



Built Heritage Sub-Committee

Minutes 15

Tuesday, September 8, 2020

9:30 am

Electronic Participation

This Meeting will be held through electronic participation in accordance with Section 238 of the *Municipal Act, 2001* as amended by Bill 197, the *COVID-19 Economic Recovery Act, 2020*.

- 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 Ottawa City Council on September 23, 2020.*

Present: Chair: R. King
Vice-Chair: C. Quinn
Councillors: R. Brockington, C. McKenney, S. Moffatt
Public Members: A. Conforti, J. Halsall, B. Padolsky

Absent: Councillor R. Chiarelli

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Minutes 13 – Tuesday, August 11, 2020

CONFIRMED

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT

RIGHT OF WAY, HERITAGE AND URBAN DESIGN SERVICES

1. APPLICATION TO ALTER 175 MAIN STREET, THE DESCHÂTELETS BUILDING, A PROPERTY DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT

ACS2020-PIE-RHU-0019

CAPITAL (17)

This report will be presented to Planning Committee on September 10, 2020.

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on December 31, 2020.

REPORT RECOMMENDATIONS

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

1. **Approve the application to alter the building at 175 Main Street, which includes the removal of the chapel wing and the construction of a temporary infill wall, according to plans submitted by Hobin Architecture, dated May 2020 and July 2020; conditional upon:**
 - a. **The approval of the Zoning By-law Amendment for 205 Scholastic Drive to permit the existing Deschâtelets Building to be converted to a school and that such**

amendment be in full force and effect;

- b. The documentation of the building as described in Document 10 to be submitted to the City of Ottawa archives; and**
 - c. The retention of as many of the stained-glass chapel windows as reasonably possible to be incorporated into future development or public art within Greystone Village;**
- 2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and;**
 - 3. Approve the issuance of the heritage permit with a three-year expiry date from the date of issuance unless otherwise extended by Council.**

Anne Fitzpatrick, Planner II, Heritage Planning Branch, presented an overview of the report recommendations and answered questions from the Committee. A copy of her slide presentation is filed with the Office of the City Clerk. Jean-Charles Renaud, Planner II, also answered questions from the Committee.

Committee members received the following submissions, and a copy of each is filed with the Office of the City Clerk:

- Lyse Morisset letter received August 30, opposing the demolition of the chapel
- Tom and Joyce Scott compilation of email correspondence dated August 12 to 20, and received on September 1
- Paul Goodkey memorandum dated September 1, opposing the demolition of the chapel
- Ron Rose (Old Ottawa East Community Association) letter received September 4, with comments
- David Flemming (Heritage Ottawa) letter dated September 4, not in support of the demolition of the chapel wing

- Gord Lorimer slides, received September 4
- Faith Blacquiere written comments, dated September 4
- John Stewart slides, received September 7

The following delegations spoke in support of the report recommendations and responded to questions from the Committee:

- Kelly Rhodenizer, Regional Group
- Gord Lorimer, Hobin Architecture
- John Stewart, Commonwealth Historic Resource Management
- Luc Poulin, *Conseil des écoles catholiques du Centre-Est*

Rick Cunliffe (Cunliffe & Associates), Doug Van Den Ham (Hobin Architects), and Marc Bertrand (*Conseil des écoles catholiques du Centre-Est*) were in attendance and available to answer questions.

Paul Goodkey and David Flemming (Heritage Ottawa) spoke before the Committee opposing the report recommendations.

Ron Rose (Old Ottawa East Community Association) and Tom Scott provided oral comments to the Committee.

The Committee provided the following DIRECTIONS TO STAFF:

1. That staff to provide information in writing in relation to affordable housing requirements for the proposed development, and on the following questions:
 - Does the *Education Act* and related Ministry policies allow for affordable housing as a permissible use?
 - Are there any barriers to partnerships and RFP processes as they are required to develop affordable housing on the site?
2. That City staff work in conjunction with the Ward Councillor in advance of Planning Committee on September 10 to ensure the holding condition is sufficient to prevent the demolition of the chapel wing

should a final sale to the *Conseil des écoles catholiques du Centre-Est* (CECCE), with authorities in place for mixed use facility, not occur, including more substantive information needed for adaptive re-use, and work on a process to review opportunities for a display within the remaining building that would commemorate the chapel.

