

<p>3. Application for New Construction at 235 Mariposa Avenue Demande de construction au 235, avenue Mariposa</p>

Committee recommendation, as amended

That Council:

1. **Approve the application for new construction at 235 Mariposa Avenue, according to plans by Bell + Associates Architecture, dated November 23, 2023 and received on December 4, 2023, conditional upon:**
 - a. **The applicant increasing the front yard setback in order to further reduce the visual impact of the new building as viewed from Mariposa Avenue, including seeking any necessary Planning Approvals; and**
 - i. **Should any required Planning approvals be granted, delegate authority to staff for final approval of the increased front yard setback under the OHA; and**
 - ii. **Should any required Planning Approvals not be granted, the application will be deemed approved as per the attached plans subject to the remaining conditions outlined in this report.**
 - b. **The applicant reconfirming and/or providing all exterior cladding materials for approval by Heritage staff, prior to the issuance of any building permits;**
 - c. **Prior to the issuance of the building permit:**
 - i. **The applicant and their General Contractor meeting with Heritage and Building Code staff to review the approved plans, details of the approval, and agreeing to provide a**

- copy of the approved heritage permit to all subcontractors, including posting a copy on site.**
- ii. **The applicant submitting a construction schedule to the satisfaction of staff in Heritage Planning and Building Code Services.**
2. Approve the landscape plan for 235 Mariposa, according to the plan submitted by Bell + Associates Architecture, dated November 23, 2023 and received on December 4, 2023, conditional upon:
- a. Implementing the tree protection plan and recommendations as indicated in the Tree Information Report provided by Arborist Consulting Ottawa, dated April 16, 2021 and resubmitted December 4, 2023;
- b. The applicant providing an updated landscape plan for heritage staff approval prior to the issuance of a building permit.
3. Delegate authority for minor design changes to the General Manager, **Planning, Real Estate and Economic Development.**
4. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.

Recommandation du Comité, telles que modifiées

Que le Conseil :

1. **Approuve la demande de construction au 235, avenue Mariposa, conformément aux plans soumis par Bell + Associates Architecture, datés du 23 novembre 2023 et reçus le 4 décembre 2023, sous réserve des conditions suivantes :**
- a) **Que le requérant augmente le retrait de cour avant pour**

atténuer davantage l'impact visuel du nouveau bâtiment sur l'avenue Mariposa, et qu'il demande les approbations des demandes d'aménagement requises, s'il y a lieu;

- i. Si les approbations des demandes d'aménagement requises sont accordées, donner au personnel le pouvoir d'approuver définitivement l'augmentation de retrait de cour avant en vertu de la *Loi sur le patrimoine de l'Ontario*;
 - ii. Si les approbations des demandes d'aménagement requises ne sont pas accordées, la demande sera considérée comme approuvée conformément aux plans ci-joints et soumise au reste des conditions décrites dans le présent rapport;
- b) Que le requérant reconfirme la nature de tous les revêtements extérieurs et/ou en fournisse des échantillons, aux fins d'approbation par le personnel responsable du patrimoine, avant la délivrance de tout permis de construire;
- c) Avant la délivrance du permis de construire :
- i. que le requérant et son entrepreneur général rencontrent le personnel de la Direction de la planification du patrimoine et des Services du Code du bâtiment afin d'examiner les plans approuvés et le détail de l'approbation, et acceptent de fournir une copie du permis patrimonial approuvé à l'ensemble des sous-traitants, notamment par le biais d'un affichage sur le chantier.
 - ii. que le requérant fournisse un calendrier des travaux, à la satisfaction du personnel de la Direction de la planification du patrimoine et des Services du Code du bâtiment.

2. **Approuve le plan d'aménagement paysager du 235, avenue Mariposa, conformément aux plans soumis par Bell + Associates Architecture, datés du 23 novembre 2023 et reçus le 4 décembre 2023, sous réserve des conditions suivantes :**
 - a. **mise en œuvre du plan de protection des arbres et des recommandations connexes figurant dans le rapport d'information sur les arbres fourni par Arborist Consulting Ottawa, daté du 16 avril 2021 et soumis à nouveau le 4 décembre 2023;**
 - b. **que le requérant soumette à l'approbation du personnel de la Direction de la planification un plan d'aménagement paysager mis à jour, avant la délivrance d'un permis de construire.**
3. **Délègue au directeur général de Planification, Immobilier et Développement économique le pouvoir d'effectuer des changements mineurs de conception.**
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.**

Documentation/Documentation

1. **Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated February 1, 2024 (ACS2024-PRE-RHU-0025)**

Rapport du Directeur, 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 2024 (ACS2024-PRE-RHU-0025)

2. Extract of draft Minutes, Built Heritage Committee, February 13, 2024
Extrait de l'ébauche du procès-verbal, Comité du patrimoine bâti, le 13 février 2024

Application for New Construction at 235 Mariposa Avenue

File No. ACS2024-PRE-RHU-0025 - Rideau-Rockcliffe (Ward 13)

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on March 10, 2024.

