

**Subject: Application for Demolition and New Construction at 14 Crescent Road, a
Property Designated under Part V of the Ontario Heritage Act and
Located in the Rockcliffe Park Heritage Conservation District**

File Number: ACS2022-PIE-RHU-0034

Report to Built Heritage Sub-Committee on 3 October 2022

and Council 9 November 2022

**Submitted on September 20, 2022 by Court Curry, Manager, Right of Way,
Heritage and Urban Design Services, Planning, Real Estate and Economic
Development Department**

Contact Person: Adrian van Wyk, Planner I, Heritage Planning Branch

613-580-2424,21607, Adrian.vanWyk@ottawa.ca

Ward: RIDEAU-ROCKCLIFFE (13)

**Objet : Demande de démolition et de nouvelle construction au 14, chemin
Crescent, une propriété désignée en vertu de la partie V de la *Loi sur
le patrimoine de l'Ontario* et située dans le district de conservation
du patrimoine de Rockcliffe Park**

Dossier : ACS2022-PIE-RHU-0034

Rapport au Sous-comité du patrimoine bâti

le 3 octobre 2022

et au Conseil le 9 novembre 2022

**Soumis le 20 septembre 2022 par Court Curry, Gestionnaire, Services des
emprises, du patrimoine et du design urbain, Direction générale de la
planification, de l'immobilier et du développement économique**

Personne ressource : Adrian van Wyk, Urbaniste I, Planification du Patrimoine

613-580-2424,21607, Adrian.vanWyk@ottawa.ca

Quartier : Rideau-Rockcliffe (13)

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to demolish 14 Crescent Road;
2. Approve the application for new construction at 14 Crescent Road according to plans prepared by SDG Designs, dated July 2022 and attached as Documents 6 to 10, and landscape plan prepared by James B. Lennox & Associates, dated August 12, 2022 and attached as Document 11;
3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development; and
4. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of 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 de démolition visant le 14, chemin Crescent;
2. Approuver la demande de nouvelle construction au 14, chemin Crescent, conformément aux plans préparés par SDG Designs, datés de juillet 2022 et joints en tant que documents 6 à 10, et au plan d'aménagement paysager préparé par James B. Lennox & Associates, daté du 12 août 2022 et joint en tant que document 11;
3. Déléguer au directeur général de Planification, Immobilier et Développement économique le pouvoir d'autoriser des changements mineurs de conception; et
4. Approuver la délivrance des permis patrimoniaux pour chaque demande avec une date d'expiration de deux ans à compter de la date de délivrance, sauf prolongation contraire par le Conseil.

BACKGROUND

This report has been prepared because applications for demolition and for new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council.

The subject property is located within the Rockcliffe Park Heritage Conservation District (HCD) which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1997. It is located on the west side of Crescent Road between Acacia Avenue and Hillcrest Road (see Document 1 – Location Map and Document 2 – Survey Plan). An HCD Plan was adopted by City Council in 2016 and came into full force and effect in 2019. As part of the original HCD study, an inventory evaluated each property for its contribution to the cultural heritage value of the HCD. These evaluations were revised in support of the new HCD Plan, and the subject property was identified as a Grade II property (see Document 3 – Heritage Survey and Evaluation Form).

The Rockcliffe Park HCD recognizes the area's cultural heritage value as an early planned residential community, encompassing the entirety of the former Village of Rockcliffe Park. The village was first established in 1864 as a series of "park and villa" lots by Thomas Keefer on land purchased from the Crown by his father-in-law Thomas MacKay, founder of New Edinburgh and the original owner of Rideau Hall. Laid out in accordance with the principles of the Picturesque tradition, Rockcliffe Park today comprises a continuum of residential building types and styles from the 19th century to the present, unified by their picturesque, park-like setting. See Document 4 – Statement of Cultural Heritage Value.

The existing building at 14 Crescent Road is a two-storey, rectangular, single-detached house with a centre hall plan and moderately pitched side gable roof. A single-storey double car garage is attached to the north side of the house. The building was constructed in 1951 and is considered a good example of mid-twentieth century housing in Rockcliffe Park. The property's primary heritage value lies in its environment and its contribution to its heritage environs and streetscape. The property is open to the street and its front yard is primarily composed of open lawn and minimal landscaping. It is consistent with other properties on the west side of Crescent Road, contributing to a coherent streetscape.

