

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

Demande concernant une nouvelle construction au 480, chemin Cloverdale, un bien-fonds désigné en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et situé dans le district de conservation du patrimoine de Rockcliffe Park

Committee recommendations

That Council:

- 1. Approve the application to construct a new building at 480 Cloverdale Road, according to plans prepared by Linebox Studio dated April 3, 2023, conditional upon:**
 - a. The submission of samples of all final exterior materials for approval by Heritage Planning staff prior to issuance of a building permit.**
 - b. The submission of a Construction Staging Plan to Heritage Planning staff prior to issuance of a building permit.**
- 2. Approve the landscape design for the property at 480 Cloverdale Road, according to plans prepared by Linebox Studio dated April 3, 2023, conditional upon:**
 - a. The submission and acceptance of a final Tree Information Report and Landscape Plan, to the satisfaction of the City's Forester;**
 - b. The submission and acceptance of a Planting Plan, demonstrating the size and species of proposed new plantings, to the satisfaction of the City's Forester and Heritage Planning Staff.**

3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;
4. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.
5. Direct that the report be submitted to Council for consideration at its meeting of July 12, 2023 pursuant to Subsection 35(7) of the Procedure By-law.

Recommandations du Comité

Que le Conseil :

1. Approuve la demande de construction d'un bâtiment au 480, chemin Cloverdale, conformément aux plans soumis par la firme Linebox Studio, datés du 3 avril 2023, sous réserve des conditions suivantes :
 - a. soumission d'échantillons du choix final de tous les matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine, avant la délivrance d'un permis de construire;
 - b. soumission d'un plan d'échelonnement des travaux au personnel responsable du patrimoine, avant la délivrance d'un permis de construire.
2. Approuve la conception de l'aménagement paysager de la propriété située au 480, chemin Cloverdale, conformément aux plans préparés par Linebox Studio datant du 3 avril 2023, sous réserve des conditions suivantes :

- a. **soumission et acceptation d'un rapport d'information final sur les arbres et d'un plan d'aménagement paysager, à la satisfaction de l'expert-forestier de la Ville;**
 - b. **soumission et acceptation d'un plan de plantation, démontrant la taille et les essences des plantations proposées, à la satisfaction de l'expert-forestier et du personnel responsable du patrimoine de la Ville.**
3. **Délègue au directeur général de la Direction générale de la planification, de l'immobilier et du développement économique le pouvoir d'apporter des changements mineurs aux plans reçus;**
 4. **Approuve la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf prolongation accordée par le Conseil municipal;**
 5. **Demande que le rapport soit soumis à l'examen du Conseil à sa réunion du 12 juillet 2023, conformément au paragraphe 35 (7) du Règlement de procédure.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated June 29, 2023 (ACS2023-PRE-RHU-0022)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 29 juin 2023 (ACS2023-PRE-RHU-0022)

1. Extract of draft Minutes, Built Heritage Committee, July 11, 2023

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 11 juillet 2023

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File No.: ACS2023-PRE-RHU-0022 – Rideau-Rockcliffe (13)

Luis Juarez, Planner II, 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:

- Kim Ratushny, opposed
- Susan Peterson, Rockcliffe Park Heritage Outreach Committee, opposed

The following delegations spoke before the Committee on the report recommendations:

- Andrew Reeves, architect, Linebox Studio, in support
- John Stewart, Commonwealth, in support
- Kim Ratushny, opposed
- Kent Manderville, opposed
- Michele Hayman, opposed

Following discussion on this item, the Committee carried the report recommendations as presented. Committee also approved Motion No.

BHC 2023-07-01, the recommendations arising from which have been referred to the next regular meeting of Planning and Housing Committee by Motion No. BHC 2023-07-02.

Direction to Staff

Chair R. King

Direct staff to consider ways of ensuring compliance with approved landscape plans in Rockcliffe Park through the development of the Ontario Heritage Act Enforcement Strategy.

Report recommendations

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to construct a new building at 480 Cloverdale Road, according to plans prepared by Linebox Studio dated April 3, 2023, conditional upon:**
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- 3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**

4. **Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**
5. **Direct that the report be submitted to Council for consideration at its meeting of July 12, 2023 pursuant to Subsection 35(7) of the Procedure By-law.**

Carried

Motion No. BHC 2023-07-01

Moved by R. King

WHEREAS the Rockcliffe Park Heritage Conservation District Plan, Secondary Plan and the City of Ottawa Official Plan all recognize the significance of the Rockcliffe Park HCD as a cultural landscape;

WHEREAS the new zoning by-law provides an opportunity to ensure consistency between these documents and;

THEREFORE BE IT RESOLVED THAT consistency with the objectives and policies of the Official Plan, Rockcliffe Park Secondary Plan and Heritage Conservation District Plan be considered through the development of the new zoning by-law.

Carried

Motion No. BHC 2023-07-02

Moved by J. Leiper

WHEREAS the Built Heritage Committee has recommended to Council that "consistency with the objectives and policies of the Official Plan, Rockcliffe Park Secondary Plan and Heritage Conservation District Plan be considered through the development of the new zoning by-law; and,"

WHEREAS this recommendation if adopted by Council will have implications for the new comprehensive zoning by-law that may or may not be appropriately considered in isolation;

THEREFORE BE IT RESOLVED THAT the recommendation be referred to the Planning and Housing Committee for consideration at its next meeting.

Carried