

**EXTRACT OF DRAFT MINUTES 55
PLANNING COMMITTEE
28 NOVEMBER 2017**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 55
COMITÉ DE L'URBANISME
LE 28 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 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.)

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 10 November 2017. The Sub-committee passed a motion to direct staff to work with the applicant on revised plans that could be brought to Planning Committee for approval, as follows:

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.

The Sub-committee also heard delegations and received written correspondence on this matter, as noted in their Minutes.

On November 24, 2017, the Manager, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development (PIED) department, provided a memo to both committees outlining and attaching revisions that the applicant had submitted in response to that direction. A copy of the memo was posted on the City's website with this agenda and is held on file.

At Planning Committee, the following staff PIED staff responded to questions: Anne Fitzpatrick, Planner, Sally Coutts, Coordinator of Heritage Services, Dana Collings, Program Manager, Heritage and Urban Design.

The committee heard 13 delegations on this item. The following nine delegations spoke in opposition:

- Susan d'Aquino read a submission for *Julian Smith
- *Robert Tombs (will read submission for wife, Susan Ross)
- *Dr. Victor J. Lanctis
- Brian Dickson
- *Linda Dicaire
- *David Halton
- John Mierins
- Susan d'Aquino
- Thomas d'Aquino

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments and concerns against the proposal included (but were not necessarily limited to):

- the application undermines the spirit of the original designation and the legal framework associated with the Heritage Conservation District plan and guidelines
- incompatibility with the neighbourhood character
- proposed landscaping is inappropriate
- proposed addition is not sympathetic to the existing

- adverse impact on the 'dogwalk' vista
- the original Hazelgrove plan, which showed the terrace/veranda as an integral part of the original design, was not considered, so some of the analyses by the City were mistaken, and removing the existing terrace/veranda would impair the house's integrity
- the revised plans submitted by the applicant do not address concerns about the size and massing

The following four delegations spoke in support:

- Peter C. P. Thompson, Q.C. (for his daughter, Tracey)
- John Stewart, Commonwealth Heritage Resources Management (author of the Cultural Heritage Impact Statement)
- Richard Shean, Shean Architects Inc.
- Brian Casagrande, FoTenn Consultants Inc.

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

The primary arguments in support of the proposal included (but were not necessarily limited to):

- City staff and the City's Built Heritage Sub-committee (BHSC) are familiar with the area and the policies in place and are in support of the proposal, as are many residents in the community
- the applicant has worked with City staff to revise the plan to satisfy the directives issued by the BHSC
- reasonable flexibility to modify and design properties in the area must be permitted to attract a younger generation of buyers
- the proposed addition complements existing and neighbouring architecture and is appropriate within the Heritage Conservation District Plan

- much existing landscaping will be restored and further augmented

In addition to the correspondence received by the BHSC and that marked with an asterisk, above, the Planning Committee received the following correspondence between 21 November 2017 (the date the report was published in the Planning Committee agenda) and the time the report was considered by Planning Committee on 28 November 2017, a copy of which is held on file:

- Email dated November 27, 2017 from Susan d'Aquino (updated compendium of submissions)
- Comments dated November 28, 2017 from James Taylor

Motion N° PLC 55/3

Moved by Councillor T. Nussbaum

WHEREAS Report ACS2017-PIE-RHU-0022 recommends approval of an application to alter the building at 551 Fairview Avenue in accordance with plans submitted to City staff; and,

WHEREAS the report was considered by Built Heritage Sub-Committee at its meeting of 10 November 2017; and,

WHEREAS to address concerns raised by delegations at the meeting, Built Heritage Sub-Committee directed staff to work with the applicant to revise the proposed alterations to the building and to revise the corresponding plans to be considered by Planning Committee; and,

