

APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 540 LAKEHURST ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

ACS2021-PIE-RHU-0019

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to demolish the building at 540 Lakehurst Road, received on May 10, 2021, conditional upon the applicant, in consultation with heritage staff, undertaking further analysis of the height of the proposed building as it relates to the height of the Grade I building at 429 Lansdowne Road to ensure the proposed height is consistent with the height of the Grade I building and meets Guideline 7.4.2 (3) of the Rockcliffe Park Heritage Conservation District Plan;
2. Approve the application to construct a new building at 540 Lakehurst Road according to plans prepared by O'Keefe-Fiorenza Design Group dated April 30, 2021 and received May 10, 2021, conditional upon the applicant, in consultation with heritage staff, undertaking further analysis of the height of the proposed building as it relates to the height of the Grade I building at 429 Lansdowne Road to ensure the proposed height is consistent with the height of the Grade I building and meets Guideline 7.4.2 (3) of the Rockcliffe Park Heritage Conservation District Plan;
3. Approve the landscape design for the new building at 540 Lakehurst Road according to plans prepared by James B. Lennox & Associates

Inc. dated April 29, 2021 and received May 10, 2021 conditional upon:

- a. The applicant providing heritage staff updated landscape plans which illustrate all planting beds to be retained on the property and all new trees to be planted;
 - b. The applicant planting an additional three trees in the rear and side yard so that all trees to be removed are replaced;
 - c. The applicant, in consultation with heritage staff, undertaking further analysis of the height of the proposed building as it relates to the height of the Grade I building at 429 Lansdowne Road to ensure the proposed height is consistent with the height of the Grade I building and meets Guideline 7.4.2 (3) of the Rockcliffe Park Heritage Conservation District Plan;
4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
 5. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.

Greg MacPherson, Planner I, Heritage Planning Branch, presented an overview of the report recommendations and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Committee Members received the following submissions in support of the application, and a copy of each is filed with the Office of the City Clerk:

- Daniel Thunberg comment sheet, dated June 1
- Harley Finkelstein email dated June 2
- Lindsay Taub email dated June 2
- Marc Andre Way email dated June 2
- Patrick Roy email dated June 2
- Karen and Daniel George email dated June 7

- David Flemming (Heritage Ottawa) letter dated June 5, with comments
- Heritage Review for 540 Lakehurst Road, prepared by John Stewart (Commonwealth Historic Resource Management), submitted on June 8

John Stewart (Commonwealth Historic Resource Management) spoke before the Committee in support of the report recommendations.

Bea Hampson and Linda Dicaire (Rockcliffe Park Residents Association), and David Flemming (Heritage Ottawa) spoke before the Committee and provided comments on the report recommendations.

Dylan O'Keefe (O'Keefe Fiorenza Design Group Inc.) and James Lennox (James B. Lennox & Associates Inc.) answered questions from the Committee.

Following discussion on this item, the Committee CARRIED the report recommendations, as amended by the following motion:

Motion No. BHSC 2021 24-01

Moved by Vice-Chair C. Quinn

WHEREAS report ACS2021-PIE-RHU-0019 recommends approval of the construction of a new house at 540 Lakehurst Road, according to plans submitted by O'Keefe-Fiorenza Design Group;

WHEREAS the Rockcliffe Park Residents' Association has raised concerns with the accuracy of the streetscape elevation submitted in support of the application for new construction;

WHEREAS the Rockcliffe Park Heritage Conservation District Plan requires that new buildings be consistent in height and massing with Grade I buildings in the streetscape;

WHEREAS the house at 429 Lansdowne Road is a Grade I building in the associated streetscape;

THEREFORE BE IT RESOLVED THAT recommendations 1, 2 and 3 be amended to add the following as a condition of approval:

Conditional upon the applicant, in consultation with heritage staff, undertaking further analysis of the height of the proposed building as it relates to the height of the Grade I building at 429 Lansdowne Road to ensure the proposed height is consistent with the height of

**the Grade I building and meets Guideline 7.4.2 (3) of the Rockcliffe
Park Heritage Conservation District Plan.**

CARRIED.