

**EXTRACT OF DRAFT MINUTES 22
BUILT HERITAGE SUB-COMMITTEE
14 SEPTEMBER 2017**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 22
SOUS-COMITÉ DU PATRIMOINE BÂTI
LE 14 SEPTEMBRE 2017**

APPLICATION FOR NEW CONSTRUCTION AT 575 OLD PROSPECT ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

ACS2017-PIE-RHU-0019

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

- 1. approve the application for new construction at 575 Old Prospect Road according to plans prepared by Barry J. Hobin & Associates Architects dated July 21, 2017, submitted on August 2, 2017, subject to the following condition:**
 - a. That additional screening be added to the rooftop terrace, in consultation with staff in the Heritage Section, to ensure it is not visible from the surrounding public realm and does not have a negative effect on the character of the surrounding cultural heritage landscape.**
- 2. approve the landscape design for the new building at 575 Old Prospect Road, submitted on June 1, 2017, subject to the following conditions:**
 - a. That additional plantings be included on the southeast corner of the lot in consultation with staff in Planning, Infrastructure and Economic Development;**
 - b. 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;

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 October 31, 2017.)

(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.)

Anne Fitzpatrick, Planner II, Heritage & Urban Design Branch presented an overview of the proposed additions to the heritage register. A copy of her slide presentation is held on file.

Committee members received the following written submissions, and a copy of each is held on file:

- Letter from John Mierins, received by email on August 27, 2017
- Email from Michael and Anna Klar, received by email on August 23, 2017
- Sandy & Kate Struthers, received by email Sept 7, 2017

Susan d'Aquino spoke at the meeting in opposition to the report recommendations, citing privacy concerns and a concern that the proposed design is not compatible with the Heritage Conservation District Plan.

Barry Hobin, architect for the applicant, spoke in favour of the application with a supporting slide presentation.

In response to questions from the Committee, Mr. Hobin advised that two tall cedar trees are on City property and will help screen the house. The proposed design has an increased setback compared a previous proposal that had been approved, but not built, on this property. The railings of the rooftop terrace are set back from the edges so the view from the terraces is into the distance, not looking down.

Staff advised that although 575 Old Prospect had previously been severed, both lots are being developed together and considered as one.

The Committee CARRIED the report recommendations as presented.