



## Built Heritage Sub-Committee

### Minutes 24

Friday, 10 November 2017

9:30 a.m.

Champlain Room, 110 Laurier Avenue West

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- 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 Planning Committee on 28 November 2017.*

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

### DECLARATIONS OF INTEREST

No declarations of interest were filed.

## CONFIRMATION OF MINUTES

Minutes 23 – 16 October 2017

CONFIRMED

## COMMUNICATIONS

### Response to Inquiries

- BHS 03-17 – History and naming of Green Avenue

## PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT

### RIGHT OF WAY, HERITAGE AND URBAN DESIGN SERVICES

1. APPLICATION FOR NEW CONSTRUCTION AT 667 BANK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2017-PIE-RHU-0024

CAPITAL (17)

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## REPORT RECOMMENDATIONS

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

1. **Approve the application for new construction at 667 Bank Street, according to the plans submitted by Vincent P. Colizza Architect Inc. on July 6, 2017, attached as Documents 4, 5, 6 and 7, subject to the approval of other required planning applications;**
2. **Issue the heritage permit with an expiry date of either:**
  - (a) **two years from the date of issuance; or**
  - (b) **two years from the date that decisions on applications under the Planning Act are final and binding, whichever is later; and**
3. **Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* was extended and will expire on January 31, 2018.)**

**(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, Senior Heritage Planner, Right of Way, Heritage and Urban Design presented an overview of the report recommendations. A copy of her slide presentation is on file with the City.

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

- Dr. Ronald S. Weiss email, received on November 5, opposing report recommendations
- Susan Bell email, received on November 7, providing comments
- Aaron and Sarah Good email, received on November 7 stating concerns about the proposed structure
- Wolf Illing letter, received on November 8, requesting a greater setback

Dr. Ronald S. Weiss and Wolf Illing spoke before the Committee in opposition to the report recommendations.

Jaime Posen and Brian Casagrande of Fotenn Planning + Design, Vincent Colizza of Vincent P. Colizza Architect Inc., and John Stewart of Commonwealth Historic Resource Management, on behalf of the applicant, spoke before the Committee in support of the report recommendations.

In response to questions from Councillor Wilkinson, Mr. Posen and Mr. Casagrande stated that the proposed patio would face Bank Street and not encroach onto the sidewalk.

Doug Casey and Julian Smith spoke before the Committee and provided comments on the report recommendations.

In response to questions from Chair Nussbaum, Christine Enta, Legal Counsel, advised that the 25-foot setback originates from a restrictive covenant originally registered in 1903. It expired after 40 years and has now been deleted from the land registry.

Counsellor Chernushenko addressed the Committee, stating that he did not support the report recommendations.

