

EXTRACT OF DRAFT  
BUILT HERITAGE SUB-COMMITTEE  
MINUTES 25  
1 DECEMBER 2017

EXTRAIT DE L'ÉBAUCHE  
DU PROCÈS-VERBAL 25  
SOUS-COMITÉ DU PATRIMOINE BÂTI  
LE 1<sup>er</sup> DECEMBER 2017

APPLICATION FOR NEW CONSTRUCTION AT 51 SWEETLAND AVENUE, A  
PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND  
LOCATED IN THE SWEETLAND AVENUE HERITAGE CONSERVATION DISTRICT

ACS2017-PIE-RHU-0025

RIDEAU-VANIER (12)

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## REPORT RECOMMENDATIONS

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

1. Approve the application to rebuild the previous house and construct a new rear addition located at 51 Sweetland Avenue, according to the plans prepared by Robertson Martin Architects, dated May, 2015, revised November 1, 2017, and submitted on November 7, 2017;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
3. Issue a heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry; and
4. Suspend the notice required under Subsection 29 (3) and 34 (1) of the Procedure By-law to consider this report at its meeting on 13 December 2017, so that Council may consider this matter prior to the winter legislative break to allow the timely reconstruction of the house.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on February 5, 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.)

presented an overview of the report recommendations. A copy of his slide presentation is filed in the City's records.

Committee members received the following submissions, and a copy of each is filed in the City's records:

- David Flemming (Heritage Ottawa) letter, dated November 30, stating that Heritage Ottawa supports the application except for the front yard parking
- Chad Rollins (Action Sandy Hill) letter, dated November 30, with concerns and comments

David Dendooven, Cathy Allison, Jamie MacDonald, and Dino Spagnoli spoke before the Committee and stated comments and concerns relating to the report recommendations and proposed design. Mr. Dendooven referenced an agreement between Action Sandy Hill and the applicant. A copy of the agreement is filed in the City's records.

Domenica Spagnoli spoke in opposition to the report recommendations.

Robert Martin of Robertson Martin Architects spoke in support of the report recommendations. Mr. Martin advised that there has been and will be a structural engineer monitoring the foundations and wall construction.

David Flemming of Heritage Ottawa spoke before the committee and provided comments on the report recommendations.

Councillor Fleury, in attendance for this item, asked questions of staff. Mr. Maloney as well as Frank Bidin, Chief Building Official, Terri Hunt, Program Manager, Building Code and Christine Enta, Legal Counsel, answered questions.

Councillor Fleury asked if there were measures or levers that could be used to ensure that the neighbouring owner has the opportunity to repair any damage to her building before 51 Sweetland Avenue is constructed. Mr. Bidin will be providing a response to Councillor Fleury.

Councillor Fleury asked Legal Services whether the new proposed layout for the triplex was within the scope of the interim control by-law, and if not, why not. Legal Services indicated that they will respond to Councillor Fleury prior to this item going before Planning Committee.

Chair Nussbaum stated that the application before the Committee relates to the heritage permit only, but the public delegates' concerns could be addressed through the site plan process.

