



**Ottawa Built Heritage Advisory Committee  
Comité consultatif sur le patrimoine bâti d'Ottawa**

**MINUTES 21  
PROCÈS-VERBAL 21**

**Thursday, 7 June 2012, 6:00 p.m.  
le jeudi, 7 juin 2012, 18 h**

**Colonel By Room, 110 Laurier Avenue West  
Salle Colonel By, 110, avenue Laurier ouest**

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**Present/Présents:** C. Mulholland (Chair/Président), E. Eagen (Vice-Chair/Vice-présidente), J. Doutriaux, A. Fyfe, P. Maheu, V. Sahni

**Regrets/Excuses :** E. Zdansky

**DECLARATIONS OF INTEREST  
DÉCLARATIONS D'INTÉRÊT**

There were no declarations of interest.

**CONFIRMATION OF MINUTES  
RATIFICATION DES PROCÈS-VERBAUX**

Minutes 20 of the Ottawa Built Heritage Advisory Committee of 17 May 2012 were confirmed.

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*Note: 1. Please note that any written or verbal submissions (including name but excluding personal contact information) will form part of the public record and be made available to City Council and the public.*

*Nota : 1. Veuillez noter que toute présentation écrite ou orale (accompagnée de nom, mais sans coordonnées) sera versée aux dossiers publics et sera mise à la disposition du Conseil municipal et de la population.*

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1. APPLICATION FOR NEW CONSTRUCTION IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT AT 406-408 BANK STREET  
DEMANDE EN VUE D'UNE NOUVELLE CONSTRUCTION DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DU CENTRE-VILLE AU 406-408, RUE BANK  
ACS2012-PAI-PGM-0122 SOMERSET (14)
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### **REPORT RECOMMENDATIONS**

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application for new construction at 406-408 Bank Street, in accordance with plans by Brian Clark, Architect, received on April 19, 2012;**
- 2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 3. 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 July 17, 2012)**

**(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, Heritage Planner, provided an overview of the report and noted there is a site plan process underway for this application and Committee of Adjustment involvement as well.

Brian Clark, Brian K. Clark Architect, indicated the owner has proposed a contemporary five-storey mixed use building for this vacant lot replacing the three-storey mixed use building destroyed previously by fire. The proposed construction will meet and comply with the zoning requirements and guidelines for infill within the Heritage District and fits within the vertical height limits and set-back requirements. Mr. Clark also noted the proposal respects the main street commercial tradition and provides a base for long standing Ottawa based retail operations as well as creating rental units.

Joan Spice, Centretown Citizens Community Association (CCCA), raised issues regarding consistency between the Community Design Plan guidelines and Heritage guidelines, as well as concerns relating to the site plan. However, she noted that in general the CCCA is pleased with the heritage aspects of the proposed building and welcome the infill on the site.

The committee received the following correspondence on this matter, copies of which are held on file with the City Clerk:

- Fax (Comment Sheet) dated 5 June 2012 from Roy Sullivan, Executive Director, Centretown Citizens Ottawa Corporation (CCOC)
- Email dated 7 June 2012 from D.G. Belfie, Planning and Development Consulting Ltd., on behalf of the owners of 20 James and 21 Florence Street

The report recommendation was moved by Jérôme Doutriaux and CARRIED as presented.

2. APPLICATION FOR NEW CONSTRUCTION AT 165 CRICHTON STREET, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE NEW EDINBURGH HERITAGE CONSERVATION DISTRICT  
DEMANDE DE NOUVELLE CONSTRUCTION AU 165, RUE CRICHTON, PROPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO* ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE NEW EDINBURGH  
ACS2012-PAI-PGM-0136 RIDEAU-ROCKCLIFFE (13)

### **REPORT RECOMMENDATIONS**

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

1. **Approve the application to construct a new detached garage on River Lane at the rear of 165 Crichton Street as per plans submitted by Dan Nawrocki on May 7, 2012 included as Documents 3 and 4.**
2. **Designate authority for minor design changes to the General Manager, Planning and Growth Management Department.**
3. **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 August 6, 2012.)