Following discussion on this item, the report recommendations were LOST, on a division of 4 yeas and 4 nays, as follows:

YEAS (4): Councillors C. McKenney, R. Brockington, S. Moffatt,
Chair R. King

NAYS (4): Members J. Halsall, B. Padolsky, A. Conforti, Vice-Chair C. Quinn

2. APPLICATION TO ALTER 235 MARIPOSA AVENUE, A PROPERTY LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2020-PIE-RHU-0018

RIDEAU-ROCKCLIFFE (13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on October 29, 2020.

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. **Approve the application to alter the existing building at 235 Mariposa Avenue, according to plans by Jim Bell Architectural Design Inc., dated July 9, 2020 and received on July 14, 2020, conditional upon:**
 - a. **The applicant providing samples of all exterior cladding materials, for approval by Heritage staff prior to the issuance of a building permit;**
2. **Approve the landscape plan for 235 Mariposa Avenue, according to the plan submitted by Jim Bell Architectural Design Inc., dated**

July 9, 2020 and received July 14, 2020, conditional upon:

- a. The applicant revising the planting list to replace any identified invasive species with native species, to the satisfaction of City Forestry and Heritage staff; and**
 - b. The applicant providing a Tree Disclosure report prior to the issuance of a Building Permit and implementing any required tree protection measures to the satisfaction of City Forestry staff in consultation with Heritage staff;**
- 3. Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development; and**
 - 4. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council.**

Mackenzie Kimm, Planner II, Heritage Planning Branch, presented an overview of the report recommendations. A copy of the slide presentation is filed with the Office of the City Clerk.

Committee members received the following submissions, and a copy of each is filed with the Office of the City Clerk:

- Linda Dicaire (Rockcliffe Park Residents Association) letter dated September 3, and email errata dated September 4, with comments
- Nancy Dorigo and John Davis letter, received September 4, with concerns
- Philip Hopwood email dated September 4, with comments
- Michael and Sheila Kelen email dated September 4, with concerns
- John Morales and Kirsten Crain email dated September 7, with concerns

Nicole Chilton-Jones (Jim Bell Architectural Design Inc.) was in attendance

and in support of the report recommendations.

The Committee CARRIED the report recommendations, as amended by the following motion:

Motion No. BHSC 2020 15/1

Moved by Vice-Chair C. Quinn

WHEREAS report ACS2020-PIE-RHU-0018 recommends approval of an application under the *Ontario Heritage Act* to alter the existing building at 235 Mariposa Avenue;

WHEREAS the Rockcliffe Park Residents Association Heritage Committee (RPRA HC) had outstanding concerns about the exterior cladding materials of the proposed alteration; and

WHEREAS Heritage Planning staff worked with the applicant and the RPRA HC to address their concerns and reached a satisfactory compromise to all parties on a different primary cladding material for the exterior of the building that further improves the proposal's compatibility with the HCD;

THEREFORE BE IT RESOLVED that:

- 1. The plans by Jim Bell Architectural Design Inc., dated July 9, 2020 and received on July 14, 2020, be replaced by the Jim Bell Architectural Design Inc. plans, dated and received September 3, 2020 reflecting a change in primary cladding from cultured stone to brick for the exterior of the building.**
- 2. That Recommendation 2 be updated to reflect the new plans accordingly.**

CARRIED

OFFICE OF THE CITY CLERK

3. STATUS UPDATE – BUILT HERITAGE SUB-COMMITTEE INQUIRIES AND MOTIONS – FOR THE PERIOD ENDING AUGUST 21, 2020

ACS2020-OCC-GEN-0025

CITY WIDE

REPORT RECOMMENDATION

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

RECEIVED

OTHER BUSINESS

PLANNING CIRCULATIONS

- OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT PROPOSAL SUMMARY – GLADSTONE STATION DISTRICT SECONDARY PLAN

ADJOURNMENT

The meeting adjourned at 12:20 pm.

Committee Coordinator

Chair