



Built Heritage Sub-Committee

Minutes 32

Thursday, 2 August 2018

9:30 am

Champlain Room, 110 Laurier Avenue West

- 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 Tuesday 28 August 2018.*

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

Absent: Councillor: S. Moffatt

DECLARATIONS OF INTEREST

See specific Agenda Item for Declaration: Item 1 of the Built Heritage Sub-Committee Agenda 32 (Sandy Hill Heritage Study Phase II: Designation of the Russell Avenue-Range Road and the Besserer- Wurtemberg Street Proposed Heritage Conservation Districts)

CONFIRMATION OF MINUTES

Minutes 31 – Monday, 18 June 2018

CONFIRMED

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

1. SANDY HILL HERITAGE STUDY PHASE II: DESIGNATION OF THE RUSSELL AVENUE- RANGE ROAD AND THE BESSERER- WURTEMBERG STREET PROPOSED HERITAGE CONSERVATION DISTRICTS

ACS2018-PIE-RHU-0019

RIDEAU-VANIER (12)

DECLARATION OF INTEREST

Vice-Chair Barry Padolsky declared a potential, deemed indirect pecuniary interest on Item 1 of the Built Heritage Sub-Committee Agenda 32 – *Sandy Hill Heritage Study Phase II: Designation of the Russell Avenue- Range Road and the Besserer- Wurtemberg Street Proposed Heritage Conservation Districts* (ACS2018-PIE-RHU-0019) – as he is an owner and resident within the proposed Russel Ave-Range Road HCD.

Vice-Chair Barry Padolsky did not take part in the discussion or vote on this item.

REPORT RECOMMENDATIONS

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

1. **Designate the Russell Avenue-Range Road Heritage Conservation District as identified in Document 2 under Section 41 of the *Ontario***

Heritage Act;

- 2. Adopt the Russell Avenue-Range Road Heritage Conservation District Plan as shown in Document 3;**
- 3. Designate the Besserer-Wurtemberg Heritage Conservation District as identified in Document 4 under Section 41 of the *Ontario Heritage Act*;**
- 4. Adopt the Besserer-Wurtemberg Heritage Conservation District Plan as shown in Document 5; and**
- 5. Approve the amended boundary for the Sandy Hill Cultural Heritage Character Area, as shown in Document 6 and the associated Character Area Guidelines to exclude the above noted Districts.**

MacKenzie Kimm, Planner II, 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.

Ward Councillor Mathieu Fleury was present and took part in the discussion on this matter.

Committee members received the following submissions, and a copy of each is filed in the City's records:

- John Swettenham email and slides dated July 31
- David B. Flemming (Heritage Ottawa) letter dated July 31
- Chad Rollins (Action Sandy Hill) letter dated August 1

The following members of the public made oral submissions before the Committee:

- John Swettenham (on his own behalf and on behalf of Robert Zribi)
- David B. Flemming (Heritage Ottawa)

MOTION No BHSC 32/1

Moved by Public Member L. A. (Sandy) Smallwood

WHEREAS report ACS2018-PIE-RHU-0019 and Document 3 exempt the

Embassy of Egypt property at 452 and 454 Laurier Avenue East from the boundary of the proposed Russell Avenue-Range Road Heritage Conservation District; and,

WHEREAS the owner applied for building permits last year to demolish the two-storey detached dwelling at 452 Laurier Avenue East and construct an addition to the Category 2 building at 454 Laurier Avenue East; and,

WHEREAS the development is also subject to Site Plan Control and the building permits will not be issued until an application has been submitted and an agreement has been registered; and,

WHEREAS the property is being exempt from the proposed district to allow the development to proceed; and,

WHEREAS Heritage staff have worked, and will continue to work, with the owners through the building permit and Site Plan Control processes to ensure compatibility with the proposed district;

THEREFORE BE IT RESOLVED that Built Heritage Sub-Committee recommend that Planning Committee recommend that Council amend the staff report to include the following recommendation:

Council direct staff within 24 months of the issuance of all required building permits with respect to 452 and 454 Laurier Avenue East to pass a by-law amending the Russell Avenue-Range Road Heritage Conservation District to include the properties.