(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.)

MOTION N<sup>o</sup> OBH 21/1

Moved by Elizabeth Eagan:

**That the Ottawa Built Heritage Advisory Committee approve the following technical amendment to the application for new construction at 165 Crichton Street:**

- **Change the name identified in recommendation 1 from Dan Nawrocki to Peter Boole as Mr. Boole is the property owner.**

CARRIED

Lesley Collins, Heritage Planner, provided an overview of the report. Ms. Collins noted there is a requirement for a minor variance to the Heritage Overlay because the new garage is not being built the exact same height and scale massing as the original garage that was demolished.

Peter Boole, owner, indicated he spoke to the neighbour of the adjacent property earlier that day, regarding some plan modifications as a compromise. He is prepared to reduce the size of the garage from 26'x24' to 25'x24', as well as extend the location to 5' from the neighbouring property line from the originally proposed 4', as well as extend the garden on the west side of the property.

Gail McEachern, Heritage Development Committee / New Edinburgh Community Alliance (NECA), outlined the comments the NECA submitted to the Planning Department (which are contained in the report) noting concerns with the increase in mass and footprint of this proposal.

Paul McConnell, owner of a neighbouring property to 165 Crichton Street, noted his concerns with the potential impact of this application on his property. However after speaking with the applicant, Mr. McConnell indicated he would withdraw his objection if the applicant's assurances regarding the modifications mentioned could be imposed.

The committee received the following correspondence on this matter, copies of which are held on file with the City Clerk:

- Email dated 4 June 2012 from James Turpie and Michal Anne Crawley
- Fax (Comment Sheet) dated 5 June 2012 from Alexandra Reid and Isabelle Hyndman Reid
- Fax (Comment Sheet) dated 4 June 2012 from Sylvie Cameron

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- Fax (Comment Sheet) dated 3 June 2012 from Guy Saint-Jacques

MOTION N<sup>o</sup> OBH 21/2

Moved by Virendra. K. Sahni

**That the Ottawa Built Heritage Advisory Committee recommend the Planning Committee recommend Council approve Item 2 subject to the following amendments:**

- a) Increased separation from the adjacent property line on west side of property from 4 ft to 5 ft, and;**
- b) Reduction in garage area from initial proposed 26'x24', to 25'x24', and;**
- c) Landscaping modifications as agreed with the adjacent property owner on the west side of the property.**

The report recommendation was moved by Virendra K. Sahni and CARRIED as amended by Motions 21/1 and 21/2.

3. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 220 SANDRIDGE ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT  
DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION AU 220, CHEMIN SANDRIDGE, PROPRIÉTÉ DÉSIGNÉE AUX TERMES DE LA PARTIE V DE LA LOI SUR LE PATRIMOINE DE L'ONTARIO ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE ROCKCLIFFE PARK  
ACS2012-PAI-PGM-0138 RIDEAU-ROCKCLIFFE (13)

**REPORT RECOMMENDATIONS**

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application for demolition of the existing building at 220 Sandridge Road;**
- 2. Approve the application for new construction at 220 Sandridge Road as per drawings by Ilg Ilg Design dated May 7, 2012 included as Documents 3, 4, 5 and 6;**
- 3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; 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 August 6, 2012.)**

**(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.)**

Lesley Collins, Heritage Planner, provided an overview of the report.

Bobby Ilg, ILG and ILG Design, Architect, clarified that the second floor of the proposed construction is in line with the rooftop of the existing house and will carry out the same character as the rest of the buildings in the neighbourhood while still creating a contemporary design. Mr. Ilg described the materials and other architectural features that will be used to have the property be less imposing on neighbours. He noted that following two community meetings, issues were raised regarding the roof-top terrace he feels these issues have been addressed in the design.

