

1. **Application to alter 235 Mariposa Avenue, a property located in the Rockcliffe Park Heritage Conservation District, designated under Part V of the *Ontario Heritage Act***

Demande de modification du 235, avenue Mariposa, une propriété située dans le District de conservation du patrimoine de Rockcliffe Park et désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

COMMITTEE RECOMMENDATIONS, as amended:

That Council:

1. **Approve the application to alter the existing building at 235 Mariposa Avenue, according to plans by Jim Bell Architectural Design Inc., dated and received September 3, 2020, conditional upon:
 - a. **The applicant providing samples of all exterior cladding materials, for approval by Heritage staff prior to the issuance of a building permit;****
2. **Approve the landscape plan for 235 Mariposa Avenue, according to the plan submitted by Jim Bell Architectural Design Inc., dated July 9, 2020 and received July 14, 2020, conditional upon:
 - a. **The applicant revising the planting list to replace any identified invasive species with native species, to the satisfaction of City Forestry and Heritage staff; and**
 - b. **The applicant providing a Tree Disclosure report prior to the issuance of a Building Permit and implementing any required tree protection measures to the satisfaction of City Forestry staff in consultation with Heritage staff.****
3. **Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development; and**

4. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council.

RECOMMANDATIONS DU COMITÉ, telles que modifiées :

Que le Conseil :

1. Approuve la demande visant à modifier l'édifice situé au 235, avenue Mariposa, conformément au plan soumis par Jim Bell Architectural Design Inc., daté et reçu le 3 septembre 2020, sous réserve de la condition suivante :
 - a. que le requérant fournisse des échantillons de tous les revêtements extérieurs, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre un permis de construire;
2. Approuve le plan d'aménagement paysager du 235, avenue Mariposa, conformément aux plans soumis par Jim Bell Architectural Design Inc., datés du 9 juillet 2020 et reçus le 14 juillet 2020, sous réserve des conditions suivantes :
 - a. que le requérant révise la liste de plantation en remplaçant toute espèce envahissante identifiée par des espèces indigènes, à la satisfaction du personnel de la Ville responsable de la sylviculture et du patrimoine; et
 - b. que le requérant fournisse un rapport d'information sur les arbres avant la délivrance d'un permis de construire et mette en œuvre toute mesure de protection des arbres requise, à la satisfaction du personnel de la Ville responsable de la sylviculture, en consultation avec le personnel chargé du patrimoine.

3. **Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception; et**
4. **Approuve la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à trois ans après 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, Infrastructure and Economic Development Department, dated August 26, 2020 (ACS2020-PIE-RHU-0018)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 26 août 2020 (ACS2020-PIE-RHU-0018)

2. Extract of draft Minutes, Built Heritage Sub-Committee, September 8, 2020.

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 septembre 2020.

**Built Heritage Sub-Committee
Report 15
September 23, 2020**

4

**Sous-comité du patrimoine bâti
Rapport 15
Le 23 septembre 2020**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
September 8, 2020 / 8 septembre 2020**

**and Council / et au Conseil
September 23, 2020 / 23 septembre 2020**

**Submitted on August 26, 2020
Soumis le 26 août 2020**

**Submitted by
Soumis par:
Court Curry**

Manager / Gestionnaire

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

**Contact Person
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MacKenzie Kimm

**Planner / Urbaniste, Development Review Services / Services d'Examen des
projets d'aménagement, Heritage Services Section / Section des Services du
Patrimoine**

613-580-2424,15203, MacKenzie.Kimm@ottawa.ca

Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2020-PIE-RHU-0018

**SUBJECT: Application to alter 235 Mariposa Avenue, a property located in the
Rockcliffe Park Heritage Conservation District, designated under
Part V of the *Ontario Heritage Act***

**OBJET: Demande de modification du 235, avenue Mariposa, une propriété
située dans le District de conservation du patrimoine de Rockcliffe**

