

Subject: Application for New Construction at 235 Mariposa Avenue

File Number: ACS2024-PRE-RHU-0025

Report to Built Heritage Committee on 13 February 2024

and Council 21 February 2024

Submitted on February 1, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Real Estate and Economic Development

Contact Person: MacKenzie Kimm, Planner, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development

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Ward: Rideau-Rockcliffe (13)

Objet: Demande de construction au 235, avenue Mariposa

Dossier: ACS2024-PRE-RHU-0025

Rapport au Comité du patrimoine bâti

le 13 février 2024

et au Conseil le 21 février 2024

Soumis le 1er février 2024 par Court Curry, Gestionnaire Services des emprises, du patrimoine, et du design urbain, Services de la planification, des biens immobiliers et du développement économique

Personne ressource: MacKenzie Kimm, Urbaniste, Services des emprises, du patrimoine et du design urbain, Services de la planification, des biens immobiliers et du développement économique

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Quartier: Rideau-Rockcliffe (13)

REPORT RECOMMENDATION(S)

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:**
 - 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 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.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande ce qui suit au Conseil :

- 1. Approuver 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 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;**
 - b. avant la délivrance du permis de construire :**
 - i. que le requérant et son entrepreneur général rencontrent les représentants de la Direction de la planification du patrimoine et des Services du Code du bâtiment, afin d’examiner les plans approuvés, les détails 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. Approuver 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. **Déléguer au directeur général de Planification, Immobilier et Développement économique le pouvoir d'effectuer des changements mineurs de conception.**
4. **Approuver 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.**

EXECUTIVE SUMMARY

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). 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. This application was submitted as the owner wishes to continue with construction, using the previously-approved design. This report has been prepared because applications for new construction in Heritage Conservation Districts designated under Part V of the *Ontario Heritage Act* require approval by City Council.

RÉSUMÉ

Le présent rapport recommande l'approbation d'une demande de construction au 235, avenue Mariposa, anciennement le siège officiel du Haut-Commissariat de la République de l'Ouganda, un bien-fonds désigné en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine (DCP) de Rockcliffe Park. Une demande antérieure associée à ce bien-fonds avait été approuvée par le Conseil municipal en 2020, demande visant des modifications et des rajouts au bâtiment occupant alors les lieux; ce bâtiment a été démoli récemment, sans les autorisations nécessaires. La demande a été soumise parce que le propriétaire souhaite aller de l'avant avec la construction selon la conception précédemment approuvée. Le présent rapport a été élaboré car les demandes de construction dans les districts de conservation du patrimoine désignés aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* nécessitent l'approbation du Conseil municipal.

BACKGROUND

The property at 235 Mariposa Avenue is located on the north side of Mariposa Avenue, east of Manor Avenue and west Springfield Road (see Location Map, Document 1). It previously contained a two-and-a-half-storey, stucco-clad house constructed in the mid-1950s, which previously served as the High Commission Residence for Uganda

(see Photos of Previous House--Document 2). The property is located within the Rockcliffe Park Heritage Conservation District designated under Part V of the *Ontario Heritage Act* (OHA).

The Rockcliffe Park HCD was originally designated in 1997 for its Cultural Heritage Value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village contributes significantly to its Cultural Heritage Value. The Statement of Cultural Heritage Value (see Document 3) notes that today, the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting. Additionally, Rockcliffe Park features many diplomatic residences, the concentration of which expresses an important trend in Canada's history in international relations. The property at 235 Mariposa Avenue was considered a Grade 2 property within the HCD.

The Rockcliffe Park HCD was updated when City Council adopted a new HCD Plan that met the requirements outlined in the OHA; the Rockcliffe Park HCD Plan was approved by City Council in 2016 and came into effect in 2018. The overarching objective of the Rockcliffe Park HCD Plan is to provide direction for managing change and conserving the HCD in a manner that respects its values.

