

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

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:
 - 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.**

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