The applicant proposes to demolish the existing building and replace it with a new two-storey single-detached dwelling in approximately the same location as the existing building (see Document 5 – Planning Rationale). The design of the proposed replacement building is inspired by the French Provincial style and will feature beige limestone cladding and aluminum-clad wood windows. No Minor Variances or other planning approvals are sought to develop the property as the proposal is believed to comply with all provisions of the Zoning By-law.

DISCUSSION

Recommendation 1

The applicant seeks approval to demolish the existing Grade II single-detached house and replace it with a new, larger single-detached house in approximately the same location (see Document 6 – Site Plan, Document 7 – Elevations, and Document 8 – Renderings). The new building will be two-storeys (10.64m) in height with a lot coverage of 20% and floor space index of 0.35. It will be set back further from the interior side lot lines (at 4.51m) than the existing building but will have a reduced rear yard setback (18.88m) and front yard setback (16m). The revised front yard setback will be similar to the adjacent Grade I building to the south of the property. The building is proposed to be clad in Indiana smooth limestone and capped with an asphalt shingle roof. An attached two car garage is proposed on the north side of the building.

The proposed replacement building will be taller than the existing building and its southern neighbour at 10 Crescent Road (a Grade I building) by 6.86m, and slightly taller than its neighbour at 16 Crescent Road (a Grade II building) by 0.11m (see Document 9 – Streetscape Elevations and Document 10 – Roof Peak Elevations).

A Landscape Plan (see Document 11) has been provided by the applicant that shows substantial retention of the open front lawn of the property despite the reduced front yard setback. Three existing mature trees are proposed to be removed to accommodate the new construction and five new deciduous trees are proposed to be planted at the rear of the property (see Document 12 – Tree Information Report). A new driveway is proposed to be located in approximately the same location as the existing asphalt driveway on the north side of the property.

Rockcliffe Park Heritage Conservation District Plan

The proposal is subject to the guidelines of the Rockcliffe Park HCD Plan relating to demolition and new construction. The following provisions of the Plan are applicable to the proposal:

- 5.0 Statement of Objectives
- 6.0 Statement of Cultural Heritage Value
- 7.1 District Policies
- 7.3.1 Demolition and Relocation

- 7.4.2 Guidelines for New Buildings
- 7.4.3 Landscape Guidelines – New Buildings and Additions

The proposal has been evaluated against the guidelines in the Rockcliffe Park HCD Plan (see Document 13 – HCD Evaluation Chart) and Heritage staff have determined that the proposal is consistent with the Plan for the following reasons:

- The existing building at 14 Crescent Road is classified as a Grade II building under the Rockcliffe Park HCD Plan, with scores of 22% for historical significance and 34% for architectural significance. The proposed demolition of the building is accompanied by plans for its replacement with a new single-detached house and the significant environmental features of the lot will be substantially retained.
- The proposed replacement building is consistent with Grade I buildings in the associated streetscape in terms of height and mass.
- The proposed replacement building will be appropriately sited in relation to adjacent buildings and will enjoy generous setbacks that help to retain the significant landscape characteristics of the lot.

Standards & 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. Heritage staff have reviewed this proposal against this document and are satisfied that the project meets the relevant standards and guidelines. A comprehensive analysis has been included as Document 14.

Cultural Heritage Impact Statement /Heritage Impact Assessment

Subsection 4.6.1 of the existing City of Ottawa Official Plan and subsection 4.5.2(2) of the Council-approved new Official Plan requires that a Cultural Heritage Impact Statement (CHIS)/Heritage Impact Assessment (HIA) be submitted where a proposed development has the potential to adversely affect the heritage resource. A CHIS was prepared for this proposal by Commonwealth Historic Resource Management and is attached as Document 15. Heritage staff have reviewed the document and have determined that it meets the requirements of the City's Guidelines for CHISs.

The CHIS concludes that the building's setback, massing, height and materials are sympathetic to adjacent buildings, the attached garage is consistent with adjacent properties and the proposed landscape treatment preserves the landscape attributes of the lot and meet the guidelines of the HCD Plan. Heritage staff generally concur with the findings of the CHIS.

Conclusion

Staff have reviewed the application for demolition and new construction at 14 Crescent Road in accordance with the objectives, policies and guidelines of the Rockcliffe Park HCD Plan and the Standards and Guidelines and have no objections to its approval.

Recommendation 2

It is recommended that authority for minor design changes be delegated to the General Manager, Planning, Real Estate and Economic Development Department. Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow staff to approve these changes should they arise.