In September 2020, City Council approved an application to permit the alteration of, and addition to the previous house in order allow it to function more appropriately for the Ugandan High Commission ([ACS2020-PIE-RHU-0018](#)). The property had been on the City's Heritage Watch List for vacant buildings or those that are under threat since 2018. Properties on the Heritage Watch List are inspected by Property Standards/Zoning Officers who may issue orders under the Property Standards By-Law

In October 2023, the building at 235 Mariposa Avenue was demolished without permission; there are no valid permits under the *Ontario Building Code Act* (OBC) nor the OHA currently in place. The owner has since applied to proceed with the project, using the design of the previous plans, but as a new building. To move towards compliance, staff have advised that a new heritage permit application for new construction is required; the owner has submitted this application and accordingly this report has been prepared as applications for new construction in Heritage Conservation Districts designated under Part V of the *Ontario Heritage Act* require approval by City Council. The City is also pursuing enforcement action under the OBC, concurrent to the heritage permit process.

The previous proposal required Minor Variances to the Zoning By-law to recognize an existing legal non-complying side-yard setback and to correct a technical error related to height in the zoning; both were approved by the Committee of Adjustment. No new variances are anticipated at this time. A building permit under the *Building Code Act* will be required.

DISCUSSION

Description of Property and Previous Building

Constructed in 1956, the house at 235 Mariposa Avenue was a stucco-clad, two-storey structure, featuring a medium pitched roof, shuttered picture windows and overhanging eaves. It was generally symmetrical and divided into three bays (see Document 2), with an off-centre single main entrance door with sidelights, covered by a small pedimented canopy featuring decorative brackets. On the west side was a two-storey extension that included a two-car garage on the ground floor and a gabled dormer above the window in the second storey. As noted in the Heritage Survey Form (see Document 3), the building was designed by David Youngusband, a well-known residential architect and building contractor who was active in Ottawa during the mid-20th century; the building was reflective of his designs that are seen throughout Rockcliffe and the Glebe areas of Ottawa.

The house was previously sited towards the front of its large lot. The front yard is open with a large front lawn and a mature tree in the centre of a semi-circular driveway. Several mature trees and hedges line the east and west property lines. The rear yard is quite deep given the siting of the house, and currently contains an in-ground pool with an associated patio area surrounded by soft plantings and rear lawn.

As also noted in the Heritage Survey Form, the previous building at 235 Mariposa Avenue had undergone some modifications over its lifetime, including a rear dormer and garage extension, which were later modifications to the original house plan. The house was a Grade 2 building in the Rockcliffe Park HCD as it was constructed outside of the late 19th and early 20th century period of highest significance; it was the only Grade 2 building on this block of Mariposa Avenue, between Springfield Road and Manor Avenue. As demonstrated by streetscape analysis submitted by the applicant (Document 4), the surrounding Grade I buildings generally range between two and two-and-a-half storeys in height, are mostly clad in stucco with traditionally designed multi-paned windows, hipped roofs and gabled projections or dormers. Properties in this part of Mariposa feature buildings ranging in age and style with landscaping elements that typically provide shelter from the street. As noted in the Heritage Survey Form, the property's open front yard is atypical of properties on Mariposa Avenue.

Enforcement Action- Unapproved Demolition

Building or undertaking demolition without a permit is a violation under the *Ontario Heritage Act* and *Ontario Build Code Act*; the City considers such contraventions to be serious matters. Accordingly, the City is undertaking enforcement action under the *Ontario Building Code Act* in this case. The enforcement process is proceeding separately, but concurrent to this application.

The owner and their agents have been made aware of the violations and contraventions that occurred. The City has received a letter from the Uganda High Commissioner acknowledging that the demolition was not permitted and has committed to working with City staff to move towards compliance.

Project Description

This application has been submitted as the owner wishes to proceed with the construction of a new building on the site, according to the previously-approved design. The design remains unchanged from the previous approval in 2020, except for an increase in ceiling heights on the interior floors, as well as some modifications to accommodate Building Code requirements. These include changes to the location/size of openings at the side and rear and the introduction of a small balcony at the third floor for egress purposes.

