

Application to alter 514 Manor Avenue, a property designated under Part V of the *Ontario Heritage Act*, located in the Rockcliffe Park Heritage Conservation District

Demande de modification du bien-fonds situé au 514, avenue Manor, 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

Committee recommendations

That Council:

- 1. Approve the application to alter 514 Manor Avenue, according to plans prepared by Art House Developments, dated January 18, 2023, conditional upon:
 - a. The submission of a heritage permit application for the front entrance canopy to be processed under the authority delegated to staff;**
 - b. The submission and acceptance of a final Tree Information Report and Landscape Plan, to the satisfaction of the City's Forester;**
 - c. The reinstatement of the original boulder wall along the property's Hillcrest Drive elevation; and,**
 - d. The submission of samples of all final exterior materials for approval by Heritage Planning staff prior to issuance of a building permit.****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**

3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.
4. Direct that the report be submitted to Council for consideration at its meeting of May 10, 2023, pursuant to Subsection 35(7) of the Procedure By-law.

Recommandations du Comité

Que le Conseil :

1. Approuve la demande de modification du 514, avenue Manor, conformément aux plans préparés par Art House Developments et datés du 18 janvier 2023, sous réserve des conditions suivantes :
 - a. Soumission d'une demande de permis patrimonial visant l'auvent de l'entrée principale, qui sera traitée au titre des pouvoirs délégués au personnel;
 - b. Soumission et acceptation d'un rapport d'information final sur les arbres et d'un plan d'aménagement paysager, à la satisfaction de l'expert-forestier de la Ville;
 - c. Remise en état du mur de soutènement en pierre qui longe l'élévation de la propriété donnant sur la promenade Hillcrest; et
 - d. Soumission d'échantillons du choix final de tous les matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine, avant la délivrance d'un permis de construire.
2. Délègue au directeur général de Planification, Immobilier et Développement économique le pouvoir d'apporter des changements mineurs aux plans reçus;

- 3. Approuve la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf prolongation accordée par le Conseil municipal.**
- 4. Demande que le rapport soit soumis à l'examen du Conseil à sa réunion du 10 mai 2023, conformément au paragraphe 35(7) du Règlement de procédure.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated April 25, 2023 (ACS2023-PRE-RHU-0016)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 25 avril 2023 (ACS2023-PRE-RHU-0016)

2. Extract of draft Minutes, Built Heritage Committee, May 9, 2023

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 9 mai 2023

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File No. ACS2023-PRE-RHU-0016 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on May 17, 2023.

Luis Juarez, Planner II, Heritage Planning Branch, presented an overview of the report recommendations. A copy of the slide presentation is filed with the Office of the City Clerk.

Alex Diaz (Art House Developments) and Greg Statler (owner) were present in support, and available to answer questions. They advised that they did not need to address the Committee if the item carried.

Following discussion on this item, the Committee carried the report recommendations as amended by motion no BHC 2023-05-02.

Report recommendations

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to alter 514 Manor Avenue, according to plans prepared by Art House Developments, dated January 18, 2023, conditional upon:**
 - a. The submission of a heritage permit application for the front entrance canopy to be processed under the authority delegated to staff;**
 - b. The submission and acceptance of a final Tree Information Report and Landscape Plan, to the satisfaction of the City's Forester;**

- c. The reinstatement of the original boulder wall along the property's Hillcrest Drive elevation; and,
 - d. The submission of samples of all final exterior materials for approval by Heritage Planning staff prior to issuance of a building permit.
2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;
 3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.
 4. Direct that the report be submitted to Council for consideration at its meeting of May 10, 2023, pursuant to Subsection 35(7) of the Procedure By-law.

Carried as amended

Amendment:

Motion No. BHC 2023-05-02

Moved by S. Plante

WHEREAS with respect to report ACS2023-PRE-RHU-0016, a previous version of Document 6, Heritage Impact Assessment, referenced the severance of the property which is no longer being sought; and

WHEREAS a revised Document 6, Heritage Impact Assessment, has been submitted to evaluate the existing lot size in its entirety and remove references related to the property's severance; and

WHEREAS the revisions to Document 6, Heritage Impact Statement have no impact on the staff recommendation and/or the approval of the Application to alter 514 Manor Avenue.

THEREFORE BE IT RESOLVED THAT Document 6, Heritage Impact Statement be replaced and report ACS2023-PRE-RHU-0016 be approved as amended.

Carried