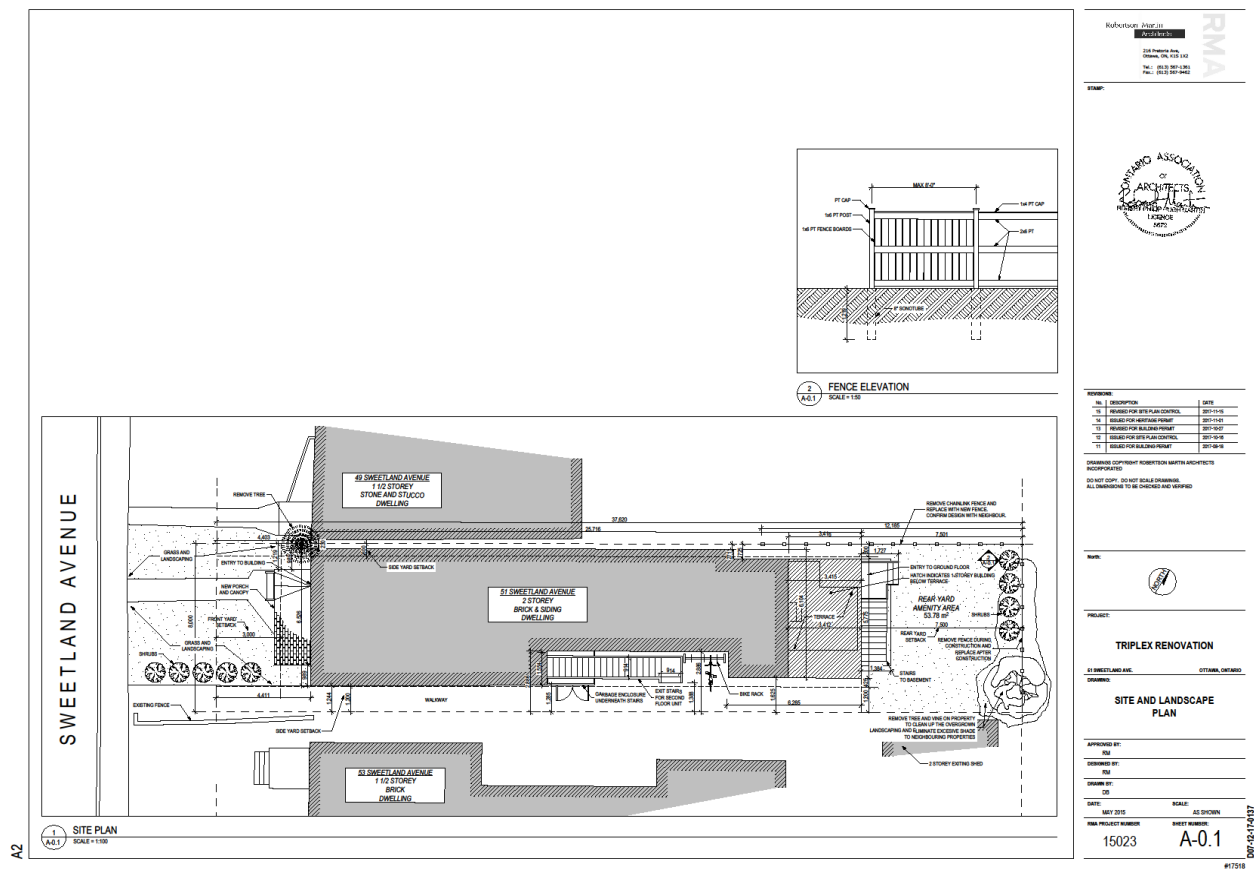
**Motion N° BHSC 25/1**

Moved by Vice-Chair B. Padolsky

**BE IT RESOLVED that Document 2 – Site Plan of Report ACS2017-PIE-RHU-0025 be replaced with the attached revised Site and Landscape Plan prepared by Robertson Martin Architects, dated May, 2015, revised November 15, 2017, and submitted on November 29, 2017; and**

**BE IT FURTHER RESOLVED that recommendation 1 is amended accordingly by adding to the end of the recommendation the words “and the revised site and landscape plan prepared by Robertson Martin Architects, dated May, 2015, revised November 15, 2017, and submitted on November 29, 2017, such approval being conditional upon the replacement of existing asphalt (hard surfacing) with soft landscaping, including shrubs and a street tree”.**

**Document 2 – Site and Landscape Plan**



CARRIED

Item 1 of Built Heritage Sub-Committee Agenda 25, as amended by Motion 25/1 and set out in full below, was put to committee:

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

1. Approve the application to rebuild the previous house and construct a new rear addition located at 51 Sweetland Avenue, according to the plans prepared by Robertson Martin Architects, dated May, 2015, revised November 1, 2017, and submitted on November 7, 2017, and the revised site and landscape plan prepared by Robertson Martin Architects, dated May, 2015, revised November 15, 2017, and submitted on November 29, 2017, such approval being conditional upon the replacement of existing asphalt (hard surfacing) with soft landscaping, including shrubs and a street tree;
2. Delegate authority for minor design changes to the General Manager,

Planning, Infrastructure and Economic Development Department;

3. Issue a heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry; and
4. Suspend the notice required under Subsection 29 (3) and 34 (1) of the Procedure By-law to consider this report at its meeting on 13 December 2017, so that Council may consider this matter prior to the winter legislative break to allow the timely reconstruction of the house.

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CARRIED