

EXTRACT OF DRAFT MINUTES 51
PLANNING COMMITTEE
26 SEPTEMBER 2017

EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 51
COMITÉ DE L'URBANISME
LE 26 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.)

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 14 September 2017, and was CARRIED as presented. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes.

The Planning Committee heard one delegation on this matter:

- Dr. V.J. Lanctis, Rockcliffe Park Residents Association (RPRA), indicated that while the RPRA supports this application, it would like clarification on issues relating to Floor Space Index (FSI) calculation and roof-top terraces, moving forward.

Barry Hobin, Barry J. Hobin & Associates Architects, was also present to respond to questions if needed.

Item 2 of Planning Committee Agenda 51 was put to Committee and CARRIED as presented.