

Application for demolition and new construction at 1 Maple Lane and 1112 Lisgar Road a property designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District

Demande de démolition et de nouvelle construction au 1, allée Maple et au 1112, chemin Lisgar, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

Committee recommendations as amended

That Council:

- 1. Approve the application to demolish 1 Maple Lane/1112 Lisgar Road, conditional upon;
 - a. The applicant depositing photographs and research material related to the site's existing buildings to the City of Ottawa Archives, as per Guideline 7.4.1.4 of the Rockcliffe Park Heritage Conservation District Plan****
- 2. That Council consider the balance of the staff report recommendations (2-5) as referred by the Built Heritage Committee.**

Recommandations du Comité telles que modifiées

Que le Conseil :

- 1. Approuver la demande de démolition du 1, allée Maple et au 1112, chemin Lisgar, sous réserve de la condition suivante :
 - a. Que le requérant dépose les photographies et les documents de recherche relatifs aux bâtiments existants aux Archives de la Ville d'Ottawa, conformément à la****

directive 7.4.1.4 du Plan de district de conservation du patrimoine de Rockcliffe Park.

2. Examine le restant des recommandations du rapport du personnel (2 à 5), telles qu'elles ont été renvoyées par le Comité du patrimoine bâti.

For the information of Council

The following motions were approved by the Built Heritage Committee.

Motion No. BHC 2023-09-01

Motion by: R. King

BE IT RESOLVED that Recommendations 2-5 of the staff report be referred to Council.

Report recommendations

2. **Approve the application for new construction at 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon:**
 - a. **Exploring alternative cladding materials that better reflect the character of the existing building;**
 - b. **The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.**
3. **Approve the landscape plan for 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon;**
 - a. **The applicant submitting a final landscape plan prior to the issuance of the building permit.**
4. **Delegate the authority for minor design changes to the General**

**Manager, Planning, Real Estate and Economic Development
Department;**

- 5. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.**

Motion No. BHC 2023-09-02

Moved by: Chair R. King

BE RESOLVED that the report be routed to Council for consideration at the City Council meeting of December 6, 2023.

Pour la gouvernance du conseil

Les motions suivantes sont adoptées par le Comité du patrimoine bâti.

Motion No. BHC 2023-09-01

Motion de : R. King, président

IL EST RÉSOLU QUE les recommandations 2 à 5 du rapport du personnel soient renvoyées au Conseil.

Recommandations du rapport

- 2. Approuver la demande de construction au 1, allée Maple et au 1112, chemin Lisgar, selon les plans préparés par Hobin Architecture et datés du mois d'août 2023, sous réserve des conditions suivantes :**
 - a. Que soit envisagée l'utilisation de matériaux de revêtement qui reflètent davantage le caractère du bâtiment existant;**
 - b. Que le requérant soumette des échantillons des matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine avant la délivrance du permis de construire.**
- 3. Approuver le plan d'aménagement paysager du 1, allée Maple et du 1112, chemin Lisgar, selon les plans préparés par Hobin**

Architecture et datés du mois d'août 2023, sous réserve de la condition suivante :

- a. **Que le requérant soumette un plan définitif d'aménagement paysager avant la délivrance du permis de construire.**
- 4. Déléguer au directeur général de Planification, Immobilier et Développement économique le pouvoir d'apporter des modifications mineures de conception.**
- 5. Approuver la délivrance des permis patrimoniaux pour chaque demande avec une date d'expiration de deux ans à compter de la date de délivrance.**

Motion No. BHC 2023-09-02

Motion de : R. King, président

IL EST RÉSOLU QUE le rapport soit remis au Conseil pour examen à sa réunion du 6 décembre 2023.

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated October 25, 2023 (ACS2023-PRE-RHU-0036)

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 25 octobre 2023 (ACS2023-PRE-RHU-0036)

2. Extract of draft Minutes, Built Heritage Committee, November 6, 2023

Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 6 novembre 2023

Application for demolition and new construction at 1 Maple Lane and 1112 Lisgar Road a property designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District

File No. ACS2023-PRE-RHU-0036 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on December 7, 2023.

Ashley Kotarba, 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.

The following members of staff were also available to answer questions from Committee:

- Lesley Collins, Program Manager, Heritage Planning Branch
- Christine Enta, Legal Counsel
- Jennifer Therkelsen, Program Manager, By-law & Regulatory Services

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

- David Flemming, Heritage Ottawa, with concerns
- Susan Peterson d'Aquino, Rockcliffe Park Residents Association (RPRA), in opposition

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

- Barry Hobin, Hobin Architecture, and John Stewart, Commonwealth, in support (with slides)
- Michele Hayman, RPRA, with concerns
- Scott Heatherington, RPRA, with concerns

- Hunter McGill, Heritage Ottawa, with concerns
- Michael Polowin, Gowling WLG, in support

Following discussion on this item, the Committee carried Recommendation 1, Motion No. BHC 2023-09-01, and Motion No. BHC 2023-09-02.

Directions to Staff

Member C. Quinn

That staff pursue the following prior to Council's consideration of the report:

That the replacement duplex proposed for 1 Maple Lane be revised to reduce the massing on the site to increase the soft landscaping on the property in keeping with the importance attributed to the value of natural landscaping as a key character-defining element of the Rockcliffe Park Heritage Conservation District designation and Plan.

Chair R. King

That Heritage Planning Staff be directed to evaluate the current heritage grant program and report back to Built Heritage Committee by end of Q2 2024 on the following elements:

1. Program structure, guidelines and eligibility criteria
2. Program budget and recommendations for funding maximums
3. Required resources to implement any recommended changes to the program

Report recommendations

That the Built Heritage Committee recommends that Council:

- 1. Approve the application to demolish 1 Maple Lane/1112 Lisgar Road, conditional upon;**
 - a. The applicant depositing photographs and research material related to the site's existing buildings to the City of Ottawa Archives, as per Guideline 7.4.1.4 of the Rockcliffe Park Heritage Conservation District Plan**

Carried

Report recommendations

That the Built Heritage Committee recommends that Council:

2. Approve the application for new construction at 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon:
 - a. Exploring alternative cladding materials that better reflect the character of the existing building;
 - b. The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.
3. Approve the landscape plan for 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon;
 - a. The applicant submitting a final landscape plan prior to the issuance of the building permit.
4. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;
5. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.

Amendment:

Motion No. BHC 2023-09-01

Moved by R. King

BE IT RESOLVED that Recommendations 2-5 of the staff report be referred to Council.

Carried

Amendment:

Motion No. BHC 2023-09-02

Moved by R. King

BE RESOLVED that the report be routed to Council for consideration at the City Council meeting of December 6, 2023.

Carried