Park et désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

- 1. Approve the application to alter the existing building at 235 Mariposa Avenue, according to plans by Jim Bell Architectural Design Inc., dated July 9, 2020 and received on July 14, 2020, conditional upon:**
 - a. The applicant providing samples of all exterior cladding materials, for approval by Heritage staff prior to the issuance of a building permit;**
- 2. Approve the landscape plan for 235 Mariposa Avenue, according to the plan submitted by Jim Bell Architectural Design Inc., dated July 9, 2020 and received July 14, 2020, conditional upon:**
 - a. The applicant revising the planting list to replace any identified invasive species with native species, to the satisfaction of City Forestry and Heritage staff; and**
 - b. The applicant providing a Tree Disclosure report prior to the issuance of a Building Permit and implementing any required tree protection measures to the satisfaction of City Forestry staff in consultation with Heritage staff.**
- 3. Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development; and**
- 4. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council.**

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :

- 1. Approuver la demande visant à modifier l'édifice situé au 235, avenue Mariposa, conformément aux plans soumis par Jim Bell Architectural Design Inc., datés du 9 juillet 2020 et reçus le 14 juillet 2020, sous réserve des conditions suivantes :**
 - a. que le requérant fournisse des échantillons de tous les revêtements extérieurs, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre un permis de construire;**
- 2. Approuver le plan d'aménagement paysager du 235, avenue Mariposa, conformément aux plans soumis par Jim Bell Architectural Design Inc., datés du 9 juillet 2020 et reçus le 14 juillet 2020, sous réserve des conditions suivantes:**
 - a. que le requérant révise la liste de plantation en remplaçant toute espèce envahissante identifiée par des espèces indigènes, à la satisfaction du personnel de la Ville responsable de la sylviculture et du patrimoine; et**
 - b. que le requérant fournisse un rapport d'information sur les arbres avant la délivrance d'un permis de construire et mette en œuvre toute mesure de protection des arbres requise, à la satisfaction du personnel de la Ville responsable de la sylviculture, en consultation avec le personnel chargé du patrimoine.**
- 3. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des changements mineurs de conception; et**
- 4. Approuver la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

EXECUTIVE SUMMARY

This report has been prepared because applications for substantial alterations in Heritage Conservation Districts designated under Part V of the *Ontario Heritage Act* require approval by City Council. This report recommends approval of the application to alter the property at 235 Mariposa Avenue, the Ugandan High Commissioner's official residence. The recommendations include conditions to ensure that the final exterior cladding and plant materials will be compatible with the Rockcliffe Park Heritage Conservation District and to ensure the protection of existing trees.

RÉSUMÉ

Le présent rapport a été élaboré car les demandes de modifications importantes 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. Le présent rapport recommande l'approbation de la demande de modification de la propriété située au 235, avenue Mariposa, résidence officielle du haut-commissaire de l'Ouganda. Les recommandations prévoient des *conditions* qui garantiront que les matériaux définitifs de revêtement extérieur et les éléments végétaux seront compatibles avec ceux du *District de conservation* du patrimoine de Rockcliffe Park, et qui assureront la protection des arbres existants.

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 contains a two-and-a-half-storey, stucco-clad house constructed in the mid-1950s, which currently serves as the Ugandan High Commission (see Current Condition Photos Document 2). The property is located within the Rockcliffe Park Heritage Conservation District (HCD), designated under Part V of the *Ontario Heritage Act*. The property at 235 Mariposa Avenue is a Grade II building within the HCD.

The Rockcliffe Park HCD was 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 also 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 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 in managing change and conserving the HCD in a manner that respects its values.

This application is to permit the alteration and enlarging of the existing house in order allow it to function more appropriately for the Ugandan High Commission. The existing house is currently on the City's Heritage Watch List. This report has been prepared because applications to substantially alter properties in Heritage Conservation Districts designated under Part V of the *Ontario Heritage Act* require approval by City Council.

