

**2. Application for demolition and new construction at 41 Arlington Avenue, a property designated under Part V of the *Ontario Heritage Act***

**Demande de démolition et de nouvelle construction au 41, avenue Arlington, propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario***

### **Committee recommendations**

**That Council:**

- 1. Approve the application for demolition and new construction at 41 Arlington Avenue according to plans prepared by Juxta Architects, dated December 22, 2022, conditional upon:
  - a. The applicant providing samples of all final exterior materials for approval by heritage staff prior to the issuance of the building permit;**
  - b. The applicant providing a final landscape plan for approval by heritage staff prior to the issuance of the building permit;**
  - c. The applicant depositing photographs and research material related to the site's existing building to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park Heritage Conservation District Plan.****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 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.**

### Recommandations du Comité

Que le Conseil :

1. **approuve la demande de démolition et de nouvelle construction au 41, avenue Arlington, selon les plans de Juxta Architects du December 22, 2022, à condition que le requérant :**
  - a. **soumette des échantillons des matériaux de revêtement extérieur à l’approbation du personnel responsable du patrimoine, avant la délivrance d’un permis de construire,**
  - b. **soumette la version finale du plan d’aménagement paysager à l’approbation du personnel responsable du patrimoine, avant la délivrance d’un permis de construire,**
  - c. **dépose les photographies et les documents de recherche relatifs au bâtiment existant aux Archives de la Ville d’Ottawa, conformément à la Politique no 5.6 du plan des districts de conservation du patrimoine du centre-ville et du parc Minto;**
2. **délègue au directeur général de Direction générale de la planification, de l’immobilier et du développement économique le pouvoir d’apporter des changements mineurs aux plans reçus;**
3. **approuve les demandes de permis en matière de patrimoine, valide pendant deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

### Documentation/Documentation

1. **Manager’s report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated February 1, 2023 (ACS2023-PRE-RHU-0005)**

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 1 février 2023 (ACS2023-PRE-RHU-0005)

2. Extract of draft Minutes, Built Heritage Committee, February 14, 2023

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 14 février 2023

Application for demolition and new construction at 41 Arlington Avenue, a property designated under Part V of the Ontario Heritage Act

File No. ACS2023-PRE-RHU-0005 - Somerset (Ward 14)

*The statutory timeline for consideration of this report under the Ontario Heritage Act will expire on April 9, 2023.*

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

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

- Donghai Zhao, in support
- David Flemming, Heritage Ottawa, in support
- Mark Keough, OCDSB, with comments

The Applicant/Owner as represented by Alex Rowse-Thompson, Heritage Studio, provided an overview of the Application and responded to questions from Committee. She was accompanied by the following:

- Syed Zeeshan Ali, owner
- Stefan Gingras, architect, Juxta
- Jacob Bolduc, planner, Fotenn

Following discussion on this item, the Committee carried the report recommendations as presented.

**Report recommendations**

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

- 1. Approve the application for demolition and new construction at 41 Arlington Avenue according to plans prepared by Juxta Architects, dated December 22, 2022, conditional upon:
  - a. The applicant providing samples of all final exterior materials for approval by heritage staff prior to the issuance of the building permit;**
  - b. The applicant providing a final landscape plan for approval by heritage staff prior to the issuance of the building permit;**
  - c. The applicant depositing photographs and research material related to the site's existing building to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park HCD Plan.****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 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.**

**Carried**