

**PLANNING COMMITTEE  
REPORT 53  
8 NOVEMBER 2017**

**75**

**COMITÉ DE L'URBANISME  
RAPPORT 53  
LE 8 NOVEMBER 2017**

**EXTRACT OF DRAFT  
BUILT HERITAGE SUB-COMMITTEE  
MINUTES 23  
16 OCTOBER 2017**

**7  
5**

**EXTRAIT DE L'ÉBAUCHE  
DU PROCÈS-VERBAL 23  
SOUS-COMITÉ DU PATRIMOINE BÂTI  
LE 16 OCTOBRE 2017**

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APPLICATION TO ALTER 61 PARK ROAD, A PROPERTY LOCATED IN  
ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER  
PART V OF THE *ONTARIO HERITAGE ACT*

ACS2017-PIE-RHU-0021

RIDEAU-ROCKCLIFFE (13)

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## **REPORT RECOMMENDATIONS**

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

- 1. Approve the application to alter the building at 61 Park Road according to plans submitted by Robertson Martin Architects, received on August 24, 2017 and dated August 16, 2017;**
- 2. Approve the application to demolish the garage at 61 Park Road, facing Elmwood Avenue;**
- 3. Approve the landscape design for 61 Park Road according to plans submitted by Robertson Martin Architect on August 24, 2017, and dated August 16, 2017;**
- 4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
- 5. Issue the heritage permit with a two-year expiry date from the date of issuance.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on November 22, 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 I, Heritage & Urban Design Branch presented an overview of the report recommendations. A copy of her slide presentation is held on file.

Committee members received the following submissions, and a copy of each is held on file:

- Rockcliffe Park Residents Association Heritage Committee (RPRAHC) letter, received by email on October 6, opposing report recommendations
- Gregory and Anna Townsend letter, received by email on October 11, supporting the report recommendations
- P. Jeffrey Gillin letter, received by email on October 11, supporting the report recommendations
- Anita E email, received on October 13, supporting the report recommendations
- Stephen Assaly letter, received by email on October 13, supporting the report recommendations
- Dr. Reda El-Sawy letter, received by email on October 13, supporting the report recommendations
- Kitdapawn E and Charles E written submission, received by email on October 13, supporting the report recommendations
- Alex MacKenzie and Beatrice Hampson email, received on October 13, with concerns and requesting a reduction in size of the addition
- Olivier Radar comment sheet, received by email on October 15, supporting the report recommendations

Robert Martin and Maria Cristina Villalba of Robertson Martin Architects (the applicant), spoke in support of the report recommendations.

Mr. Martin advised in response to Member Smallwood's questions that the building exterior materials would include 4-inch limestone and acrylic stucco to match the original stucco. Mr. Martin stated that the roofs at 61 Park Road and the neighbouring building will be very similar in height. In response to Chair Nussbaum's questions, Mr. Martin and Ms. Villalba advised that only trees that are diseased, dead or not mature

are being removed.

Marianne Feaver, spoke on her own behalf and on behalf of the RPRAHC in opposition to the report recommendations. Her speaking notes are held on file. Ms. Feaver stated that because of the increase in massing and lot coverage, she and the RPRAHC believe that the recommendations disregard the guidelines in the Rockcliffe Park Heritage Conservation District Plan (RPHCDP).

Chair Nussbaum noted that there may be differing interpretations of the RPHCDP. A conversation between staff and the community to create interpretation guidelines or a glossary may assist. Ms. Coutts advised that the Heritage and Urban Design Branch will be working on clarifying the RPHCDP in the coming months.

The report recommendations CARRIED as presented.