The proposal also requires a Minor Variance to the Zoning By-law to recognize an existing legal non-complying side-yard setback. This application to the Committee of Adjustment is forthcoming. A building permit under the *Building Code Act* will also be required.

DISCUSSION

Description of the existing property

Constructed in 1956, the house at 235 Mariposa Avenue is a stucco-clad, two-storey structure, featuring a medium pitched roof, shuttered picture windows and overhanging eaves. It is generally symmetrical and divided into three bays (see Current Photos, Document 2 and Existing Building Drawings, Document 4). The central bay contains an off-centre single main entrance door with sidelights, covered by a small pedimented canopy featuring decorative brackets. On the west side is a two-storey extension that includes a two-car garage on the ground floor and a single shuttered window with a gabled dormer on the upper floor. As noted in the Heritage Survey Form (see Document 3), the building was designed by David Younghusband, a well-known residential architect and building contractor who was active in Ottawa during the

mid-20th century; it is characteristic of his designs that are seen throughout Rockcliffe and the Glebe areas of Ottawa.

The house at 235 Mariposa Avenue is sited towards the front of its large lot. The front yard consists of an open front lawn with a large mature tree in the centre, surrounded by the 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 building at 235 Mariposa Avenue has undergone some modifications over its lifetime, including the addition of the rear dormer in 1964, as well as the garage extension, which are later modifications to the original house plan. The property is a Grade II building in the Rockcliffe Park HCD as it was constructed outside of the late 19th and early 20th century period of highest significance. It is the only Grade II building on this block of Mariposa Avenue, between Springfield Road and Manor Avenue. As demonstrated by streetscape analysis submitted by the applicant (page 5, Document 5), 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. The existing house fits with the character of the HCD and this block of Mariposa Avenue in terms of its simple design and stucco cladding, and its large areas of natural soft landscaping that contribute to the HCD's park-like setting.

Project Description

This application has been submitted to request permission to undertake several alterations to the existing house, in order to allow it to better serve the needs of the High Commission as the official residence. The proposal includes a request to increase the height of the roofline of the existing house as well as expand the living area towards the rear and to the west (see Perspectives and Elevations, Document 6 and Site Plan, Document 7). Two new chimneys are proposed (one at the front and one at the side) as well as four new gabled dormers on the front façade, and a new shed-style dormer will replace an existing dormer to the rear. New cultured stone cladding is proposed to replace the existing stucco for the main building and the new extension, with horizontal composite cladding for secondary massing such as the garage and dormers. The

window styles and the overall fenestration pattern will be modified to reflect more traditional patterns seen throughout the HCD. A new covered entry will replace the existing front canopy, and in the rear, a covered porch and patio area on the ground floor with a second-floor terrace will replace an existing rear canopy and smaller second floor balcony.

Revised landscaping is also proposed on the property including the replacement of the existing semi-circular driveway with a linear driveway and narrow walkways leading to the rear of the house (see Landscape Plan, Document 8). In the rear, an existing in-ground pool will be relocated along with its associated patio and fencing as well as new steps and plantings leading to a new basement entry. A pool house is also proposed to replace an existing shed.

Recommendation 1 – Alterations to the existing house and proposed extension

Façade reconfiguration and cladding materials, windows and doors

The Rockcliffe Park HCD Plan generally provides that additions or alterations to existing buildings should be “of their own time” and use natural materials throughout (Section 7.4.1, General Guidelines 2, 4 and 5). The proposal will modify the appearance of the existing house as viewed from the public realm so that it will have a more regular and symmetrical form, using cultured stone as the primary cladding and composite horizontal siding as a secondary material (see Perspectives and Elevations, Document 6 and Exterior Finishes, Document 10). In this way, the proposal offers a contemporary interpretation of the variety of architectural influences expressed by the mix of buildings throughout the HCD. The specific guidelines for altering Grade II buildings note that alternative materials for alterations and additions may be appropriate provided that they will not detract from the character of the HCD, and that they will be compatible with the Grade I buildings in the streetscape (Section 7.4.1, page 28, Guidelines 1 and 2). Having stone cladding was of particular importance to the applicant, however natural stone was determined to be unfeasible due to its weight. The proposed cultured stone product will provide the appearance of natural stone, but at a weight that the existing foundation/framing system can withstand. Given the predominance of stone and wood siding in the HCD, staff are of the opinion that the proposed cladding materials will maintain a relationship with the character of the HCD, while remaining distinct from the surrounding historic Grade I buildings in the streetscape. Ultimately, as a Grade II

