
APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 270 BUCHAN ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

ACS2017-PIE-RHU-0004

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

1. Refuse the application to demolish 270 Buchan Road, a property located in the Rockcliffe Park Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*; and
2. Refuse the application to construct a new building on the property located at 270 Buchan Road, located in the Rockcliffe Park Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 25, 2017.)

The following correspondence was received and copies are held on file:

- a. Jeanne Langford submission dated 10 Apr
- b. Nicholas and Suzanne Dawes, submission dated 10 Apr (in support of staff recommendation to refuse demolition)
- c. Donna MacKenzie & Marc Alward submission dated 11 Apr (in support of demolition)

Sally Coutts, Senior Heritage Planner, Heritage & Urban Design Branch provided a

short introduction to the item. She spoke to a few slides depicting the existing house and the proposed new structure.

The following individuals spoke in support of the staff recommendations:

1. David Jeanes, Heritage Ottawa
2. Nick Dawes *
3. Susan d'Aquino, Rockcliffe Park Residents Association
4. Mark Kelen, Rockcliffe Park Heritage Committee

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]

Brian Casagrandes, Fotenn and Rod Lahey, RLA Architects, spoke on behalf of the owners in opposition to the staff recommendation.

Staff responded to questions from members clarifying that although the Rockcliffe Park Heritage Conservation District Plan is under appeal to the Ontario Municipal Board, it was approved by Council and is used as a policy document when assessing new applications.

Discussion ensued about the appropriateness of the proposed new building and its impact (size and massing) on surrounding homes. While some members agreed that the staff recommendation should be supported, others maintained that there should be some flexibility to modernize, but protect at the same time.

The staff recommendation was then put to the Committee and CARRIED, with Councillors S. Moffatt and M. Wilkinson dissenting.