As approved in the 2020 application, the building will be two-and-a-half storeys tall, resulting in a minor increase to the overall height (compared to the previous structure), and will include rear massing previously intended as an extension towards the rear. This proposal continues to include a new garage and second floor space, that would have replaced a previous garage extension (see Perspectives and Elevations, Document 5 and Site Plan, Document 6). Two chimneys continue to be proposed (one at the front and one at the side) as well as four gabled dormers on the front façade, and a shed-style dormer in the rear. As previously approved, the building will be clad primarily in brick, with engineered wood siding as the secondary material. The window styles and the overall fenestration pattern will reflect more traditional patterns seen throughout the HCD using aluminum clad units. A covered entry will be located on the front façade and in the rear, a covered porch and patio area are proposed on the ground floor with a second-floor terrace above the covered porch.

As previously approved, the existing semi-circular driveway will be replaced with a linear driveway and there will be narrow walkways leading to the rear of the house (see Landscape Plan, Document 7). In the rear, an existing in-ground pool will be relocated with its required fencing, and new steps and plantings leading to a new basement entry will be introduced. A pool house will also replace an existing shed.

Rockcliffe Park HCD Plan

Any applications for alterations to properties with the Rockcliffe Park HCD are reviewed for consistency with the Plan's Statement of Objectives, the Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must comply with the policies and guidelines established in the plan. The following sections set out the guidelines specifically relevant to the subject proposal (see Document 8 for these guidelines in full):

- Section 7.4.2- Guidelines for New Buildings
- Section 7.4.3—Landscape Guidelines- New Buildings and Additions

Recommendation 1- New Construction

The previous house at 235 Mariposa has been demolished however, portions of the foundation remain. This application has been evaluated and reviewed against the guidelines for New Buildings in the Rockcliffe Park HCD Plan. Heritage staff have determined that the proposal is compliant and consistent with these guidelines for the following reasons:

- The proposed building is designed to be an appropriate scale and setback for the area's historic context and character. The building will maintain the front yard setback of the previous building and the extensions to the rear and west allow for the continuity of soft landscaping throughout the property; existing grades will also be maintained.
- The overall height of the building remains the same as the height that was approved in the 2020, application. Although the project requires an increase in the overall height of the building from the previous (since demolished) structure, the overall height will continue to be consistent and compatible with neighboring Grade I buildings in the streetscape. The location of the front-facing dormers as previously proposed will help to visually reduce its impact as viewed from the street by breaking up its width. The roof level expression will contribute to a complex roofline that is characteristic of surrounding buildings in the HCD, further reinforcing compatibility in the streetscape.
- The proposal employs natural and compatible materials and includes design elements that reflect the character of the immediate streetscape and broader HCD. The design also offers a contemporary interpretation of the variety of architectural influences seen throughout the HCD.
- The proposed terrace above the covered patio and small balcony off the rear

dormer will not be visible from the public realm; their glass guards will not detract from the surrounding cultural heritage landscape.

- The attached garage has been designed sensitively so as not to detract from the streetscape; the pool house in the rear yard uses a simple sloped roof featuring materials used on the primary building.
- The removal of the semi-circular driveway and additional plantings throughout will improve the landscaped character of the property.

Conditions

In order to ensure the conservation of the Rockcliffe Park HCD according to the policies and guidelines of the HCD Plan, staff are recommending the following conditions:

- Material Samples

To ensure that the previously agreed upon samples (as indicated in Document 5 and described in Document 9) remain unchanged or should certain products that were intended to be used be unavailable today, approval has been made conditional upon the applicant providing updated samples or re-confirming the exterior cladding materials for heritage staff approval, prior to the issuance of the revised building permit.

- Meeting with Contractors and Submission of a Construction Schedule

Staff recommend that prior to issuing the building permit, the applicant and their contractor be required to meet with Building Code Services and Heritage staff to review the details of the approval. Staff are also recommending that the applicant be required to share the details of the heritage permit with any sub-contractors, to post the heritage permit on site, and provide heritage staff with documentation to this effect. Further, the condition includes a requirement to provide Heritage Planning staff a construction schedule for the project with increased inspections, the frequency of which is to be determined in consultation with Heritage and Building Code staff. This condition has been included to ensure that construction proceeds according to the approved plans and provide check points should any changes be necessary.