building, staff are of the opinion that the existing stucco does not represent original historic fabric and accordingly, its removal is appropriate.

The proposed changes also include revised window and door openings throughout the house in order to create more regularity and symmetry. The windows will be vertically oriented with lintels, sills and casing surrounds, and feature new sliding aluminum-clad wood units with multiple panes in the upper sash. This configuration is appropriate as it references many of the surrounding window styles in the district, and particularly the surrounding buildings on Mariposa Avenue.

The guidelines for Grade II buildings further provide that compatibility should be achieved in terms of entry level and patterns of front entrances. The new proposed entry will be located centrally on the façade and will include a new covered porch. The entry will be limited to three steps above grade, which is in keeping with the rhythm of the streetscape. The new covered porch with tapered columns will add some mass to the front of the house; however, staff are of the opinion that it provides appropriate articulation to an otherwise flat façade. Efforts will also be made to conserve and reuse the existing door and sidelights, depending on the extent of their condition. If they can not be reused, a new single-entry door and sidelights is proposed, in order to reflect the typical pattern seen throughout the HCD. In these ways, the proposal is consistent with the guidelines for Grade II buildings.

Height and massing

For alterations and additions, Section 7.4.1 notes that additions should have a lower and/or compatible roofline with that of its neighbours. Section 7.3.2 (page 16, Guideline 3) also recommends that new dormers be located so that they do not affect the character of the streetscape. Although the proposal requires the height of the current garage extension to be increased and the ridgeline of the existing main roof to be raised, the proposed roof pitch will visually reduce any impact of the increased height as viewed from the street. The location of the proposed dormers on the front of the house will also help mitigate the impact of additional height, while also remaining compatible with the scale of surrounding properties, many of which have similarly located dormers. The shed-style dormer to the rear will be lower than the main roof (see side Elevations, Document 6) and while it will be larger than the existing dormer, it will not have an impact on the cultural heritage character of the streetscape. Accordingly,

this meets the general Guidelines 2-5 for alterations and additions to existing buildings and the specific guidelines for Grade II buildings.

Additionally, the specific Grade I guidelines also provide that alterations and additions to Grade II buildings must contribute to, and not detract from the heritage character of the HCD, and they should seek to improve compatibility with its character (and the associated streetscape specifically) in terms of scale, massing, height, and setback. Since the foundation of the house is being retained, the location, orientation and all existing setbacks will be maintained. In terms of scale, the proposed alterations will maintain the overall scale of the Mariposa streetscape, being between two and two-and-a-half storeys in height, and the new roofs created by the dormers and modified upper floor areas contribute to a complex roofline that is characteristic of many buildings in the HCD. The width of the house will be extended slightly on the west side but will remain consistent with that of surrounding buildings on the north side of Mariposa Avenue, which are more rectangular and wider than those on the south side. To the rear, the proposed two-storey extension will be set in from the main house on both sides which will completely obscure it from the street. The cladding, windows and their openings will match the remainder of the house reflecting the traditional characteristics of the neighborhood. Staff are of the opinion that the impact of the extension at the rear is reasonable, given the varied setbacks of the adjacent houses. In these ways, the proposed extension meets the HCD guidelines.

