

**Extract of Draft Minutes 7
Built Heritage Sub-Committee
21 October, 2019**

**Extrait de l'ébauche du procès-verbal 7
Sous-comité du patrimoine bâti
le 21 octobre 2019**

Application for Demolition and New Construction at 73-77 Guigues Avenue, a Property Designated Under Part V of the *Ontario Heritage Act* and Located in the Lowertown West Heritage Conservation District

ACS2019-PIE-RHU-0017

City Wide

Report recommendations

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

- 1. Approve the application to demolish the rowhouse and detached garage at 73-77 Guigues Avenue;**
- 2. Approve the application to construct a new, seven-unit townhouse development at 73-77 Guigues Avenue according to the Site Plan and Elevations prepared by Hamel Design and Planning and the Landscape Plan, prepared by Novatech Engineering submitted on August 18, 2019 and attached as Documents 5, 6, and 7, conditional upon:**
 - a. The applicant simplifying and refining the material palette for the building, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;**
 - b. The applicant reconfiguring the cornice line of the building to better reflect the straight cornice lines that characterize the flat-roofed buildings in the Heritage Conservation District, in consultation with heritage staff and to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department, prior to the issuance of a building permit;**
- 3. Delegate authority for minor design changes to the General Manager,**

Planning, Infrastructure and Economic Development Department;

- 4. Issue the heritage permit with a two-year expiry date from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on November 17, 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.)

Mathieu Fleury, Ward Councillor, was in attendance and participated in discussions on this item.

Lesley Collins, Planner II, Right of Way, Heritage and Urban Design Services, presented an overview of the report recommendations. A copy of her slide presentation is filed with the City Clerk's Office.

David Flemming (Heritage Ottawa) spoke in favour of the report recommendations. Committee members also received a letter from Heritage Ottawa dated October 17, and a copy filed with the City Clerk's Office.

Murray Chown (Novatech) and John Stewart (Commonwealth Historic Resource Management) spoke in favour of the report recommendations, on behalf of the applicant.

Lesley Collins and Christine Enta, Legal Counsel, responded to questions.

The Committee CARRIED the report recommendations as presented with the following DIRECTION TO STAFF:

That staff review the impact of projections as part of future Heritage Conservation District studies in Ward 12.