



**Built Heritage Sub-Committee**

**Minutes 3**

**Monday, June 3, 2019**

**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 June 13.*

**Present:**

**Chair: Councillor G. Gower**  
**Vice-Chair: C. Quinn**  
**Councillors: R. Chiarelli, C. McKenney, R. Brockington, S. Moffatt**  
**Public Members: A. Conforti, J. Halsall, B. Padolsky**

**DECLARATIONS OF INTEREST**

No declarations of interest were filed.

**CONFIRMATION OF MINUTES**

Minutes 2 – Tuesday, March 12, 2019

**CONFIRMED**

## **PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT**

### **PLANNING SERVICES**

1. Planning, Infrastructure and Economic Development Department 2019 Work Plan

ACS2019-PIE-GEN-0002

City Wide

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#### **Report Recommendation**

**That Built Heritage Sub-Committee receive Part 2 of this report – 2019 PIED Work Plan for the Built Heritage Sub-Committee – for information.**

Following the Chair's brief comments, the Committee RECEIVED Part 2 of the report for information.

### **RIGHT OF WAY, HERITAGE AND URBAN DESIGN SERVICES**

2. HERITAGE PERMITS ISSUED THROUGH DELEGATED AUTHORITY, 2017-2018

ACS2019-PIE-RHU-0007

City Wide

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#### **Report Recommendation**

**That the Built Heritage Sub-Committee recommend that Planning Committee receive the following report for information.**

The Committee received a letter on May 28, 2019 from the Rockcliffe Park Residents Association with comments on this item.

As there were no public delegates or questions to staff on this item, the

Committee CARRIED the report recommendation.

3. Application to Alter the Property at 467 Besserer Street, a Property Located in the Daly Avenue Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*

ACS2019-PIE-RHU-0009

Rideau-Vanier (12)

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### Report Recommendations

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

1. **Approve the application to alter the building at 467 Besserer Street according to plans submitted by Open Concept Home Design, dated January 3, 2019 and submitted April 23, 2019;**
2. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
3. **Approve the issuance of 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 July 22, 2019.)**

**(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.)**

Anne Fitzpatrick, Planner, Right-of-Way, Heritage and Urban Design Services; Planning, Infrastructure and Economic Development (PIED), presented a brief overview of the report recommendations. A copy of her slide presentation is filed with the City Clerk.

The Committee received an email from David Flemming (Heritage Ottawa), dated May 31, in support of staff recommendations.

Neils Luetge, on behalf of the owner of 467 Besserer Street, in support of staff recommendations, was present and available to answer questions.

As there were no questions, the Committee CARRIED the report recommendations as presented.

4. Application for Demolition and New Construction at 384 Frank Street, a Property Located in the Centretown Heritage Conservation District, Designated under Part V of the *Ontario Heritage Act*

ACS2019-PIE-RHU-0010

Somerset (14)

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### **Report Recommendations**

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

1. **Approve the demolition of 384 Frank Street according to plans submitted by Ottawa Carleton Construction Ltd., received on May 1, 2019;**
2. **Approve the application to construct a new building at 384 Frank Street according to plans submitted by Ottawa Carleton Construction Ltd., received on May 1, 2019; conditional upon:**
  - **The applicant providing samples of the exterior cladding materials for approval by Heritage staff prior to the issuance of a building permit;**
3. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
4. **Approve the issuance of 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 July 25, 2019.)**

**(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.)**

Anne Fitzpatrick, Planner, Right-of-Way, Heritage and Urban Design Services, PIED, presented a brief overview of the report recommendations and responded to questions. A copy of her slide presentation is filed with the City Clerk.

The Committee received an email from David Flemming (Heritage Ottawa), dated May 31, in support of the application.

Julie Harris, in support, was present and available to questions.

5. Designation of 1820 St. Joseph Boulevard under Part IV of the *Ontario Heritage Act*

ACS2019-PIE-RHU-0011

Innes (2)

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#### **Report Recommendation**

**That the Built Heritage Sub-Committee recommend that Council issue a Notice of Intention to Designate the property located at 1820 St. Joseph Boulevard as a property of cultural heritage value and interest under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.**

Anne Fitzpatrick, Planner, Right-of-Way, Heritage and Urban Design Services, PIED, presented an overview of the report recommendation and responded to questions. A copy of her slide presentation is filed with the City Clerk.

Ward Councillor Laura Dudas was present and took part in the discussion.

Christine Enta, Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor, responded to questions on this matter.

The Committee received an email from David Flemming (Heritage Ottawa), dated May 31, and an email from Susan E. Davies dated June 3, in support of the application.