Recommendation 2- Landscape

The existing landscape at 235 Mariposa Avenue is typical of Rockcliffe Park with mature trees, green lawns and hedges along the property lines. It is further enhanced by the wide city-owned right-of-way that adds to its green character. However, the open front lawn is an anomaly in the Mariposa Streetscape, where most buildings are screened from the street via landscape features. The applicant has submitted a landscape plan

which illustrates a proposal that is relatively simple, respecting the natural, informal character of the property and that all existing trees and the grade are to be retained. The existing semi-circular driveway will be removed and replaced with a linear driveway leading to the garage on the west side of the property in accordance with the Zoning By-law and Private Approach By-law, with the east side being converted to lawn. Narrow walkways and a circular path under a new covered entry, with numerous new and additional plantings throughout the property. An existing in-ground pool and its associated patio will be relocated within the rear yard, and the new pool house will replace an existing shed. While the proposed landscape alterations do result in an increased total amount of hard surfacing from what exists today, soft landscaped areas will continue to dominate and maintain the green setting of the property.

Conditions

- Tree Protection

Staff have included a condition of approval of the landscape plan to ensure that the existing trees on the property will be protected during construction as outlined in the tree protection plan and Tree Information Report on file (Document 10).

- Updated Landscape Plan

Staff are generally supportive of the submitted landscape plan, but are of the opinion that additional plantings in the front yard could further integrate the new building into the streetscape and improve the landscape compatibility with others on Mariposa Avenue. A condition has been included to allow the applicant to continue to work with staff to refine the landscaping details and ensure new plantings are appropriately located on the site. An updated landscape plan would need to be submitted for heritage staff approval prior to the issuance of a building permit.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Rockcliffe Park Heritage Conservation District Plan was based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

Conclusion

Building or undertaking demolition without a permit is a violation under the *Ontario*

Heritage Act and *Ontario Build Code Act*, the City considers such contraventions to be serious matters. The owner recognizes the gravity of the situation and has indicated that they wish to work with staff on moving towards compliance. Heritage staff have reviewed the current application at 235 Mariposa Avenue against the objectives, policies and guidelines of the Rockcliffe Park HCD Plan. The design remains substantially unchanged from what was previously approved in 2020 and staff have determined that the design of the new building continues to meet the policies and guidelines in the HCD Plan and therefore, heritage staff have no objections to the approval of this current application, subject to the conditions outlined herein.

Recommendation 4 – Minor Design Changes

Delegate authority for minor design changes to the General Manager, Planning Real Estate and Economic Development Department.

Minor design changes may emerge as construction proceeds. This recommendation is included to allow the Planning, Real Estate and Economic Development Department to approve such changes, should they arise. The applicant is aware that even minor changes must be reviewed by heritage staff and conditions have been included to ensure that those working on site are aware as well.

Recommendation 5 – Permit Expiry

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that is consistent with the Provincial Policy Statement, 2020.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the report recommendations. There may be indirect financial implications due to the unapproved demolition where the City is undertaking enforcement action under the *Ontario Building Code Act*.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the application related to this report.

CONSULTATION

Heritage Ottawa was notified of the current application.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments at the Built Heritage Committee meeting.

The Rockcliffe Park Residents Association Heritage Committee (RPRAHC) was notified of the current application on December 15, 2023. Their comments are included as Document 11.

As part of the original application, the RPRAHC participated in a pre-application consultation meeting with the applicant in February 2020. Through that process, the RPRAHC raised a number of concerns related the apparent weight of the proposed roof, the proposed cladding materials, the overall size of the covered entry and its columns. Staff and the RPRAHC also stressed the importance of maintaining the predominance of soft landscaped areas on the property and recommended reducing the hard surface area in a variety of ways.

The applicant provided a second iteration for the RPRAHC to review at the time which addressed most of the concerns, however there were still outstanding questions about the calculation of the FSI, the size of the subsequently provided pool house and some of its design elements, as well as the amount of hard surface area being proposed. In response, the applicant reduced the size of the pool house and simplified the design to better complement the main house, and the hard surface area in the rear yard was also further reduced. Additionally, the applicant revised the cladding material from cultured stone to brick in response to concerns raised by the RPRAHC.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications with this report.