**Motion N° BHSC 24/1**

Moved by Vice-Chair B. Padolsky

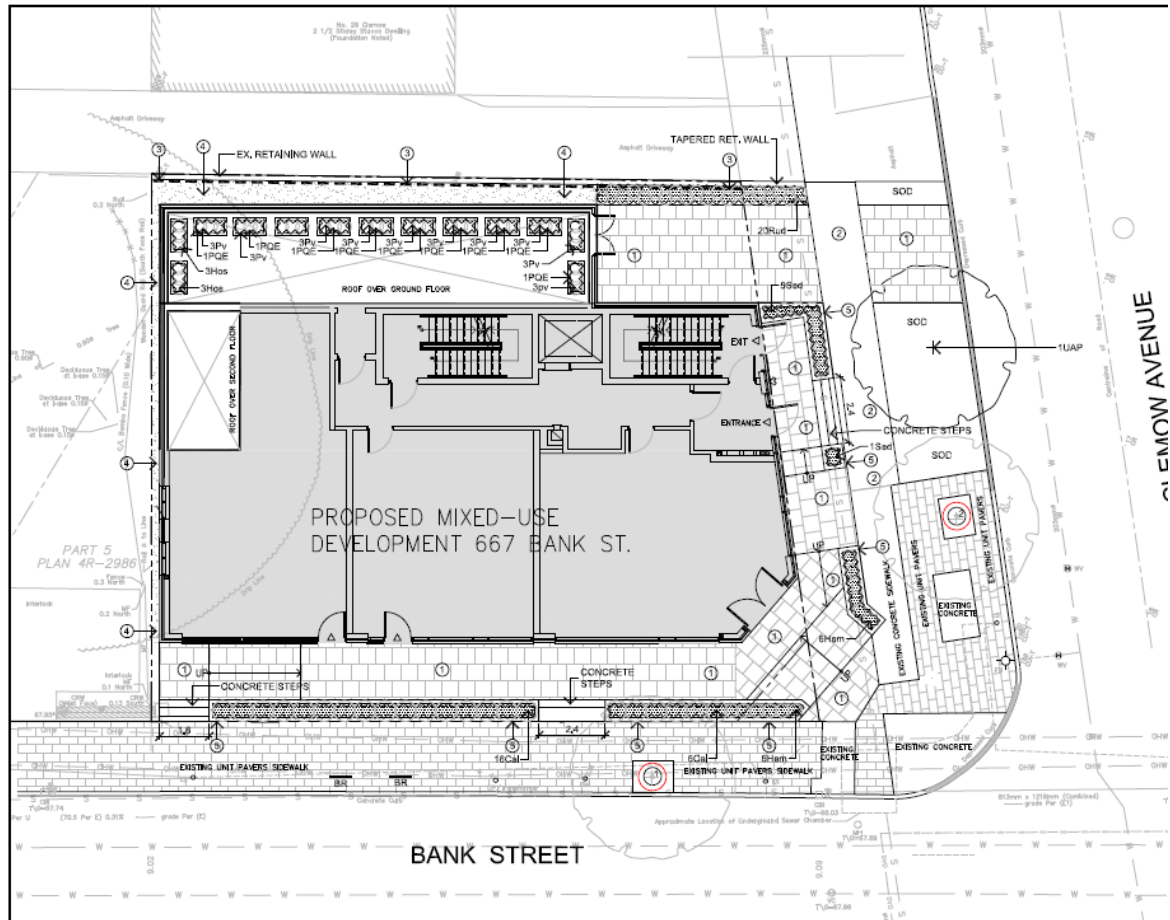
**WHEREAS the Applicant has submitted a revised Landscape Plan prepared by Levstek Consultants Inc. dated November 8, 2017 with respect to the proposed new construction at 667 Bank Street in response to staff and community input;**

**THEREFORE, BE IT RESOLVED that Document 6 of the report be replaced with the attached revised Landscape Plan prepared by Levstek Consultants Inc. submitted by the Applicant and dated November 8, 2017, and;**

**BE IT FURTHER RESOLVED that recommendation 1 is amended accordingly by deleting the words “Documents 4, 5, 6 and 7” and substituting the words “Documents 4, 5 and 7, and the revised Landscape Plan prepared by Levstek Consultants Inc. dated November 8, 2017,**

attached as Document 6”.

Document 6 – Landscape Plan



CARRIED

Item 1 of Built Heritage Sub-Committee Agenda 24, as amended by Motion 24/1, was put to Committee and CARRIED.

2. APPLICATION TO ALTER 551 FAIRVIEW AVENUE, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

ACS2017-PIE-RHU-0022

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 alter the building at 551 Fairview Avenue according to plans prepared by Shean Architects submitted on November 2, 2017, subject to the following condition:**
  - a. **That a construction staging plan be submitted to staff in Planning, Infrastructure and Economic Development;**
2. **Approve the landscape design for the building at 551 Fairview Avenue according to plans prepared by Shean Architects and John K. Szczepaniak Landscape Architect dated September 17, 2017, submitted on October 30, 2017, subject to the following condition:**
  - a. **That the tree preservation and protection measures identified in the tree conservation report prepared by IFS Associates be implemented in consultation with staff in Planning, Infrastructure and Economic Development;**
3. **Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry; and**
4. **Delegate authority for minor design changes to the General Manager,**

**Planning, Infrastructure and Economic Development Department.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 8, 2018.)**

**(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.)**

Anne Fitzpatrick, Planner II, and David Maloney, Planner I, Right of Way, Heritage and Urban Design, presented an overview of the report recommendations. A copy of their slide presentation is on file with the City.