Terrace/covered porch, garage and new pool house

Section 7.4.1 of the Plan provides direction for terraces and balconies, noting that when they are below the top-storey, they should not have a negative effect on the character of the surrounding HCD (Section 7.4.1 General Guideline 7). The house currently has a balcony above the first floor at the rear, and the proposal includes a new second floor terrace with glass railings above the covered porch, which will feature tapered columns to match the covered entry at the front of the house. Given the layout of the block pattern and the location of neighbouring houses, the impact of the proposed terrace on the surrounding properties will be minimal. Further, while the proposed second floor terrace/balcony will have a contemporary expression in its use of glass guard rails, they will provide a sense of transparency so as not to add additional massing above the porch, which further reduces the impact of the expanded size of the balcony on the surrounding HCD.

With respect to garages, the Plan notes that typically they should be detached from the front or side of the existing building (Section 7.4.1, General Guideline 8). The existing garage is currently attached at the side as extension of the main house, flush with the front façade. The proposal sets the reconstructed garage back just slightly from the main house, to provide a subtle reveal between the original house and the later garage extension. Given that the existing garage is already attached, staff are of the opinion that revised garage, even with its proposed extension will have no further impact on the HCD or the streetscape.

A new pool house with a simple sloped roof and cladding materials to match the house is proposed at the rear. The HCD Guidelines for new accessory buildings recommend that they complement the design of the associated building, be simple in character and located in the rear yard. Accordingly, this meets the guidelines for new accessory buildings (Section 7.4.2, page 30 Guideline 3).

Recommendation 2 – Landscape

The HCD Guidelines for landscaping generally speak to conserving and respecting the existing character and attributes of the streetscape and HCD. They note that new additions must maintain a prevalence of soft over hard surfaces and visual continuity between properties, particularly in the front and side yards. Further, they provide that this can be achieved by ensuring that their location is appropriate to preserve setbacks, by maintaining existing grades and trees, and by ensuring that modifications to driveways will limit the amount of hard surfacing (Section 7.4.3, Guidelines 1-5, 7-10).

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. The applicant has submitted a detailed landscape plan which illustrates a proposal that is relatively simple, respecting the natural, informal character of the property and that all existing trees and grades will 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 around a new flagpole are proposed, 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.

In these ways, the proposal meets the applicable HCD Guidelines for landscaping. Staff have included conditions of approval of the landscape plan to ensure that the final chosen planting materials will be appropriate, and to ensure that the existing trees on the property will be protected during construction.

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" in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the Ontario Heritage Act. The following Standards and Guidelines are applicable to this proposal:

Standard 1: a) Conserve the heritage value of an historic place; and

Standard 11: a) Conserve the heritage value and character-defining-elements when creating any new additions to an historic place or any related new construction; b) make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposed alterations will conserve the cultural heritage value of Rockcliffe Park by maintaining and improving on its park-like qualities. The house will remain compatible with the character defining attributes of the HCD in terms of its form and massing, overall height, setbacks and the predominance of the property's green landscaped setting. The development will rehabilitate an existing house that requires significant repairs. The house will be visually and physically compatible with the character of Rockcliffe Park and the Mariposa Avenue streetscape in its design, but distinguishable as contemporary in its material and details.

Conclusion

Staff recommend approval of the application to alter 235 Mariposa Avenue, as it meets the objectives, policies and guidelines of the Rockcliffe Park HCD Plan and Parks

Canada's Standards and Guidelines. The proposal will allow the building to function more appropriately as the Ugandan High Commissioner's Official Residence. To ensure that the final material selection will be compatible with the character of the HCD, approval has been made conditional upon staff support of the exterior cladding and materials and tree protection measures, prior to the issuance of a building permit.

Recommendation 3 – Minor Design Changes

Minor design changes to a proposal may emerge during the working drawing phase of the project and through the variance process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development to undertake these changes.

Recommendation 4 – Permit Expiry

The Ontario Heritage Act does not provide any timelines for the expiry of heritage permits. Typically, for projects of this scale, Heritage staff recommend a two-year expiry date to ensure that projects are completed in a timely fashion. Given the current COVID-19 circumstances, staff recommend a three-year expiry date to allow for any unanticipated delays.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

RURAL IMPLICATIONS

There are no rural implications with this report.

