

**EXTRACT OF DRAFT
BUILT HERITAGE SUB-COMMITTEE
MINUTES 24
10 NOVEMBER 2017**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 24
SOUS-COMITÉ DU PATRIMOINE BÂTI
LE 10 NOVEMBRE 2017**

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)

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.