

EXTRACT OF DRAFT MINUTES 21
BUILT HERITAGE SUB-COMMITTEE
13 JULY 2017

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 21
SOUS-COMITÉ DU PATRIMOINE BÂTI
LE 13 JUILLET 2017

APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 110 LAKEWAY DRIVE, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

ACS2017-PIE-RHU-0014

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

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

1. Approve the application to demolish the building at 110 Lakeway Drive, received on May 30, 2017.
2. Approve the application to construct a new building at 110 Lakeway Drive according to plans prepared by Christopher Simmonds Architect dated May 15, 2017 and received May 30, 2017, subject to the approval of other required planning applications;
3. Approve the landscape design for the new building at 110 Lakeway Drive according to plans prepared by Christopher Simmonds Architect dated May 15, 2017 and received May 30, 2017;
4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.
5. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.
6. Suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 23 August 2017, so that Council may consider this report within the statutory 90-day timeline.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 30, 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.)

Ashley Kotarba, Planner, Heritage & Urban Design Branch presented an overview of the staff recommendations. 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:

- Email from Yomna Marzouk, dated 5 July 2017;
- Letter from Heritage Committee, Rockcliffe Park Residents Association, dated 10 July 2017; and,
- Email and plans from Chris Simmonds, received on July 12, 2017, which were in support of the staff recommendations.

Susan d'Aquino, Chair, Heritage Committee, Rockcliffe Park Residents Association, spoke in opposition to the staff recommendations.

Chris Simmonds, architect for the Applicant, spoke in support of the staff recommendations.

Committee members asked questions to the public delegates and to staff.

In response to Members' concerns expressed about the Floor Space Index (FSI) variance being sought, Chair Nussbaum requested that staff work with the applicant to further refine the FSI of the proposed structure to respect the zoning requirements prior to the related Committee of Adjustment (COA) hearing, and to advise the COA of these refinements. He indicated that he would send a letter to the COA to advise of this request.

The Committee CARRIED the staff recommendations as presented.