

EXTRACT OF DRAFT MINUTES 56
PLANNING COMMITTEE
12 DECEMBER 2017

EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 56
COMITÉ DE L'URBANISME
LE 12 DÉCEMBRE 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)

BUILT HERITAGE SUB-COMMITTEE RECOMMENDATIONS AS AMENDED

That Planning Committee recommend that Council:

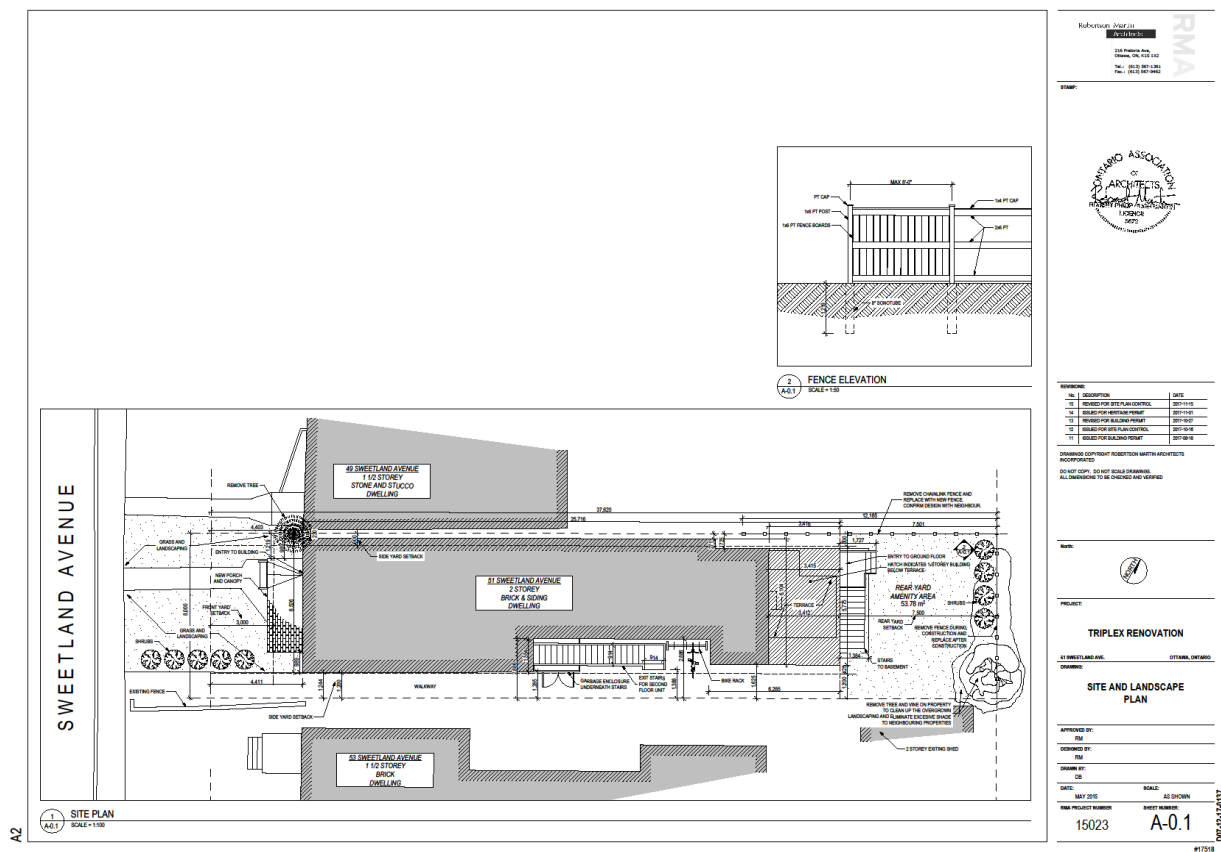
1. approve the application to rebuild the previous house and construct a new rear addition located at 51 Sweetland Avenue, according to the plans prepared by Robertson Martin Architects, dated May, 2015, revised November 1, 2017, and submitted on November 7, 2017, and the revised site and landscape plan 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.

(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.)

Revised Document 2 – Site and Landscape Plan



This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 10 November 2017. The Sub-committee received a revised landscape plan (Document 2) and passed a motion to approve the report as amended by such, as outlined in the recommendations listed above. The Sub-committee also heard delegations and received written correspondence on this matter, as noted in their Minutes.

At Planning Committee, Doug James, Manager, Development Review – Central,

Planning, Infrastructure and Economic Development department, responded to questions.

Planning Committee CARRIED the report recommendations as amended by the Built Heritage Sub-committee, as set out above.

CARRIED