

EXTRACT OF DRAFT MINUTES 62
PLANNING COMMITTEE
24 APRIL 2018

EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 62
COMITÉ DE L'URBANISME
LE 24 AVRIL 2018

APPLICATION TO PERMIT THE DEMOLITION OF THE UGANDAN HIGH COMMISSION, 231 COBOURG STREET, A PROPERTY LOCATED IN THE WILBROD LAURIER HERITAGE CONSERVATION DISTRICT AND APPLICATION FOR NEW CONSTRUCTION ON THE SAME SITE

ACS2018-PIE-RHU-0009

RIDEAU-VANIER (12)

BUILT HERITAGE SUB-COMMITTEE RECOMMENDATION AS AMENDED

That Planning Committee recommend that Council:

1. **refuse the application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017, including the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017, prepared by Robertson Martin Architects;**
2. **refuse the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19, 2018.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 2018.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

REPORT RECOMMENDATIONS

That Planning Committee recommend that Council:

1. approve the application to demolish the Ugandan High Commission, 231

Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017;

2. approve the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19, 2018;
3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
4. issue the heritage permit with an expiry date of either:
 - (a) two years from the date of issuance; or
 - (b) two years from the date that decisions on applications under the *Planning Act* are final and binding;

whichever is later.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 2018.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

Note: this item was considered concurrently with item 8 - Zoning By-Law Amendment – 231 Cobourg Street (ACS2018-PIE-PS-0028). The Minutes of both items are therefore combined, as follows.

The Built Heritage Sub-Committee (BHSC) considered the heritage application report (*Application to Permit the Demolition of the Ugandan High Commission, 231 Cobourg Street, a Property Located in the Wilbrod Laurier Heritage Conservation District and Application for New Construction on the Same Site - ACS2018-PIE-RHU-0009*) at its meeting of 12 April 2018. The Sub-committee heard delegations and received written correspondence on this matter, as noted in their Minutes. BHSC passed a motion to receive a revised Cultural Heritage Impact Statement, dated November 22, 2017, prepared by Robertson Martin Architects. The Sub-committee rejected the staff recommendation and passed a motion to refuse the application for demolition and new construction, as outlined above.

The following staff were present at this Planning Committee meeting to respond to questions:

- Planning, Infrastructure and Economic Development department:
 - Court Curry, Manager, Right of Way, Heritage and Urban Design Services
 - Dana Collings, Program Manager, Heritage and Urban Design
 - Sally Coutts, Coordinator of Heritage Services
 - Doug James, Manager, Development Review - Central
 - Simon Deiaco, Planner
 - Steve Willis, General Manager
- Office of the City Clerk and Solicitor:
 - Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate Law.

Ward Councillor Mathieu Fleury was also present and took part in the discussion.

Planning Committee heard five delegations. The following three delegations spoke in support of the recommendations from the BHSC to refuse the application:

- *Chad Rollins, President, Action Sandy Hill
- François Bregha, representing the *Prime Ministers' Row project
- *David Jeanes, President, Heritage Ottawa

Their primary arguments / concerns included (but were not necessarily limited to):

- the cultural heritage value of the house as a contributing building within the Heritage Conservation District
- the historical value of the house as the home of former Prime Minister Lester B. Pearson and part of Prime Ministers Row
- the existing state of the building is due in part to demolition by neglect and in

part to deficiencies that should have been identified and attended to at a much earlier stage

- it is feasible the building could be retained and options for such should be considered
- approving the demolition of the building would send the wrong message about the City's intentions and enforcement of heritage preservation
- rezoning the property to commercial would set an unappealing precedent for the neighbourhood, given that all of the other embassies and high commissions in the area are zoned Residential with Diplomatic Mission as a permitted use.

Robert Martin, Robertson Martin Architects, provided an overview of his findings in preparing the Cultural Heritage Impact Statement and his professional opinion on the proposed demolition.

Judah Mulalu, of Ten-2-Four Architecture Inc., was present to answer questions if needed.

*Chris Vopni, P. Eng., Associate, John G. Cooke and Associates Ltd., provided an overview of his independent engineering report (having been commissioned by the City as a result of discussions at the BHSC meeting in February).

[Individuals / groups marked with an asterisk above provided written comments; all submissions are held on file with the City Clerk.]*

In addition to the correspondence noted with an asterisk, above, and the correspondence received by BHSC, the Planning Committee received the following correspondence between the time the report was considered by BHSC on 12 April and this Planning Committee meeting, a copy of which is held on file:

- Email dated April 12 from Linda Dicaire, Chair Rockcliffe Park Heritage Committee.

Vice-chair Tierney introduced a motion to receive the revised Cultural Heritage Impact Statement and to substitute the original staff recommendation (approval of the application) with that of BHSC. The motion was divided into two parts for voting purposes, as follows.

Motion N° PLC 62/3 (part 1)

Moved by Councillor T. Tierney

That Planning Committee:

- 1. receive the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017, prepared by Robertson Martin Architects;**

RECEIVED

Motion N° PLC 62/3 (part 2)

Moved by Councillor T. Tierney

- 2. approve the original report recommendations, as submitted by staff on April 5, 2018 in report ACS2018-PIE-RHU-0009, to approve the application for demolition and the application for new construction at 231 Cobourg Street.**

CARRIED, on a division of 9 yeas and 1 nay, as follows:

YEAS (9): Councillors S. Blais, R. Brockington, R. Chiarelli, J. Cloutier, A. Hubley, T. Nussbaum, S. Qadri, Vice-chair T. Tierney, Chair J. Harder

NAYS (1): Councillor J. Leiper

The report recommendations relating to report ACS2018-PIE-RHU-0009, as amended by motion 62/3 and set out in full below, were put to committee:

That Planning Committee recommend that Council:

- 1. approve the application to demolish the Ugandan High Commission, 231 Cobourg Street, submitted by Ten 2 Four Architecture Inc. received on December 8, 2017, including the revised Cultural Heritage Impact Statement (Document 15), dated November 22, 2017, prepared by Robertson Martin Architects;**
- 2. approve the construction of a new building at 231 Cobourg Street according to plans by Ten 2 Four Architecture Inc. received on March 19,**

2018;

3. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
4. issue the heritage permit with an expiry date of either:
 - (a) two years from the date of issuance; or
 - (b) two years from the date that decisions on applications under the *Planning Act* are final and binding;

whichever is later.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* has been extended to 15 May 2018.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

CARRIED

Planning Committee then CARRIED the report recommendations relating to the Zoning By-law Amendment for 231 Cobourg Street (report ACS2018-PIE-PS-0028), as follows:

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 231 Cobourg to permit an office limited to an embassy as detailed in Document 3.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 9 May 2018," subject to submissions received between the publication of this report and the time of Council's decision.

CARRIED