MacKenzie Kimm, Planner III, 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 staff were also available to answer questions from the Committee:

- Lesley Collins, Program Manager, Heritage Planning Branch
- Christine Enta, Legal Counsel
- Patrice Dumais, Program Manager Building Code Services

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

- Nancy Dorigo and John Davis
- Sehrab Grewal and Gordon Southam
- Kirsten Crain and John Morales
- Phil Hopwood and Kate Morican
- David Flemming, Heritage Ottawa

The following speakers addressed the Committee to speak to the report recommendations:

- Michele Hayman, Rockcliffe Park Heritage Committee
- Susan Peterson, Rockcliffe Park Residents' Association
- Kirsten Crain
- Sehrab Grewal

- David Flemming, Heritage Ottawa
- Michael Kelen
- Tom Joseph, Team Tom Consultants, representing the applicants

Following discussion on this item, the Committee carried the report recommendations as amended by Motion No. BHC 2024-11-02.

Report recommendations

That the Built Heritage Committee recommend that Council:

- 1. Approve the application for new construction at 235 Mariposa Avenue, according to plans by Bell + Associates Architecture, dated November 23, 2023 and received on December 4, 2023, conditional upon:**
 - a. The applicant reconfirming and/or providing all exterior cladding materials for approval by Heritage staff, prior to the issuance of any building permits;**
 - b. Prior to the issuance of the building permit:**
 - i. The applicant and their General Contractor meeting with Heritage and Building Code staff to review the approved plans, details of the approval, and agreeing to provide a copy of the approved heritage permit to all subcontractors, including posting a copy on site.**
 - ii. The applicant submitting a construction schedule to the satisfaction of staff in Heritage Planning and Building Code Services.**
- 2. Approve the landscape plan for 235 Mariposa, according to the plan submitted by Bell + Associates Architecture, dated November 23, 2023 and received on December 4, 2023, conditional upon:**
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- b. The applicant providing an updated landscape plan for heritage staff approval prior to the issuance of a building permit.
3. Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development.
4. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.

Carried as amended

Amendment:

Motion No. BHC 2024-11-02

Moved by A. Troster

WHEREAS This report recommends approval of an application for new construction at 235 Mariposa Avenue, the previous High Commission Official Residence for the Republic of Uganda, a property designated under Part V of the Ontario Heritage Act as part of the Rockcliffe Park Heritage Conservation District (HCD); and

WHEREAS A previous application related to this property was approved by City Council in 2020 for alterations and additions to the building that was on site; the building was recently demolished without the appropriate approvals in place; and

WHEREAS This application was submitted as the owner wishes to continue with construction, using the previously-approved design; and

WHEREAS a previous application presented at built heritage committee in January spoke to a building located further back from the street than the adjacent Grade I property, which aims to reduce the visual impact of the additional height from the streetscape; and

WHEREAS the new application proposes greater massing and footprint than the previous home located at 235 Mariposa; and

WHEREAS this new proposal creates an opportunity to review the current setbacks and allow to set the home further back from the street for a reduction in impact to the cultural heritage landscape;

WHEREAS a direction to staff will be presented at the next Council meeting incorporating further conditions on the building permit that respond to the feedback received at Committee;

THEREFORE BE IT RESOLVED that report recommendation 1 be amended to read as follows:

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 - a. The applicant increasing the front yard setback in order to further reduce the visual impact of the new building as viewed from Mariposa Avenue, including seeking any necessary Planning Approvals; and
 - i. Should any required Planning approvals be granted, delegate authority to staff for final approval of the increased front yard setback under the OHA; and
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 - c. Prior to the issuance of the building permit:
 - i. The applicant and their General Contractor meeting with Heritage and Building Code staff to review the approved plans, details of the approval, and agreeing to provide a copy of the approved heritage permit to all subcontractors, including posting a copy on site.

- ii. **The applicant submitting a construction schedule to the satisfaction of staff in Heritage Planning and Building Code Services.**

For (5): R. King, C. Kelly, A. Troster, J. Maddigan, and C. Quinn

Against (3): S. Plante, J. Leiper, and C. Legault

Carried (5 to 3)

Motion No. BHC 2024-11-03

Moved by C. Kelly

BE IT RESOLVED that the Built Heritage Committee approve that report ACS2024-PRE-RHU-0025 be deferred to the next meeting of the Built Heritage Committee.

For (4): S. Plante, C. Kelly, J. Maddigan, and C. Quinn

Against (4): R. King, J. Leiper, A. Troster, and C. Legault

Lost on a tie (4 to 4)