

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 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.)

This matter was considered by the Built Heritage Sub-Committee (BHSC) at its meeting of 13 July 2017, and was CARRIED as presented. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes.

Chris Simmonds, architect for the Applicant was present but opted not to speak when the Chair indicated the Committee was prepared to carry the item on consent.

Planning Committee CARRIED the report recommendation with the following technical amendment:

MOTION

Moved by Council T. Tierney

WHEREAS report ACS2017-PIE-RHU-0014 was recommended for approval by the Built Heritage Sub-Committee at its meeting of July 13, 2017; and

WHEREAS the applicant had requested a minor variance to increase the permitted Floor Space Index by 0.011 above what is permitted to accommodate an additional 11.3 square metres; and

WHEREAS on July 13, 2017 the Built Heritage Sub-Committee directed staff to work with the applicant to decrease the Floor Space Index in accordance with the Zoning By-Law; and

WHEREAS staff have received a letter from the applicant dated July 19, 2017, indicating that they are withdrawing their application to request a variance for Floor Space Index;

THEREFORE BE IT RESOLVED that:

a. Recommendation 2 be amended to read:

Approve the application to construct a new building at 110 Lakeway Drive according to updated plans prepared by Christopher Simmonds Architect dated July 25, 2017, subject to the approval of other required planning applications

b. Report ACS2017-PIE-RHU-0014 be amended to remove reference to the request for a minor variance to increase the permitted floor space index; and

c. Document 4: Site Plan, be amended and replaced with the revised Site Plan as attached to this motion.

Document 4 – Revised Site Plan