Recommendation 3

It is recommended that the heritage permit be issued 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.

RURAL IMPLICATIONS

There are no rural implications associated with the recommendations in this report.

CONSULTATION

A pre-consultation meeting was held with the Rockcliffe Park Residents Association (RPRA) Heritage Committee on January 27, 2022. The proposal was revised in response to the joint comments provided by the RPRA and Heritage staff.

The RPRA Heritage Committee was notified of this application and provided the following comments:

“The RPRA heritage committee is pleased that the proponents have moved the house back to align with 10 Crescent as requested.

“We had specified that every effort should be made to save the very tall spruce on the property but realize that it might have been very challenging to build on that lot while keeping that tree.

“We are concerned about the FSI- the proposed building looks bigger than the reported .35 but we cannot verify the exact figures. We wish to make sure that the double garage has been included in the calculations and with that the FSI should not exceed the allowable limit.”

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Sub-Committee meeting.

COMMENTS BY THE WARD COUNCILLOR

Councillor King is aware of this application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations in this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, culture, 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 November 21, 2022.

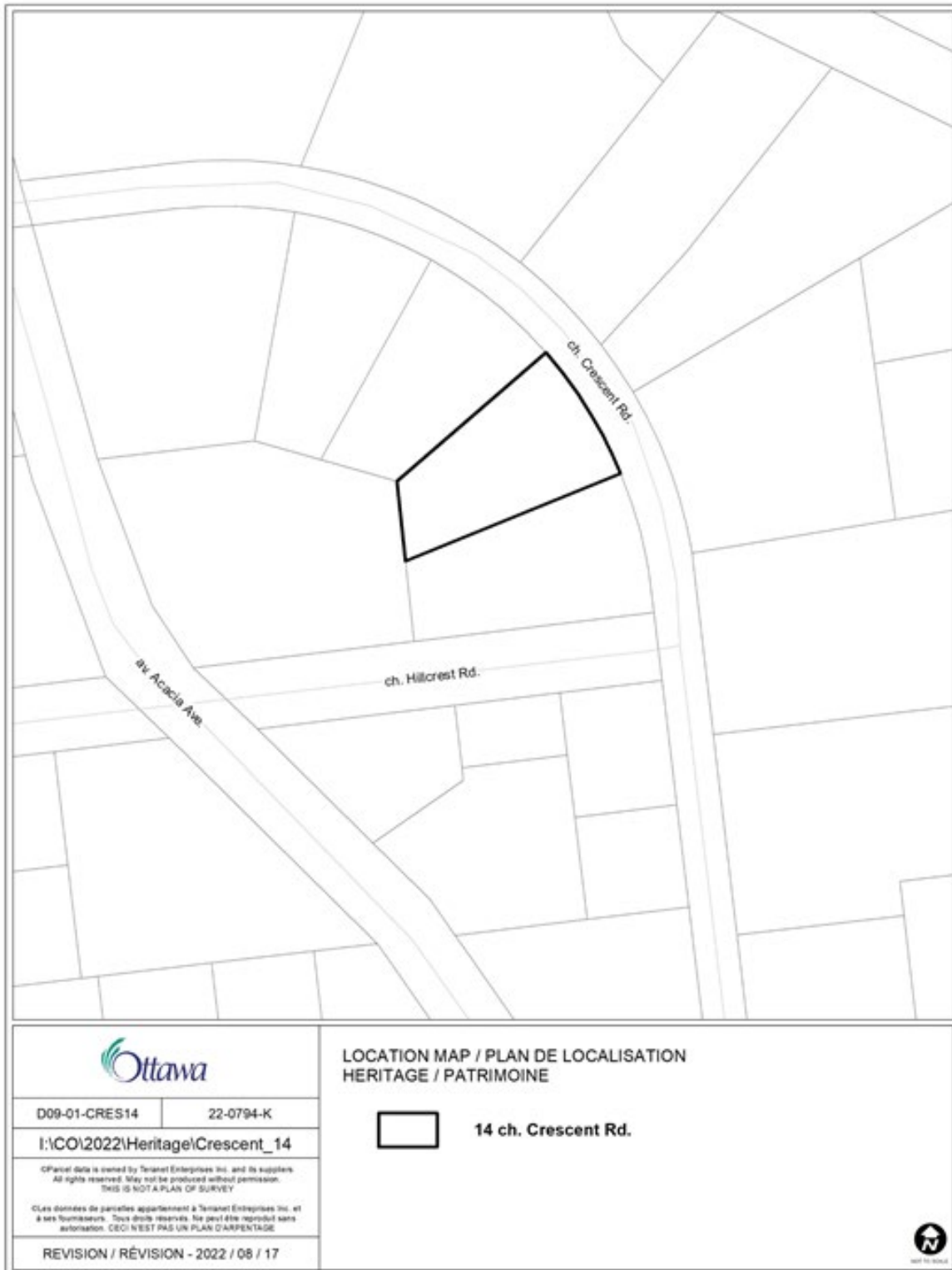
SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	Survey Plan
Document 3	Heritage Survey and Evaluation Form
Document 4	Statement of Cultural Heritage Value
Document 5	Planning Rationale
Document 6	Site Plan
Document 7	Elevations
Document 8	Renderings
Document 9	Streetscape Elevations
Document 10	Roof Peak Elevations
Document 11	Landscape Plan
Document 12	Tree Information Report
Document 13	HCD Evaluation Chart
Document 14	Standards & Guidelines Evaluation Chart
Document 15	Cultural Heritage Impact Statement