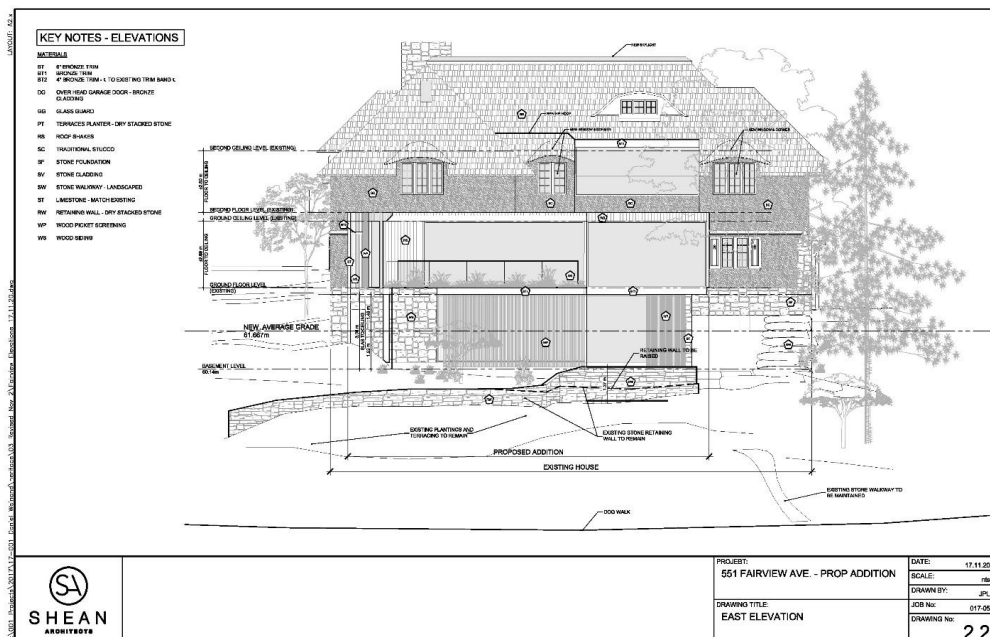
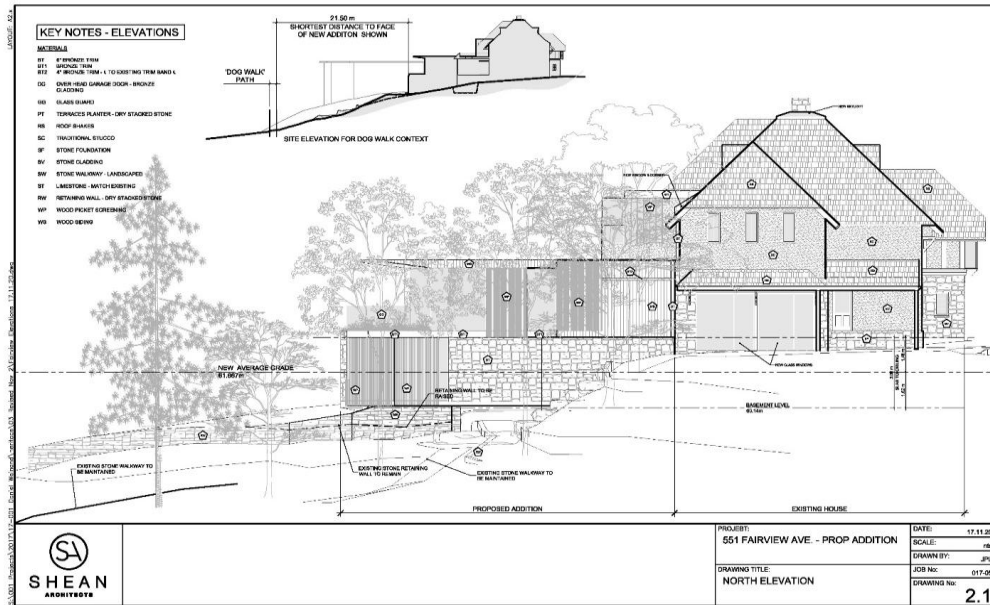
WHEREAS staff have met with the applicant and revised the plans as directed by Built Heritage Sub-Committee.