APPLICATION PROCESS TIMELINE STATUS

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

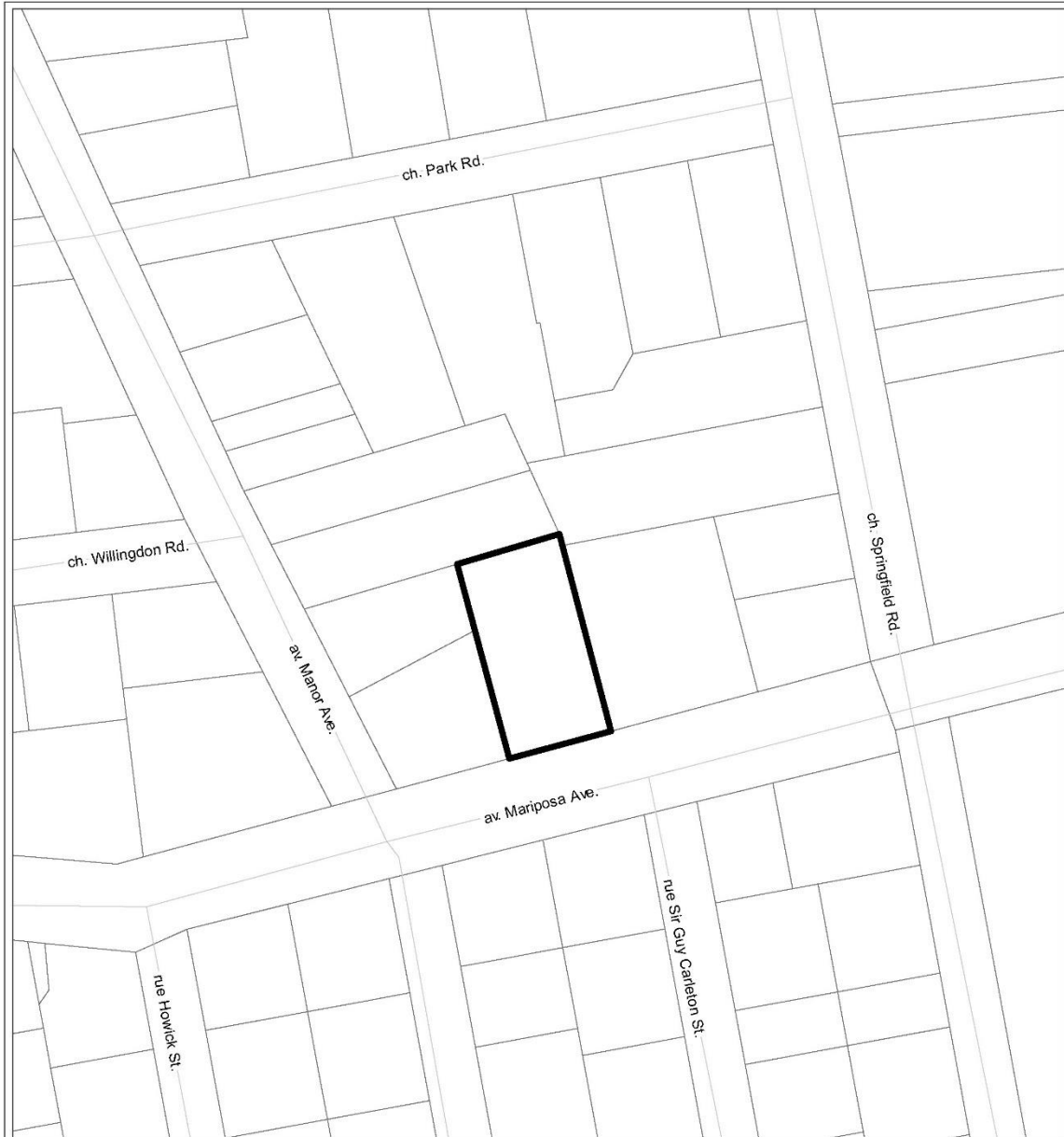
SUPPORTING DOCUMENTATION




Document 1	Location Map
Document 2	Property and Context Photos
Document 3	Statement of Cultural Heritage Value and Heritage Survey Form
Document 4	Streetscape Analysis
Document 5	Perspectives and Elevations
Document 6	Proposed Site Plan
Document 7	Landscape Plan
Document 8	Excerpt from Rockcliffe Park HCD Plan- Guidelines for New Buildings and Landscaping for New Buildings
Document 9	Project Description and Material Finishes
Document 10	Tree Protection and Tree Information Report
Document 11	Comments from the Rockcliffe Park Resident's Association Heritage Committee

