



Built Heritage Sub-Committee

Minutes 23

Monday, 16 October 2017

9:30 a.m.

Champlain Room, 110 Laurier Avenue West

- 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, report(s) requiring Council consideration will be presented to Planning Committee on 24 October 2017.*

Present: Councillor T. Nussbaum (Chair), Member B. Padolsky (Vice-Chair)
Councillors: M. Wilkinson, C. McKenney, S. Moffatt
Public Member: L. A. (Sandy) Smallwood

Absent: Public Member: C. Quinn

DECLARATIONS OF INTEREST

No declarations of interest were filed.

CONFIRMATION OF MINUTES

Minutes 22 – 14 September 2017

CONFIRMED

COMMUNICATIONS

Responses to Inquiries

Both responses were added to the Agenda for discussion by the following motion:

Motion No. BHSC 23/1

Moved by Councillor B. Padolsky

BE IT RESOLVED THAT the Built Heritage Sub-Committee approve the addition of these items for consideration by the committee at today's meeting, pursuant to subsection 89(3) of the procedure by-law (being by-law no. 2016-377) to allow for questions from Committee members.

CARRIED

- BHS 01-17 – Update on the status of 287 Cumberland Street

Chair Nussbaum inquired about the status of this property, noting that it is for sale further to the issuance of a heritage permit for demolition and new construction. Sally Coutts, Senior Heritage Planner, Right of Way, Heritage and Urban Design, advised that the building at 207-209 Murray Street was demolished under an earlier permit, but the building at 281-283 Cumberland Street remains. The current heritage permit will expire in January 2018 and related *Planning Act* applications, which would be required prior to demolition of the building at 281-283 Cumberland Street, have not been filed. The City will monitor the property while it is for sale to ensure adherence to Property Standards.

- BHS 02-17 – Update on the status of 352 Somerset Street West

Councillor McKenney inquired whether the pre-building permit meeting is cause for optimism. Ms. Coutts indicated that this is the closest the project has come to producing working drawings and the architect is committed to obtaining a building permit prior to the expiry of the heritage permit in 2019. The site is secured and protected. Councillor McKenney will bring another inquiry in 7 to 9 months if there has been no update on progress. Staff will look into facilitating communication between the architect and Councillor McKenney.

PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT RIGHT OF WAY, HERITAGE AND URBAN DESIGN SERVICES

1. APPLICATION TO ALTER 61 PARK ROAD, A PROPERTY LOCATED IN ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*.

ASC2017-PIE-RHU-0021

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

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

1. **Approve the application to alter the building at 61 Park Road according to plans submitted by Robertson Martin Architects, received on August 24, 2017 and dated August 16, 2017;**
2. **Approve the application to demolish the garage at 61 Park Road, facing Elmwood Avenue;**
3. **Approve the landscape design for 61 Park Road according to plans submitted by Robertson Martin Architect on August 24, 2017, and dated August 16, 2017;**

4. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
5. **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 November 22, 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.)

Ashley Kotarba, Planner I, Heritage & Urban Design Branch presented an overview of the report recommendations. A copy of her slide presentation is held on file.

Committee members received the following submissions, and a copy of each is held on file:

- Rockcliffe Park Residents Association Heritage Committee (RPAHHC) letter, received by email on October 6, opposing report recommendations
- Gregory and Anna Townsend letter, received by email on October 11, supporting the report recommendations
- P. Jeffrey Gillin letter, received by email on October 11, supporting the report recommendations
- Anita E email, received on October 13, supporting the report recommendations
- Stephen Assaly letter, received by email on October 13, supporting the report recommendations
- Dr. Reda El-Sawy letter, received by email on October 13, supporting the report recommendations
- Kitdapawn E and Charles E written submission, received by email on October 13, supporting the report recommendations

- Alex MacKenzie and Beatrice Hampson email, received on October 13, with concerns and requesting a reduction in size of the addition
- Olivier Radar comment sheet, received by email on October 15, supporting the report recommendations

Robert Martin and Maria Cristina Villalba of Robertson Martin Architects (the applicant), spoke in support of the report recommendations.

Mr. Martin advised in response to Member Smallwood's questions that the building exterior materials would include 4-inch limestone and acrylic stucco to match the original stucco. Mr. Martin stated that the roofs at 61 Park Road and the neighbouring building will be very similar in height. In response to Chair Nussbaum's questions, Mr. Martin and Ms. Villalba advised that only trees that are diseased, dead or not mature are being removed.

Marianne Feaver, spoke on her own behalf and on behalf of the RPRAHC in opposition to the report recommendations. Her speaking notes are held on file. Ms. Feaver stated that because of the increase in massing and lot coverage, she and the RPRAHC believe that the recommendations disregard the guidelines in the Rockcliffe Park Heritage Conservation District Plan (RPHCDP).

Chair Nussbaum noted that there may be differing interpretations of the RPHCDP. A conversation between staff and the community to create interpretation guidelines or a glossary may assist. Ms. Coutts advised that the Heritage and Urban Design Branch will be working on clarifying the RPHCDP in the coming months.

The report recommendations CARRIED as presented.

ADJOURNMENT

The meeting adjourned at 10:08 a.m.

Committee Coordinator

Chair