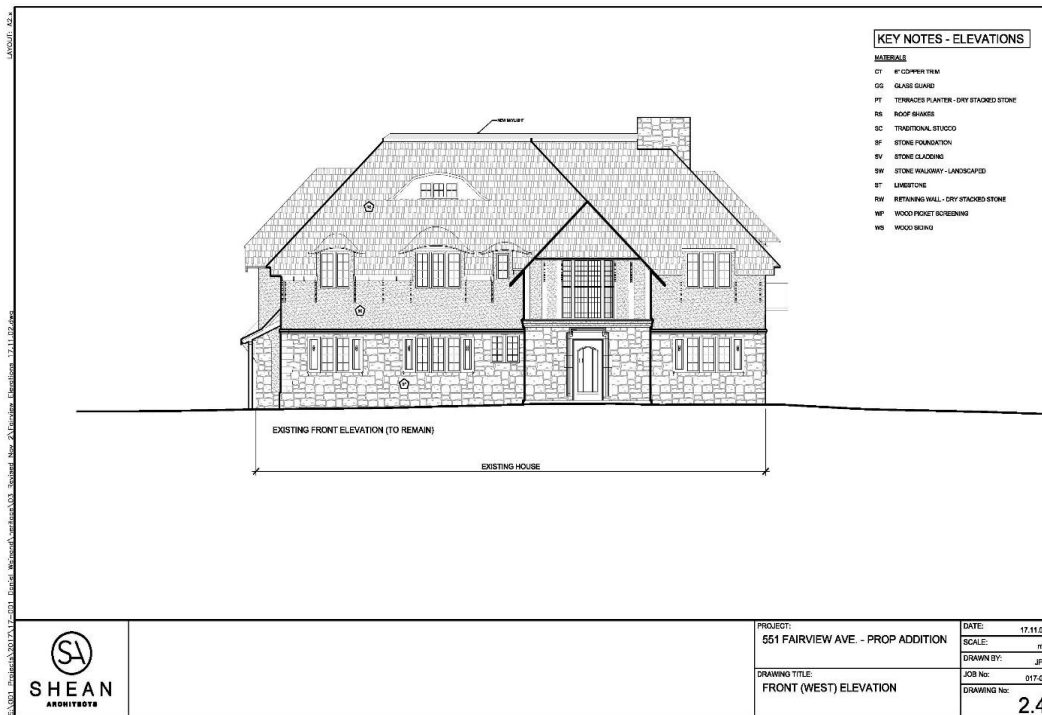
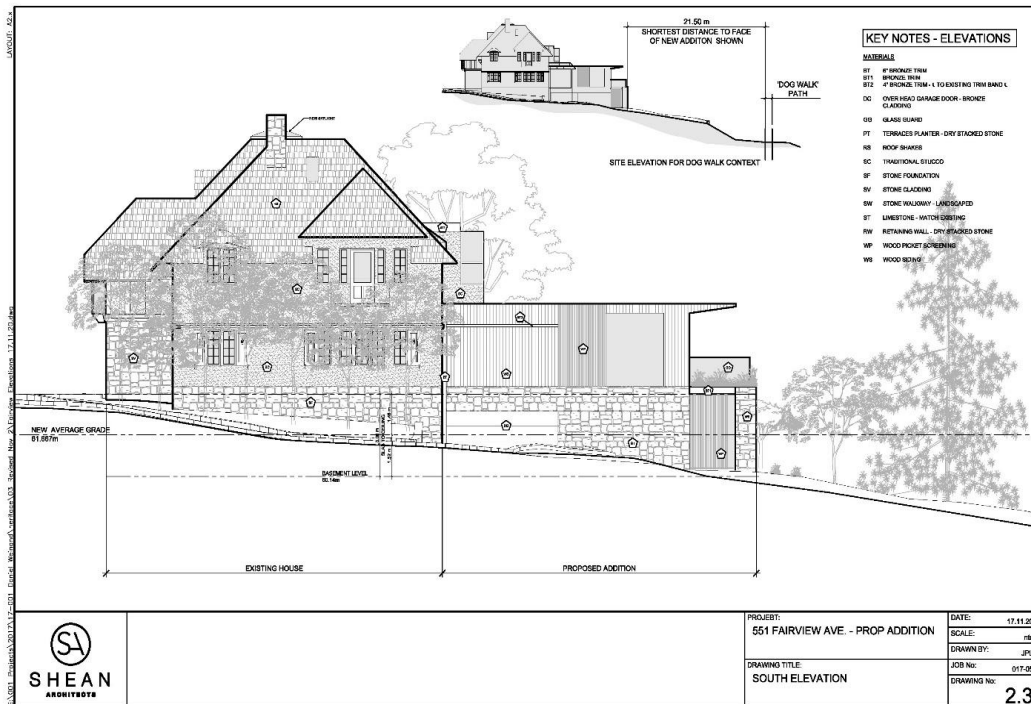
THEREFORE BE IT RESOLVED that Planning Committee amend the first Recommendation of Report ACS2017-PIE-RHU-0022 by replacing the text “plans prepared by Shean Architects submitted on November 2, 2017” with the text “revised plans prepared by Shean Architects submitted and dated November 22, 2017”; and

BE IT FURTHER RESOLVED that Document 5 of the report be replaced with the

attached revised Elevations prepared by Shean Architects dated November 22, 2017.

Document 5 – Elevations





CARRIED

Item 7 of Planning Committee Agenda 55, as amended by Motion 55/3 and set out in full below, was put to Committee:

That Planning Committee recommend that Council:

- 1. approve the application to alter the building at 551 Fairview Avenue according to revised plans prepared by Shean Architects submitted and dated November 22, 2017, subject to the following condition:**
 - a. That a construction staging plan be submitted to staff in Planning, Infrastructure and Economic Development;**
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CARRIED