**

Ashley Kotarba, Planner I, Right of Way, Heritage and Urban Design Services, presented an overview of the report recommendations. A copy of her slide presentation is filed in the City's records.

Linda Dicaire and Susan d'Aquino of Rockcliffe Park Residents Association

presented to the Committee stating that they were in support of the recommendations. They requested that the Committee acknowledge that the side yard setback is not compliant and should not set a precedent. Ms. Dicaire's written comments are filed in the City's records.

David Jeanes of Heritage Ottawa presented to the Committee, stating that they were in support of the recommendations.

Wayne Fralic of Cellar Door Design was present and in support of the report recommendations. Mr. Fralic answered questions from committee members and advised that he would be working with Heritage staff so that the addition would not look visually top-heavy.

Chair Nussbaum referenced a section of the staff report that discussed factors mitigating the reduction in the setback on the southern side of the property. He stated that in their report which is part of the public record, staff are acknowledging that they want to see more buffer and considered this application a specific case.

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-0009

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. 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 March 19, 2018;**
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.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 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 filed in the City's records.

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:

- Patrick Brey comment sheet dated February 13, and revised comment sheet dated April 4, stating that the building should not be torn down
- David Jeanes (Heritage Ottawa) letter dated April 12, stating that Heritage Ottawa opposes the recommendation to approve the demolition
- Chad Rollins (Action Sandy Hill) letter dated April 12, stating that Action Sandy Hill continues to strongly oppose the demolition

Chris Vopni of John G. Cooke & Associates Ltd. (the City's independent consultant) presented an overview of the independent engineering report and answered questions from the Committee.

David Jeanes of Heritage Ottawa and François Bregha spoke in opposition to the report recommendations.

Judah Mulalu of Ten-2-Four Architecture Inc. spoke in support of the report recommendations, stating that the varied architecture in the district forms the context for the proposed design. Mr. Mulalu's slide presentation is filed in the City's records.

Counsellor M. Fleury addressed the Committee and asked that the Committee overturn the report recommendations.

**Motion No. BHSC 29/1**

Moved by: Vice-Chair B. Padolsky

**WHEREAS the Cultural Heritage Impact Statement (CHIS), referenced in the report as Document 15, which was distributed with the agenda for the BHSC meeting of April 12, 2018 was not the most current version of the CHIS;**

**BE IT RESOLVED THAT the CHIS be replaced with the most current version dated November 22, 2017, prepared by Robertson Martin Architects.**

CARRIED

The report recommendations were put to the Committee and LOST, on a division of 2 yeas and 5 nays, as follows:

YEAS (2): Councillors: M. Wilkinson

Chair: T. Nussbaum

NAYS (5) Public Members: C. Quinn, L. A. Smallwood

Councillors: C. McKenney, S. Moffatt,

Vice-Chair: B. Padolsky

**Motion No. BHSC 29/2**

Moved by: Vice-Chair B. Padolsky

**WHEREAS Report ACS2018-PIE-RHU-0009 recommends approval of the application;**

**AND WHEREAS the Built Heritage Sub-Committee wish to recommend refusal of the application for demolition,**

**THEREFORE BE IT RESOLVED that Recommendations 1 and 2 of the staff report be amended as follows:**

- 1. Delete the word “approve” and replace it with “refuse”;**

**AND THAT Recommendations 3 and 4 be deleted.**

CARRIED, on a division of 5 yeas and 2 nays, as follows:

YEAS (5): Public Members: C. Quinn, L. A. Smallwood

Councillors: C. McKenney, S. Moffatt

Vice-Chair: B. Padolsky

NAYS (2): Councillors: M. Wilkinson

Chair T. Nussbaum

The report recommendations as amended are set out in full below:

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

- 1. Refuse the application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017;**
- 2. Refuse the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19, 2018.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 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.)**

### **OTHER BUSINESS**

The Committee asked questions of staff on the window replacement at the Duncannon (216 Metcalfe Street).

Chair Nussbaum announced that there will be a joint meeting of the Built Heritage Sub-Committee and the Planning Committee on June 26, 2018.

### **ADJOURNMENT**

The meeting was adjourned at 11:21 am.

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**Committee Coordinator**

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**Chair**