The Committee heard three delegations:

- George Kress of NET Canada (written submission provided; a copy is held on file with the City Clerk), expressing concern about the implications of a designation
- Nicole Fortier of the *Société franco-ontarienne du patrimoine de l'histoire d'Orléans* (SFOPHO) in support of the report recommendation
- Guy Legault, SFOPHO, expressing concern regarding built heritage conservation in Orléans

The Committee CARRIED the report recommendation as presented with the following DIRECTION TO STAFF:

That Planning Services and Legal Services staff, prior to the consideration of this matter at Council on June 26, 2019:

- Meet with the property owner to work through the owner's concerns, to ensure the owner understands the implications of a heritage designation, and to ensure the owner understands their options should the property be designated; and,
- Report back to the Chair following the meeting with the owner.

6. SITE PLAN APPROVAL – 1 RIDEAU STREET

ACS2019-PIE-EDP-0019

RIDEAU-VANIER (12)

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### **Report Recommendation**

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

Alison Hamlin, Planner, Economic Development Services, presented an overview of the report and responded to questions. A copy of her slide presentation is filed with the City Clerk.

Dennis Jacobs, Momentum Planning and Communications (Applicant), Rob

Cadeau, architectsAlliance, and Michael McClelland, ERA Heritage Architects Inc., presented in support of the Site Plan approval and responded to questions. A copy of their slide presentation is filed with the City Clerk.

The following delegations spoke in opposition to or raised concerns about the proposal:

- David B. Flemming, Heritage Ottawa (written submission provided; a copy is held on file with the City Clerk)
- Linda Hoad, on behalf of Peter Coffman (written submission provided; a copy is held on file with the City Clerk)
- Margaret Vandongen
- David L. Jeanes (in a personal capacity)
- George A. Neville
- Lynn Armstrong
- Marilyn Hart
- Robert Russell
- Julie Harris

The following staff also responded to questions on this matter:

- Sally Coutts, Senior Heritage Planner, Right-of-Way, Heritage and Urban Design Services, PIED
- Christine Enta, Legal Counsel, Planning, Development and Real Estate, Office of the City Clerk and Solicitor

Ward Councillor Mathieu Fleury and Planning Committee Chair Jan Harder were present and took part in the discussion.

Between Thursday, May 23, the date the report was published to the City's website, and the time it was considered on June 3, the Built Heritage Sub-Committee received correspondence submitted through the Clerk's Office from the following members of the public:

- Email dated May 23 from David Perrin, opposed
- Email dated May 23 from Devon Fermoye, opposed
- Email dated May 23 from Edward Losch, opposed
- Email dated May 23 from Maciej Karpinski, opposed
- Email dated May 23 from Mark Christie, opposed
- Email dated May 23 from Matthew Henry, opposed
- Email dated May 24 from Alistair Hensler, in support
- Email dated May 24 from Claire Carriere, opposed
- Email dated May 24 from Dawn, opposed
- Email dated May 24 from Ed Jardine, opposed
- Email dated May 24 from Jake Ryan, with comments
- Email dated May 24 from John Murray, opposed
- Email dated May 24 from Kathy Black, opposed
- Email dated May 24 from Loic Trottier, opposed
- Email dated May 25 from Chris Blahout, opposed
- Email dated May 25 from Heather Abramenko, opposed
- Email dated May 25 from John Forsey, opposed
- Email dated May 25 from Mary and David Elliott, opposed
- Email dated May 25 from Minna Donatucci, opposed
- Email dated May 25 from Pauline Moncion, opposed
- Email dated May 25 from T.E., opposed
- Email dated May 26 from John R. Robertson, in support



- Email dated May 26 from Mark Freedman, opposed
- Email dated May 26 from Robert Potvin, opposed
- Email dated May 27 from Christine Aubry, opposed
- Email dated May 27 from Kathryn Harper, opposed
- Email dated May 27 from Marjorie Sim, opposed
- Email dated May 27 from Tara O'Halloran, opposed
- Email dated May 28 from Bethany Armstrong, opposed
- Email dated May 28 from Geoff Solomon, opposed
- Email dated May 29 from Elise Godin, opposed
- Email dated May 29 from Greer Johnston, opposed
- Email dated May 29 from Ian Ferguson, opposed
- Two emails dated May 29 from Jane Touzel, opposed
- Email dated May 29 from Kevin Phillips, opposed
- Email dated May 30 from Nick Haines, opposed
- Letter dated May 31, revised June 2 from Linda Dicaire, opposed
- Email dated May 31 from Thomas d'Aquino, opposed
- Email dated June 2 from Glen Fraser, opposed
- Email dated June 2 from Joan Denault, opposed
- Email dated June 2 from Joanne Warren and David Burns, opposed
- Email dated June 2 from Michael Neilly, opposed
- Email dated June 2 from Robert Cushman, opposed
- Email dated June 3 from Donna & Robert Roberts, opposed

