

**Built Heritage Sub-Committee  
Report 23  
September 8, 2021**

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**Sous-comité du patrimoine bâti  
Rapport 23  
Le 8 septembre 2021**

**Extract of Draft Minutes 25  
Built Heritage Sub-Committee  
August 31, 2021**

**Extrait de l'ébauche  
du procès-verbal 25  
Sous-comité du patrimoine bâti  
Le 31 août 2021**

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APPLICATION TO ALTER 207 CLEMOW AVENUE, A PROPERTY  
DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT*

ACS2021-PIE-RHU-0023

CAPITAL (17)

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*The statutory 90-day timeline for consideration of this application under the  
Ontario Heritage Act will expire on October 17, 2021.*

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the application to alter the property at 207 Clemow Avenue including to lift and shift the house forward, according to plans prepared by Hobin Architects Incorporated, dated June 2021, and attached as Documents 5 and 7, conditional upon:
  - a. The applicant repairing or where necessary, reinstating the stucco cladding on the portions of the house being lifted and retained, replicating the existing traditional finish;**
  - b. The applicant continuing to work with their heritage consultant to provide a protection plan for Heritage staff's approval prior to the issuance of a building permit; the plan should identify any necessary protection/ conservation treatment measures to be implemented prior to and/or after the lifting process;**
  - c. The applicant revising the design of the windows on the front façade to replicate the divisions of the existing front windows to the satisfaction of heritage staff;**
  - d. Retention of the existing trees in the front yard, as shown on the Landscape Plan, attached as Document 10 and submission of a Tree Information Report outlining any****

**identified tree protection measures to be implemented for Heritage and Forestry staff's approval to prior to the issuance of a building permit; and**

- e. **The applicant providing documentary photos of the existing building as well as final exterior material samples to Heritage staff's satisfaction, prior to the issuance of a building permit;**
- 2. Delegate Authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and**
- 3. Approve the heritage permit with a two-year expiry date from the issuance, unless otherwise extended by Council.**

Ward Councillor S. Menard was in attendance and participated in discussion on this item.

MacKenzie Kimm, Planner III, 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 a letter from David Flemming (Heritage Ottawa) dated August 27, in support of the recommendations. A copy is filed with the Office of the City Clerk.

Barry Hobin and Todd Duckworth of Hobin Architecture and John Stewart (Commonwealth Historic Resource Management) spoke before the Committee in support of the report recommendations. David Flemming (Heritage Ottawa) provided comments on the report recommendations.

Following discussion on this item, the Committee severed and voted on recommendation 1(a), which was LOST on a division of 1 yea and 7 nays, as follows:

YEAS (1): Councillor C. McKenney

NAYS (7): Councillors: G. Gower, R. Brockington, S. Moffatt,  
Chair R. King  
Members: B. Padolsky, A. Conforti, Vice-Chair C. Quinn

The Committee then voted on the balance of the recommendations as amended, which were CARRIED:

**REPORT RECOMMENDATIONS, as amended**

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  - a. ~~The applicant repairing or where necessary, reinstating the stucco cladding on the portions of the house being lifted and retained, replicating the existing traditional finish;~~**
  - a b. The applicant continuing to work with their heritage consultant to provide a protection plan for Heritage staff's approval prior to the issuance of a building permit; the plan should identify any necessary protection/ conservation treatment measures to be implemented prior to and/or after the lifting process;**
  - b c. The applicant revising the design of the windows on the front façade to replicate the divisions of the existing front windows to the satisfaction of heritage staff;**
  - c d. Retention of the existing trees in the front yard, as shown on the Landscape Plan, attached as Document 10 and submission of a Tree Information Report outlining any identified tree protection measures to be implemented for Heritage and Forestry staff's approval to prior to the issuance of a building permit; and**
  - d e. The applicant providing documentary photos of the existing building as well as final exterior material samples to Heritage staff's satisfaction, prior to the issuance of a building permit;****
- 2. Delegate Authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and**
- 3. Approve the heritage permit with a two-year expiry date from the issuance, unless otherwise extended by Council.**