CONSULTATION

Heritage Ottawa was notified of the application on August 4, 2020.

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.

As part of the Heritage Planning Branch's new Heritage Pre-consultation Pilot Program, the Rockcliffe Park Resident's Association Heritage Committee (RPRAHC) participated

in a pre-consultation meeting with the applicant in February 2020. Staff and RPRAHC provided shared comments on the proposal, identifying initial concerns regarding the apparent weight of the roof, the size of the stone panels, and 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 proposed including the widths of the proposed walkways, rear patio area and suggested reducing the width of the basement entryway.

The applicant provided a second iteration for review in the spring 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. Comments were again provided to the applicant outlining these concerns. In response, the applicant has 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 has been further reduced.

As part of the formal application, the RPRAHC was notified of the application on August 4, 2020.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, cultural, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 29, 2020.

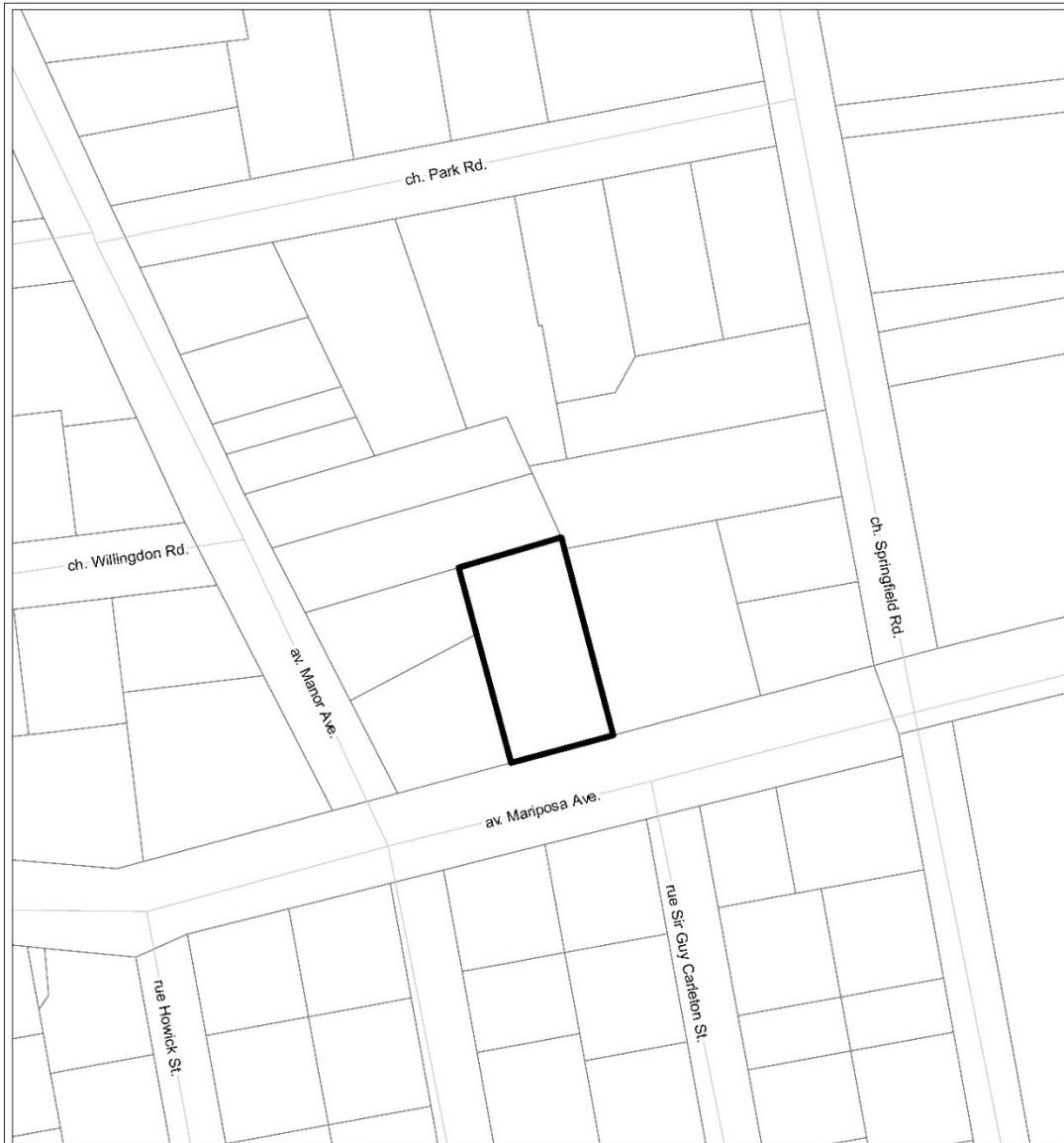
SUPPORTING DOCUMENTATION




Document 1	Location Map
Document 2	Current Conditions
Document 3	Statement of Cultural Heritage Value and Heritage Survey Form
Document 4	Existing Building Drawings
Document 5	Streetscape Analysis
Document 6	Perspectives and Elevations
Document 7	Proposed Site Plan
Document 8	Landscape Plan
Document 9	Applicable HCD Guidelines
Document 10	Project Description and Material Finishes

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. Pursuant to the *Delegation of Authority By-law*, Schedule "C", Section 36, the City Clerk has authorized the correction of the clerical error in BHSC Motion No. BHSC 2020 15/1 to reflect that recommendation 1 (not recommendation 2) be amended according to that motion. The Committee recommendations in the Built Heritage Sub-Committee Report 15, published on September 18, 2020, reflect the corrected amendment.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-MAR1235	20-0690-L	 235 av. Mariposa Ave.	
I:\CO\2020\Heritage\Mariposa_235			
<small>©Parcel data is owned by Teramet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Teramet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2020 / 08 / 06		 <small>1:10 TO SCALE</small>	

Document 2 – Current Conditions



Existing house at 235 Mariposa Avenue



View of house across the street from 235 Mariposa Avenue



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 Grade I house to the south and west of 235 Mariposa Avenue