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1- Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-MARI235	20-0690-L	 235 av. Mariposa Ave.	 <small>NOT TO SCALE</small>
I:\CO\2020\Heritage\Mariposa_235			
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REVISION / RÉVISION - 2023 / 12 / 18			

Document 2- Property and Context Photos



Previous house at 235 Mariposa Avenue



Current photo of the property, post demolition.



View of 240 Mariposa on the south side, across the street from the subject property.



Streetscape looking east, showing the mature trees and house on the south side of Mariposa Avenue, at Sir Guy Carleton



Streetscape looking east showing the house on the north side of Mariposa Avenue at the corner of Springfield Road



Streetscape looking west on Mariposa Avenue.



View of the 210 Mariposa on the south side, across the street from the subject property.

Document 3 – Statement of Cultural Heritage Value and Heritage Survey Form

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada's natural landscape from 18th century English precedents. Originally purchased from the Crown by Thomas McKay, it was laid out according to the principles of the Picturesque tradition in a series of "Park and Villa" lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa continue and the Heritage Conservation District is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area.

Rockcliffe Park today is a remarkably consistent reflection of Keefer's original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park. Beechwood Cemetery and the Rokeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various border lands create important gateways to the area and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful and reflects the casual elegance and asymmetry of the English country revival styles, such as the Georgian Revival, Tudor Revival and Arts and Crafts. Many of the houses were designed by architects in these styles. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	235 Mariposa Avenue	Building or Property Name	042220195 Embassy of Uganda				
Legal Description	PLAN 92 PT BLK 7	Lot		Block	PT 7	Plan	92
Date of Original Lot Development		Date of current structure	1956				
Additions	1964: shed dormer at rear	Original owner					



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park

Character of Existing Streetscape

This section of Rockcliffe was developed during a number of periods, ranging from the very earliest remaining houses to more contemporary structures. The land was situated close to the original Buena Vista streetcar stop and thus this section was one of the first to develop in the young suburb. Because of the various dates of development and divisions of lots, this section features a number of lot sizes, configurations and characteristics. Both the landscape and architecture in this section are a rich mixture of houses and lots that are old and new, large and small, and featuring a variety of stylistic characteristics from every decade of Rockcliffe's development. Due to this diversity of development, the landscape features of the properties address the individual situations. Although the properties are of varying sizes, approximately half the lots in this section are situated on corners. The result of all these factors is a multitude of related elements combining to enhance the diverse qualities of this section and illustrate the multiplicity of Rockcliffe itself.

Mariposa Avenue is an east-west thoroughfare in Rockcliffe that runs the length from McKay Lake to Lisgar Road. In this particular section, the roadway runs relatively flat and straight with one gentle curve at the Lisgar Road intersection. There are no curbs or sidewalks on either side of the street and therefore pedestrians and cars share the same roadway. The south side of the street features exclusively corner lots with comparatively smaller properties and shallower setbacks, while this northern section is characterized by larger lot sizes and a deeper setback. The properties are defined by division elements, such as hedges and lines of plantings at the front of the lots. The resulting landscape is a combination of garden space, trees, and lawn, creating a variety of unified elements mostly sheltered from the street.

Character of Existing Property

This property is mostly atypical of Mariposa Avenue. The front yard is cut by a semi-circular driveway, the resulting island of which consists of lawn with a central deciduous tree. A deciduous hedge marks the west side of the property line, which is primarily lawn. Small perennial gardens lined by stones are situated at the front of the building. Lawn interspersed with tree plantings characterizes the east yard.

Contribution of Property to Heritage Environs

Landscape / Open Space

This property is mostly inconsistent with the overall landscape elements of Mariposa Avenue. Defined by its property line elements, buildings along Mariposa Avenue are sheltered from the street through the use of landscape configurations cut by semicircular driveways. This property contributes to the characterization of these qualities through its driveway; however, there is only one tree that is not consistent with the sheltering elements of this street.