- Email dated June 3 from Stephanie Osley, opposed
- Letter dated June 3 from Lyette Fortin, opposed
- Email dated June 3 from Steve Sorrell, opposed

The Committee considered the following motions on this item:

**Motion No. BHSC 3/1**

Moved by Vice-Chair C. Quinn

**WHEREAS the Built Heritage Sub-Committee (BHSC) recommended Council approve the application to alter the Chateau Laurier Hotel at its June 18, 2018 meeting, conditional upon the applicant working with staff to make the proposed addition more visually compatible with the existing structure prior to Site Plan Approval; and**

**WHEREAS Council approved Motion No. BHSC 31/2, attached, gave delegated authority to the General Manager of the Planning, Infrastructure and Economic Development Department to approve design changes to the heritage permit; and**

**WHEREAS the Heritage Permit to alter the Chateau Laurier Hotel was issued July 3, 2018; and,**

**WHEREAS Motion No. BHSC 31/2 additionally directed staff to present the Site Plan Application to the BHSC for comment prior to it being tabled it at Planning Committee;**

**THEREFORE BE IT RESOLVED that a summary of the Sub-Committee's comments of its meeting on June 3rd be prepared by the BHSC Coordinator, reviewed by the Chair and Vice-Chair, and enclosing written comments submitted by individual members, and shared in the form of a Memo with the members of the Planning Committee ahead of their consideration of the Chateau Laurier Addition Site Plan.**

CARRIED

**Motion No. BHSC 3/2**

Moved by Vice-Chair C. Quinn

**WHEREAS** the Chateau Laurier is an iconic, prominent, and much beloved architectural and historic landmark in the City of Ottawa and the National Capital, and;

**WHEREAS** the Chateau Laurier is an Historic Place designated under Part IV of the *Ontario Heritage Act*, a National Historic Site, and an irreplaceable element in the visual setting of the Rideau Canal UNESCO World Heritage Site, the Parliamentary Precinct, Majors Hill Park, Confederation Square and Confederation Boulevard, and;

**WHEREAS** City Council adopted the Parks Canada document “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008, and;

**WHEREAS** Standard 11 of that document states that additions must be “physically and visually compatible with, subordinate to, and distinguishable from the Historic Place”, and;

**WHEREAS** “compatible” is generally agreed to mean “able to exist or work together without conflict”, and;

**WHEREAS** City Council approved an application to alter the Chateau Laurier, 1 Rideau Street, a property designated under Part IV of the *Ontario Heritage Act*, based on plans received on May 9 and 30, 2018 on condition that staff be directed to work with the applicant to make the proposed addition more visually compatible with the existing Chateau Laurier, prior to Site Plan Approval, and;

**WHEREAS**, the City staff express satisfaction that the revised design addresses the conditions of approval of the heritage application and recommend approval of the Site Plan application, and;

**WHEREAS** the Built Heritage Sub-Committee was asked by City Council “for comment” of the revised design “prior to tabling it at Planning Committee”,

**AND WHEREAS** the Built Heritage Sub-Committee finds the revised design does not fully satisfy the conditions of the City Council approved Application to Alter under the *Heritage Act*;

**THEREFORE BE IT RESOLVED THAT the Built Heritage Sub-Committee is of the opinion that Planning Committee refuse the application for Site Plan Control Approval; and**

**THEREFORE BE IT FURTHER RESOLVED THAT the Built Heritage Sub-Committee recommend that Planning Committee direct staff to work with both the applicant and the National Capital Commission on a further revised plan to the proposed addition that is sufficiently visually compatible with, and sympathetic to, the existing Chateau Laurier building (that is discreet in form with character defining elements to its historical place).**

CARRIED, on a division of 7 YEAS and 1 NAY, as follows:

YEAS (7): Councillors: R. Chiarelli, C. McKenney, R. Brockington

Members: A. Conforti, J. Halsall, B. Padolsky, Vice-Chair C. Quinn,

NAYS (1): Chair G. Gower

The Committee then RECEIVED the report for information.

### **INFORMATION PREVIOUSLY DISTRIBUTED**

The following item was distributed for information prior to the meeting:

A Designation Refusals, 2017-2018

ACS2019-PIE-RHU-0008

Capital (17)

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### **PLANNING CIRCULATIONS**

- Zoning By-Law Amendment and Site Plan Control Proposal Summary – 384 Frank Street

- Zoning By-Law Amendment and Site Plan Control Proposal Summary –  
412 Sparks Street

#### ADJOURNMENT

The meeting was adjourned at 2:32 pm.

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**Committee Coordinator**

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**Chair**

DRAFT