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 Rockeries 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					
<p>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.</p>					
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 9 – Applicable HCD Guidelines

7.4.1 Alterations and Additions to Existing Buildings

General Guidelines

1. Property owners are encouraged to retain an architect, designer and/or Heritage professional when designing an addition to an existing building.
2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to ensure that the proposed addition is an accurate interpretation.
3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.
4. 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, aluminium soffits, synthetic stucco, and manufactured stone will not be permitted.
5. Brick and stone cladding will extend to all façades.
6. 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 set back 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.
7. 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.
8. New garages shall not normally be attached to the front or side façades of existing buildings but may be attached to the rear of the building. Exceptions

may be made for attached garages set back significantly from the front façade in order to reduce their impact on the Cultural Heritage Value of the associated streetscape.

9. 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.

Guidelines for Grade II Buildings

1. Alterations and additions to Grade II buildings will contribute to and not detract from the heritage character of the HCD. Renovations to a Grade II building that make the building more compatible with the character of the HCD are encouraged.
2. Alterations and additions to Grade II buildings will be designed to be compatible with the Grade I buildings of the HCD and in particular the streetscape, in terms of scale, massing, height, setback, entry level, materials and windows.

7.4.2 Guidelines for New Buildings

Garages and Accessory Buildings

1. New freestanding garages and accessory buildings such as security huts, shall be designed and located to complement the heritage character of the associated streetscape and the design of the associated building. In general, new garages should be simple in character with a gable or flat roof and wood or stucco cladding.
3. Other accessory buildings (sheds, playhouses, pool houses) should be located in the rear yard and will not result in the loss of significant soft landscaping.

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*.
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 by-law 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.