Architecture / Built Space

This property dates from a mid-century era of development along Mariposa Avenue. Houses on this stretch date from a number of time periods and are reflective of a number of architectural styles. This building's setback and property defining elements match with others on the street to form a coherent and unified streetscape despite a variety of construction periods.

Landmark Status

This property is visible from the street.

Summary / Comments on Environmental Significance

The landscape features of this property are mostly atypical of its neighbours along Mariposa Avenue. The building fits well within its surrounding landscape. Characterized by its property sheltering elements cut by driveways, others along the street form a coherent streetscape, both in terms of their landscape and architecture; however, this property does not feature the same degree of sheltering elements.

History	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Date of Current Building(s)	1956
Trends	
<p>In the early to mid-20th century, there was an influx of families to Rockcliffe Park as a result of higher-density development and crowding in downtown Ottawa. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a more healthy and peaceful residential environment.</p> <p>During the 1930s, foreign governments began to acquire property in Rockcliffe. This slowed down during the Second World War; however, in the following decades this accelerated as increasing numbers of countries entered into diplomatic relations with Canada. Though in recent years several governments have commissioned purpose-built residences, the majority of diplomatic residences are, as they have been in the past, in what were originally large private family homes which are no longer suited as private residences.</p>	
Events	
Persons / Institutions	
1960: Mrs Virginia McNaughton Embassy of Uganda	
Summary / Comments on Historical Significance	
This historical significance of this property is due to its role in the mid-20th century residential development of Mariposa Avenue and this area of Rockcliffe Park.	

Historical Sources

City of Ottawa File Rockcliffe LACAC file

Edmond, Martha. *Rockcliffe Park: A History of the Village*. Ottawa: The Friends of the Village of Rockcliffe Park Foundation, 2005.

Village of Rockcliffe Park Heritage Conservation District Study, 1997.

Village of Rockcliffe Park LACAC Survey of Houses, 1988

Carver, Humphrey. *The Cultural Landscape of Rockcliffe Park Village*. Village of Rockcliffe Park, 1985.

Might's Directory of the City of Ottawa 1960 "Commanding View" The Ottawa Citizen May 12, 1980.

Architecture

Prepared by: Brittney Bos / Heather Perrault

Month/Year: August 2010

Architectural Design (plan, storeys, roof, windows, style, material, details, etc)

This two-storey building is rectangular in plan and is capped by a medium pitched hipped roof. The exterior is stucco and there are overhanging eaves on all sides. The main portion of the house is relatively symmetrically divided into three bays. The outer bays of the upper-storey feature two rectangular windows with defined vertical mullions. The lower-storey of the outer bays feature similar rectangular windows. The middle bay, which is off centered, contains a small square window in the upper-storey and the entranceway on the lower. All windows have shutters. The entrance is covered by a front gabled rooflet with simple pediment supported by decorative brackets. Attached on the west side is a two-storey extension. The upper-storey features a single rectangular window with front gabled dormer and the lower-storey contains a double car garage. There is an interior stucco chimney on the peak of the roof on the east end.

Architectural Style
This style of building is characteristic of the designs of David Younghusband (contractor) in the mid-20th century.
Designer / Builder / Architect / Landscape Architect
David Younghusband. Younghusband was a prominent Ottawa residential architect and building contractor in the mid-20th century, responsible for many residences in the Rockcliffe and Glebe areas of Ottawa. 1964: WE Fancott
Architectural Integrity
The garage and porch appear to be later modifications to the original plan.
Outbuildings
Other
Summary / Comments on Architectural Significance
This is a very good example of a mid-20th century residence built by David Younghusband during the postwar boom. Its architectural features, style, and character (specifically its symmetrical massing, multi-paned rectangular windows, and rectangular plan) relates this building to others in Rockcliffe built in a similar style, many of which were contracted by Younghusband. It is nearly identical to its northwestern neighbour at 230 Manor Avenue.

