
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

Rideau-Vanier (12)

Report recommendations

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.)

The Built Heritage Sub-committee (BHSC) considered this report at its meeting on October 21, 2019. The Sub-committee heard delegations and received correspondence, as noted in the Minutes of that meeting. BHSC carried the report recommendations as presented with a direction to staff to review the impact of projections as part of future Heritage Conservation District studies in Ward 12.

At Planning Committee, Murray Chown, Novatech (representing the applicant), was present in support and to answer questions if needed.

Planning Committee CARRIED the report recommendations as presented.