Kathleen Day, owner of a neighbouring property, indicated in addition to speaking on behalf of herself, she was also asked to speak on behalf of Thomas Goodwin and Megan Malone, also neighbours. She noted that they are collectively all opposed to the roof top terrace and would like it removed from the proposal. Ms. Day spoke to concerns related to the impact the terrace would have on the neighbourhood and stressed the importance of the applicant meeting with the community to address these concerns. She made reference to the Heritage Committee, Rockcliffe Park Residents Association, noting they met and moved a motion for OBHAC to not make a decision on the application for new construction at 220 Sandridge Road until the applicant has met with the neighbours to address their concerns.

The committee received the following correspondence on this matter, copies of which are held on file with the City Clerk:

- Fax (Comment Sheet) dated 4 June 2012 from Grant Lindsay, Principal Municipal Planner, National Capital Commission
- Fax (Comment Sheet) dated 4 June 2012 from Marcel and Ghislaine Cadieux
- Fax (Comment Sheet) dated 5 June 2012 from Allan Lutfy
- Email dated 5 June 2012 from Dr. Claude and Carole Massicotte
- Email dated 5 June 2012 from Thomas Goodwin and Megan Malone
- Email dated 7 June 2012 from Anthony Keith, Secretary, Heritage Committee, Rockcliffe Park residents Association (RPRA)
- Email dated 6 June 2012 from Richard and Kathleen Day

The report recommendation was moved by Pierre Maheu and CARRIED as presented, with Virendra K. Sahni dissenting.

APPLICATION TO ALTER  
DEMANDE VISANT À TRANSFORMER

4. APPLICATION TO ALTER 129 HOWICK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT  
DEMANDE DE MODIFICATION DU 129, RUE HOWICK, PROPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO* ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE ROCKCLIFFE PARK  
ACS2012-PAI-PGM-0137 RIDEAU-ROCKCLIFFE (13)

**REPORT RECOMMENDATIONS**

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application to alter 129 Howick Street as per plans submitted by S.A.I. Consulting on May 7, 2012 included as Documents 3 and 4;**
- 2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 3. 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 August 6, 2012)**

**(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.)**

The committee received a comment sheet dated 5 June 2012 from Michael Borish stating he has no objections to this application.

The report recommendation was moved by Virendra Sahni and CARRIED as presented.

5. APPLICATION TO ALTER 216 CATHCART STREET, A PROPERTY LOCATED IN THE LOWERTOWN WEST HERITAGE CONSERVATION DISTRICT  
DEMANDE EN VUE DE MODIFIER LE 216, RUE CATHCART, PROPRIÉTÉ SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE LA BASSE-VILLE OUEST  
ACS2012-PAI-PGM-0134 RIDEAU-VANIER (12)
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### **REPORT RECOMMENDATIONS**

**That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application for new construction at 216 Cathcart Street, in accordance with plans submitted by Tito Jurado, received on May 7, 2012;**
- 2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 3. 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 August 5, 2012)**

**(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, Heritage Planner, provided an overview of the report, noting there will be a site plan and rezoning on this property as well.

Marc Aubin, Lowertown Community Association (LCA), provided examples of good and bad infill completed in lowertown and noted the importance of demonstrating a commitment to heritage during these application processes. Mr. Aubin offered to have the LCA work with the applicant to accurately restore the current building in order to respect the architecture and heritage aspects.

Tito Jurado, owner, explained that the purpose of the application is to unite three generations under one roof. Two architects were consulted to create a design using materials that worked with the character of the neighbourhood.



The committee received the following correspondence on this matter, copies of which are held on file with the City Clerk:

- Fax (Comment Sheet) dated 5 June 2012 from Pamela McCurry
- Fax (Comment Sheet) dated 5 June 2012 from Helen Banulescu
- Email dated 7 June 2012 from Advocacy Committee, Heritage Ottawa
- Email dated 6 June 2012 from Erik Bjornson

The report recommendation was moved by Virendra Sahni and CARRIED as presented.

ADJOURNMENT  
LEVÉE DE LA SÉANCE

The meeting adjourned at 8:00 p.m.

*Original signed by*  
*K. Sammon*

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**Committee Coordinator**

*Original signed by*  
*C. Mulholland*

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**Chair**