

Extract of Draft Minutes 17
Planning Committee
November 28, 2019

Extrait de l'ébauche
du procès-verbal 17
Comité de l'urbanisme
le 28 novembre 2019

Application for Demolition and New Construction at 58 Florence Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*

ACS2019-PIE-RHU-0023

Somerset (14)

Report recommendations

That Planning Committee recommend that Council:

1. approve the demolition of 58 Florence Street in accordance with the findings of the Structural Condition Letter, prepared by Kollaard Associates, dated June 26, 2019;
2. approve the application to construct a new building at 58 Florence Street according to plans submitted by Evolution Design and Drafting & Tanner Vine Interiors, received on October 21, 2019;
3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;
4. approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on December 24, 2019.)

(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.)

The Built Heritage Sub-committee considered and approved this item as presented, at

its meeting on November 12.

Planning Committee considered this item concurrently with agenda Item 13, Zoning By-Law Amendment – 58 Florence Street.

The committee heard two delegations:

- Paul Couvrette spoke to damage done to the neighbourhood and to the building at 58 Florence during previous construction of the building at 429 Kent Street, due to soil depletion, and raised concerns that the now proposed construction at 58 Florence will irreparably damage his own home. He suggested there has been collusion or incompetence by the City of Ottawa in this process.
- Murray Chown, Novatech (applicant), acknowledged concerns about excavation impacts but indicated that risks are lower at 58 Florence than was the case at 429 Kent Street, due to the lesser amount of excavation that will be required. He assured that the concerns would be addressed and monitored through the site plan control process and was pleased to hear that Mr. Couvrette had indicated he was now willing to agree to a pre-construction survey of his property.

Planning, Infrastructure and Economic Development department staff responded to questions: Jenny Kluge, Planner II; Doug James, Manager, Development Review – Central.

Ward Councillor C. McKenney was present and took part in discussion.

Planning Committee carried Item 12, Application for Demolition and New Construction at 58 Florence Street, a Property Located in the Centretown Heritage Conservation District, Designated Under Part V of the *Ontario Heritage Act*, and Item 13, Zoning By-Law Amendment – 58 Florence Street, as presented.