CARRIED

Built Heritage Sub-Committee CARRIED the report recommendations as amended by Motion 32/1.

2. APPLICATION TO ALTER THE FORMER SISTERS OF THE VISITATION MONASTERY, 114 RICHMOND ROAD, A PROPERTY DESIGNATED UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

ACS2018-PIE-RHU-0018

KITCHISSIPPI (15)

REPORT RECOMMENDATIONS

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

- 1. Approve the application to alter the former Sisters of the Visitation Monastery through the removal of part of the two-storey west wing and the entire one-storey south wing of the building according to plans prepared by rla/architecture and submitted by Ashcroft on April 27, 2018 and June 13, 2018, conditional upon the digital recording of the portions of the building to be removed for deposit at the City of Ottawa Archives;**
- 2. Approve the restoration of the historic portion of the building according to the details provided in the drawings and Conservation Plan prepared by Robertson Martin Architects and submitted by Ashcroft on April 27, 2018 and June 13, 2018;**
- 3. Approve the application to construct a nine-storey apartment building and alter the former Sisters of the Visitation Monastery, according to plans prepared by rla/architecture and submitted by Ashcroft on April 27, 2018 and June 13, 2018 and conditional upon the issuance of two permits through delegated authority for:
 - the restoration of the front verandah;**
 - the landscape plan for the courtyard;****
- 4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
- 5. Issue the heritage permit with a three-year expiry date from the date of issuance, unless otherwise extended by City Council;**

6. **Suspend the notice required under Subsections 29(3) and 34(1) of the *Procedure By-law* to consider this report at its meeting on August 29, 2018.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* was extended and will expire on August 31, 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.)

Mackenzie Kimm, Planner II, 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.

Ward Councillor Jeff Leiper was present and took part in the discussion on this matter.

Committee members received the following submissions, and a copy of each is filed in the City's records:

- Stelios Pneumaticos email and comment sheet, dated July 28
- Krystin Vienneau email dated July 30 (with concerns)
- Linda Hoad (Heritage Ottawa) letter dated July 31 (opposing the demolition of any part of the historic building)
- Barbara Montgomery email dated July 31
- Bob Smith comment sheet and slides dated July 31
- Barbara Malone comment sheet dated July 29 (in support)
- Lorne Cutler (Hampton Iona Community Group) email and letter dated August 1 (with concerns)
- David Jeanes (on his own behalf) comments and slides received on August 1
- Karan Smith email dated August 2

The following members of the public made oral submissions before the Committee:

- Linda Hoad (Heritage Ottawa)
- David Jeanes (on his own behalf)
- Bob Smith
- Lorne Cutler (Hampton Iona Community Group)
- Rod Lahey (Roderick Lahey Architects) (slides on file)
- Robert Martin (Robertson Martin Architects)

The Committee then voted on the report recommendations which were LOST, on a division of 2 yeas and 4 nays, as follows:

YEAS (2): Councillors M. Wilkinson, T. Nussbaum

NAYS (4): Councillor C. McKenney

Public Members: B. Padolsky, C. Quinn, L. A. (Sandy)
Smallwood

MOTION No BHSC 32/2

Moved by Vice-Chair B. Padolsky

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

- 1. Refuse the application to alter the former Sisters of the Visitation Monastery;**
- 2. Refuse the proposed restoration of the historic portion of the building;**
- 3. Refuse the application to construct a nine-storey apartment building and alter the former Sisters of the Visitation Monastery;**
- 4. Suspend the notice required under Subsections 29(3) and 34(1) of the *Procedure By-law* to consider this report at its meeting on August 29, 2018.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* was extended and will expire on August 31, 2018.)

