
APPLICATION FOR NEW CONSTRUCTION AT 480 CLOVERDALE ROAD, A
PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE
ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE
CONSERVATION DISTRICT

ACS2021-PIE-RHU-0029

RIDEAU-ROCKCLIFFE (13)

That the Built Heritage Sub-Committee recommend that Council:

- 1. Approve the application for new construction at 480 Cloverdale Road according to plans prepared by Linebox Studio, dated 28 October 2021, and attached as Documents 5 to 9, subject to the conditions included in Document 14;**
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and**
- 3. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

Motion No. BHSC 2022-28/1

Moved by Vice-Chair C. Quinn

WHEREAS report ACS2021-PIE-RHU-0029 in relation to 480 Cloverdale Road was originally considered at the November 30, 2021, Built Heritage Sub-Committee meeting, was deferred, and included on the agenda for the February 8, 2022, Built Heritage Sub-Committee meeting, published on January 28, 2022;

WHEREAS heritage staff received the revised application on January 31, and a replacement report on the revised application was distributed to Committee and posted to ottawa.ca on February 7, 2022;

THEREFORE BE IT RESOLVED THAT the revised report in relation to 480 Cloverdale Road (file no. ACS2022-PIE-RHU-0007) replace the original report submitted to the Built Heritage Sub-Committee, so that Committee may consider the revised report ACS2022-PIE-RHU-0007 at its meeting of February 8, 2022.

CARRIED

REVISED REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council refuse the application for new construction at 480 Cloverdale Road according to plans prepared by Linebox Studio, received on January 31, 2022, and attached as Documents 6 to 10.

Adrian van Wyk, Planner I, Heritage Planning Branch, presented an overview of the report recommendation and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk. Lesley Collins, Program Manager, was also present to answer questions.

Committee Members received the following submissions, and a copy of each is filed with the Office of the City Clerk.

The following were submitted prior to the November 30 meeting:

- Kim Ratushny and Kent Manderville letters dated November 16 and November 24, opposed
- Rockcliffe Park Heritage Committee letter, received November 26, opposed
- Susan Peterson d'Aquino letter post-dated November 30, opposed
- David B. Flemming (Heritage Ottawa) letter dated November 28, with comments
- Linda Dicaire email dated November 29, with comments

The following were submitted between November 30, 2021 and February 7, 2022:

- Kim Ratushny and Kent Manderville letters dated December 29, and February 7, opposed to the application
- Michael Kelen (Rockcliffe Park Residents Association) letter received on February 7, opposed to the application
- Marc Theriault comment sheet dated February 2, in support of the application
- Philip Osterhout (Soloway Wright LLP on behalf of Jianbin Wang) letter dated February 7, in support of the application

The following delegations spoke before the Committee:

- Michael Kelen (Rockcliffe Park Residents Association), opposed to the application
- Andrew Reeves (Linebox Studio) in support of the application; a copy of his slide presentation is on file with the City Clerk
- John Stewart (Commonwealth Historic Resource Management), in support of the application
- Tony Brunst, opposed to the application
- Kent Manderville, opposed to the application
- Kim Ratushny, opposed to the application
- Susan Peterson, opposed to the application
- Marianne Feaver (Rockcliffe Park Residents Association), opposed to the application
- David Flemming (Heritage Ottawa), in support of the application

Following discussion on this item, the revised report recommendation CARRIED, with Vice-Chair C. Quinn and Councillor S. Moffatt dissenting.