

EXTRACT OF DRAFT MINUTES 51
PLANNING COMMITTEE
26 SEPTEMBER 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 51
COMITÉ DE L'URBANISME
LE 26 SEPTEMBRE 2017

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)

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.)

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 14 September 2017, and was CARRIED as presented. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes.

The Planning Committee heard one delegation on this matter:

- Dr. V.J. Lanctis, Rockcliffe Park Residents Association (RPRA), noted the RPRA's objection to the proposal, as a matter of principle, because it exceeds the maximum floor space index (FSI) for new construction that would currently be permitted in the Rockcliffe Park Heritage Conservation District.

In addition to the correspondence received by the BHSC, the Planning Committee received the following correspondence between 14 September (after the BHSC meeting) and 26 September 2017 (prior to the Planning Committee's consideration of the matter):

- Email dated 19 September 2017 from Thom Ouellette in support.

Motion N° PLC 51/1

Moved by Councillor T. Tierney

WHEREAS Recommendations 1 and 2 refer to incorrect dates associated with plans for 445 Green Avenue;

THEREFORE BE IT RESOLVED that Recommendation 1 which currently reads:

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;

be replaced with the following:

1. Approve the application to construct a new building at 445 Green Avenue according to plans prepared by Soma Pro Designs (Fernando Matos), dated September 2, 2016 and revised June 28, 2017 and June 30, 2017, subject to the approval of other required planning applications;

And Recommendation 2, which currently reads:

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;

Be replaced with the following:

2. Approve the landscape design for the new building at 445 Green Avenue according to plans prepared by North 44 Land Design Inc. dated July 28, 2017.

CARRIED

Item 1 of Planning Committee Agenda 51, as amended by motion 51/1 was put to Committee and CARRIED as amended.