Motion No BHSC 32/2 CARRIED, on a division of 4 yeas and 2 nays, as follows:

YEAS (4): Councillor C. McKenney

Public Members: B. Padolsky, C. Quinn, L. A. (Sandy) Smallwood

NAYS (2): Councillors M. Wilkinson, T. Nussbaum

The Committee gave the following DIRECTION TO STAFF so that the additional information, along with the Built Heritage Sub-Committee's recommendations, may be considered by Planning Committee:

That staff work with the applicant prior to the Planning Committee meeting on August 28, 2018 on the recommendations and mitigation strategies in the Cultural Heritage Impact Statement including:

- Careful detailing of the stepped-back section of the addition connecting directly to the west wing, to ensure a suitable transition and mitigation of height impacts to the existing monastery
- Widening of the proposed glass connection at the junction of the addition and the monastery in the west wing, to facilitate better reading of the transition between new and old

ADDITIONAL ITEM

APPLICATION TO DEMOLISH 488-500 BANK STREET, LOCATED WITHIN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT AND TO CONSTRUCT A NEW BUILDING, ACCORDING TO FINAL PLANS BY CORE ARCHITECTS RECEIVED DECEMBER 12, 2012

SOMERSET (14)

MOTION No BHSC 32/3

Moved by Vice-Chair B. Padolsky

BE IT RESOLVED THAT the Built Heritage Sub-Committee approve the addition of this item for consideration by the Committee at today's meeting, pursuant to Subsection 89(3) of the *Procedure By-law* to allow this matter to rise to Planning Committee and Council in August 2018 and to avoid further delays in the development of the site as previously approved by Council on February 27, 2013.

The Committee CARRIED Motion No BHSC 32/3.

MOTION No BHSC 32/4

Moved by Councillor B. Padolsky

WHEREAS report ACS2013-PAI-PGM-0004 was approved by City Council at its meeting of February 27, 2013;

WHEREAS a heritage permit for demolition and new construction was issued based on the February 27, 2013 Council approval;

WHEREAS the applicant's heritage permit for demolition and new construction expired on February 27, 2015;

WHEREAS the applicant has submitted a demolition permit application on April 20, 2018; and

WHEREAS the applicant has indicated the intention to construct the same building that was previously approved;

THEREFORE BE IT RESOLVED THAT:

The Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

- 1. Approve the application to demolish 488-500 Bank Street;**
- 2. Approve the application to construct a new building at 488-500 Bank Street based on previously approved plans;**
- 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 October 24, 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.)

David Maloney, Planner I, Right of Way, Heritage and Urban Design, Planning, Infrastructure and Economic Development provided background on the motion.

The Committee then CARRIED Motion No BHSC 32/4.

OTHER BUSINESS

MAGEE HOUSE – 1119 WELLINGTON STREET WEST

MOTION No BHSC 32/5

Moved by Vice-Chair B. Padolsky

BE IT RESOLVED that the Built Heritage Sub-Committee suspend Section 83(4)(a) of the *Procedure By-law* to receive an update from staff with respect to the Magee House (1119 Wellington Street West), and dispense with the requirement of staff to provide a separate written report on this update, so that the Committee may receive a prompt update following the collapse of one of the building's walls on 24 July 2018.

The Committee CARRIED Motion No BHSC 32/5.

The following speakers provided an oral update to the Committee on this matter:

- Court Curry, Manager, Right of Way, Heritage and Urban Design, Planning, Infrastructure and Economic Development
- Jake Gravelle, Program Manager, By-law Enforcement Services, Emergency & Protective Services Department
- John Buck, Manager and Deputy Chief Building Official, Building Inspection & Enforcement, Planning, Infrastructure and Economic Development
- John G. Cooke, John G. Cooke & Associates Ltd.

Ward Councillor Jeff Leiper was present and took part in the discussion on this matter.

The Committee received the following documents from J. Cooke, copies of which are filed in the City's records:

- Letter from J. Cooke to the City, dated July 25
- Report from J. Cooke to the City, dated July 26
- Site Review Report from J. Cooke to the City, dated July 27
- Letter from J. Cooke to the City, dated July 31
- Slide presentation prepared by J. Cooke

Heritage staff anticipate reporting back to the Committee on this matter in fall 2018.

TECHNICAL CIRCULATIONS

- **OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT PROPOSAL – 552 BOOTH STREET**

ADJOURNMENT

The meeting was adjourned at 1:42 pm.

Committee Coordinator

Chair

DRAFT