
APPLICATION TO ALTER 429 LANSDOWNE ROAD NORTH, A PROPERTY
LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT AND
DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2017-PIE-RHU-0013

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATION

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

1. Approve the application to alter the building located at 429 Lansdowne Road North, a property located in the Rockcliffe Park Heritage Conservation District designated under Part V of the *Ontario Heritage Act*, according to plans by Angelo Spadola received on May 4, 2017;
2. Approve the landscape design for the new building at 429 Lansdowne Road North, submitted on May 4, 2017;
3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and
4. Issue the heritage permit with a two-year expiry date from the date of issuance, unless otherwise extended by City Council.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 2, 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.)

Committee members received the following correspondence with respect to staff

recommendations:

- a. Rockcliffe Park Residents Association letter, received on 1 June 2017, opposing staff recommendations
- b. Thomas d'Aquino's letter dated 5 June 2017, opposing staff recommendations
- c. Ottawa Heritage letter dated 8 June 2017

A copy of each letter is held on file.

Sally Coutts, Senior Heritage Planner, Heritage & Urban Design Branch, provided a detailed overview of the staff recommendations. A copy of her PowerPoint presentation is held on file.

Committee members heard comments from the following public delegations:

John Cook, Rockcliffe Park Residents Association Heritage Committee, stated that the current building is modest and the changes could be more subordinate. The increased area and volume of the building will have an impact on the visual landscape. The design could be finessed to improve visual continuity.

In response to Member questions, John Cook stated that the community would welcome discussions with the City to further refine the subordinate design.

Brian Casagrande, Fotenn Planning + Design, and Angelo Spadola, Architect, spoke on behalf of the applicant. They stated that the changes have now, with the help of City staff, reached a point where they are subordinate. The corner lot would have coverage of 22% which is less than the zoning maximum and less than the lots on either side of the property. The main façade will present as fully landscaped with the change to the garage and driveway. The wings are well-balanced and proportionate.

Member Smallwood suggested that the design could benefit from lowering the roof and soffit lines in order to make those additions more subordinate to the main dwelling. In response, Angelo Spadola stated that the Applicant could revisit and may consider changes to the design.

The Chair remarked that with respect to increasing subordination, paragraph 3 of the staff recommendations provides for delegation of authority for minor design changes to the General Manager of Planning. The Chair encouraged the applicant to address this possibility directly with heritage staff.

Staff responded to questions posed by Committee members.

The Committee CARRIED the staff recommendations as presented.