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

- Daniel Weinand emails listing residents supporting the report recommendations, received on October 20 and 30 and November 6
- Dr. Tracey Thompson email, received on October 9

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

- Diana Rowley letter, received on October 25
- Julian Smith letter, received on October 30
- Victor Lanctis email, received on November 2
- Margot Gualtieri email, received on November 2
- Thomas d'Aquino letter, received on November 8
- Rockcliffe Park Residents Association Heritage Committee (RPRAHC) email, received on November 8
- Anthony Keith letter, received on November 8
- Iola Price letter, received on November 8
- Richard Simison email, received on November 8

- Linda Dicaire document listing residents opposing the report recommendations received by email on November 8
- Susan Ross letter, received on November 9
- Brian Dickson letter, received November 9
- Peter Fallis letter, received on November 9
- John Mierins comment sheet, received on November 10

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

- Jay Baltz email, received on November 9, stating that Heritage Ottawa does not oppose the report recommendations
- Martha Edmond letter, received on November 9

Jacob Bolduc and Brian Casagrande of Fotenn Planning + Design, Richard Shean of Shean Architects and John Stewart of Commonwealth Historic Resource Management, on behalf of the applicant, Peter Thompson on behalf of Dr. Tracey Thompson, and Louise Malhotra, spoke before the Committee in support of the report recommendations.

In response to Chair Nussbaum's questions, Mr. Stewart advised that the second floor addition would alter the character of the respective façade of the building and would not be subordinate to the existing building.

Brian Dickson and Linda Dicaire of the RPRAHC, Julian Smith, Victor J. Lanctis Margot Gualtieri, Gouhar Shemdin, Jane Dobell and Alex Macklin spoke before the Committee opposing the report recommendations.

James Taylor spoke before the Committee and provided comments on the report recommendations.

In response to questions from the Committee members, staff advised that the 2016 Rockcliffe Park Heritage Conservation District Plan (RPHCDP) could be updated with further analysis of views and view sheds in Rockcliffe Park.

Vice-Chair Padolsky stated his concerns about the impact of the second-floor addition on the eave line and on the visibility of the roof from the dog walk and about the materials used for the basement and ground-level addition. The Vice-



Chair also stated that the applicant may be willing to explore revising the landscape plan.

Chair Nussbaum stated his concerns about the second-floor addition and the need to respect the roofline and respect the Heritage Conservation District Plan in all aspects.

**Motion N° BHSC 24/2**

Moved by: Vice-Chair B. Padolsky

**WHEREAS there are concerns about the compatibility of the proposed addition with the Rockcliffe Park Heritage Conservation District Plan;**

**WHEREAS the unique nature of this property has led to the rear of the building being considered part of a public "streetscape";**

**THEREFORE, BE IT RESOLVED that the Built Heritage Sub-Committee direct staff to work with the applicant:**

1. **to revise the plans for the second-storey addition to improve the conservation of, and reflect the heritage character of the upper storey and roofline (including dormers) of the McKay Lake elevation of the existing home; and**
2. **to revise the plans so that interventions to the second storey are minimized and designed to complement the existing building's heritage attributes; and**
3. **to revise elements of the exterior cladding of the ground floor and basement of the addition to respect and complement the existing building's heritage attributes; and**

**BE IT FURTHER RESOLVED that these revisions be presented at the Nov. 28 Planning Committee meeting.**

CARRIED

Item 2 of Built Heritage Sub-Committee Agenda 24, as amended by Motion 24/2, was put to Committee and CARRIED.

ADJOURNMENT

The meeting was adjourned at 1:18 p.m.

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**Committee Coordinator**

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**Chair**

DRAFT