

**EXTRACT OF DRAFT MINUTES 22  
BUILT HERITAGE SUB-COMMITTEE  
14 SEPTEMBER 2017**

**EXTRAIT DE L'ÉBAUCHE DU  
PROCÈS-VERBAL 22  
SOUS-COMITÉ DU PATRIMOINE BÂTI  
LE 14 SEPTEMBRE 2017**

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APPLICATION FOR NEW CONSTRUCTION AT 445 GREEN AVENUE, A  
PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*  
AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION  
DISTRICT

ACS2017-PIE-RHU-0017

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 construct a new building at 445 Green Avenue according to plans prepared by Soma Pro Designs (Fernando Matos), dated August 1, 2017 and received August 10, 2017, subject to the approval of other required planning applications;**
- 2. Approve the landscape design for the new building at 445 Green Avenue according to plans prepared by North 44 Land Design Inc. dated August 1, 2017 and received August 10, 2017;**
- 3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.**
- 4. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.**
- 5. Suspend the notice required under Subsection 29. (3) and 34 (a) of the Procedure By-law to consider this report at its meeting on 27 September 2017, so that Council may consider this report within the statutory 90-day timeline.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to September 30, 2017.)**

**(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, Heritage & Urban Design Branch presented an overview of the proposed additions to the heritage register. A copy of his slide presentation is held on file.

Committee members received a letter opposing the report recommendations from the Rockcliffe Park Residents Association Heritage Committee, received by email on 23 August 2017. A copy is held on file.

John Cook, of the Rockcliffe Park Residents Association Heritage Committee, spoke at the meeting and stated that the proposed development would exceed the Floor Space Index (FSI) zoning requirements, which should be the upper limit.

Kayla Blakely, planner for the applicant, was in attendance and available to answer questions from the Committee.

Staff answered further questions from the Committee.

The Chair requested that staff discuss with him the policy rationale for varying requirements for FSI in the Rockcliffe Park area, and whether the FSI requirements could be made more consistent within the Rockcliffe Park Heritage Conservation District. The Rockcliffe Park Community Association may wish to be involved in this discussion.

Member Smallwood stated that it is difficult to support this application given that it exceeded the FSI.

The Committee CARRIED the report recommendations as presented, with public member L.A. Smallwood dissenting.