PHASE II EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status				X	0/10
Environment total					70 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions			X		10/30
History total					32 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder			X		3/10
4. Architectural Integrity			X		3/10
Architecture total					33 /100

RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase II Score, Heritage District
Environment	70 x 45% = 31.5
History	32x 20% = 6.4
Architecture	33 x 35% = 11.55
Phase II Total Score	49.45/100 = 49

PHASE I EVALUATION SUMMARY				
Phase II Score	Above	to	to	Below
Group				

Document 8- Excerpt from the Rockcliffe Park HCD Plan- Guidelines for New Buildings and Guidelines for Landscaping for New Buildings and Additions

7.4.2 Guidelines for New Buildings

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.
2. New buildings shall contribute to and not detract from the heritage character of the HCD and its attributes.
3. Construction of new buildings will only be permitted when the new building does not detract from the historic landscape characteristics of the associated streetscape, the height and mass of the new building are consistent with the Grade I buildings in the associated streetscape, and the siting and materials of the new building are compatible with the Grade I buildings in the associated streetscape. Where there are no Grade I buildings in the associated streetscape, the height and mass of the new buildings shall respect the character of the existing buildings and shall not have a negative impact on the associated streetscape or the cultural heritage value of the HCD. These situations will be reviewed on a case-by-case basis in consultation with the community in accordance with Section 4.1 of this Plan.
4. New buildings shall be of their own time but sympathetic to the character of their historic neighbours in terms of massing, height and materials. New buildings are not required to replicate historical styles.
5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.
6. Existing grades shall be maintained.
7. In order to protect the expansive front lawns, and the generous spacing and setbacks of the buildings, identified as heritage attributes of the HCD, the following Guidelines shall be used when determining the location of new houses on their lots:
 - a) New buildings on interior lots shall be sensitively sited in relation to adjacent buildings. Unless a new building maintains the front yard setback of a building it is replacing, the front yard setback of the new buildings shall be consistent with that of the adjacent building that is set closest to the street. A new building may be set back further from the street than adjacent buildings.
 - b) In general, unless a new building on a corner lot maintains the setbacks of the building it is replacing, the new building shall not be closer to the street than both adjacent buildings. The new building may be setback further from both streets than the adjacent buildings. If the front yard setbacks of the adjacent buildings cannot reasonably be used to determine the front yard and exterior side yard setbacks of a new building, the new building shall be sensitively sited in relation to adjacent buildings on both streets.

8. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
9. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminum soffits, synthetic stucco, and manufactured stone will not be supported.
10. Terraces on the top storey of buildings do not form part of the heritage character of the HCD, however, a terrace on the top storey may be permitted if it is setback from the roof edge, it and its fixtures are not visible from the surrounding public realm and the terrace does not have a negative effect on the character of the surrounding cultural heritage landscape.
11. Terraces and balconies below the top storey (for example, on a garage roof, or one storey addition) may be recommended for approval if they do not have a negative effect on the character of the surrounding cultural heritage landscape.
12. If brick and stone cladding is proposed, it will extend to all façades and not be used solely on the front façade. Other cladding materials may be appropriate.
13. The use of modern materials such as plastic or fiberglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.

7.4.3 Landscape guidelines – New Buildings and Additions

1. New buildings and additions to existing buildings shall respect the heritage attributes of the lot's existing hard and soft landscape, including but not limited to trees, hedges and flowerbeds, pathways, setbacks and yards. Soft landscaping will dominate the property.
2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.
3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.
4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.
5. If a driveway must be moved, the new driveway will be established in conformity with these Guidelines, the *Zoning By-law*, and the *Private Approach By-law*.
6. To ensure landscape continuity, new buildings shall be sited on generally the same footprint and oriented in the same direction as the buildings they replace to ensure that the existing character of the lot, its associated landscape and the streetscape are preserved.
7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.
8. All applications for new construction shall be accompanied by a detailed landscape plan. The plan must clearly indicate the location of all trees, shrubs

and landscape features including those to be preserved and those to be removed, and illustrate all changes proposed to the landscape.

9. The removal of mature trees is strongly discouraged and all applications will be subject to the appropriate bylaw and permitting process. Where a tree has to be removed to accommodate new construction, it will be replaced with a new tree of an appropriate size and species elsewhere on the lot with preference given to native species.
10. Existing grades shall be maintained.
11. Artificial turf shall not be permitted in front and side yards.