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



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REVISION / RÉVISION - 2022 / 08 / 17

LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE



14 ch. Crescent Rd.



Document 13 – HCD Plan Evaluation Chart

Section	Applicable Guidelines	Staff Comment
7.3.1 Demolition and Relocation	5. While acknowledging that the retention of both Grade I and Grade II buildings in the HCD is an objective of this Plan, the demolition of Grade II buildings in the HCD may be considered. Any application to demolish a Grade II building in the HCD shall be accompanied by plans for the proposed replacement building.	Plans for the proposed replacement building have been provided by the applicant.
	6. Any application to demolish an existing Grade II building will be reviewed with consideration of its historical and architectural significance, its contribution to the historic character of the streetscape, and the appropriateness of the proposed redevelopment. Demolition will be permitted only where the existing building is of little significance and the proposed building is sympathetic to the traditional surrounding natural and cultural environment. All new construction will comply with the relevant Guidelines contained within this plan.	At the time of survey, 14 Crescent Road scored 22% for historical significance and 34% for architectural significance. The property received a full score (30/30) for Character of Existing Streetscape and a good score (20/30) for Contribution to Heritage Environs. The overall score of the property was 48/100. The historical and architectural value of the existing property are minimal, and the proposed replacement building will result in the substantial retention of the property's significant environmental features.

	<p>7. When a building is proposed for demolition and replacement, the Environment Section of the heritage survey form and existing conditions shall be reviewed to identify significant landscape features to be retained.</p>	<p>The property received a high score in the environment category (70%). Significant environmental features identified on the property were its open lot, minimal landscaping and mature front trees. The existing property is consistent with others on the west side of the street, and it contributes to a coherent streetscape. The proposed replacement building will substantially retain these features.</p>
<p>7.4.2 Guidelines for New Buildings</p>	<p>2. New buildings shall contribute to and not detract from the heritage character of the HCD and its attributes.</p> <p>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 building shall respect the character of the existing buildings and shall not have a negative impact on the</p>	<p>The proposal is consistent with these guidelines. The new building will not detract from the historic landscape characteristics of the associated streetscape. Crescent Road is characterized by large estate houses with substantial landscaping and the proposal is consistent with the established character. Specifically, the proposed front yard setback of 16m is approximately in line with the neighbouring Grade I building and the open front yard will be</p>

	<p>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.</p>	<p>substantially retained. The height and mass of the new building are consistent with the Grade I buildings in the streetscape which are mainly two to three storeys in height. Although the new building will be taller than its immediate Grade I neighbour at 10 Crescent Road, the buildings will be 10.92m apart, allowing for an appropriate transition in height. The highest point of the new building's roof will be set back from the edge of the building. Its siting and materials are compatible with the Grade I buildings in the associated streetscape.</p>
	<p>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.</p>	<p>The proposal is consistent with this guideline. The new building will be sympathetic to the character of its historic neighbours in terms of massing, height and materials.</p>
	<p>5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.</p>	<p>The proposal is consistent with this guideline. The proposed attached garage is integrated into the new</p>

		building in approximately the same location and with a similar orientation as the existing garage.
	6. Existing grades shall be maintained.	The proposal is consistent with this guideline. Existing grades are proposed to 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 building 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.	The proposal is consistent with this guideline. The replacement building is sensitively sited in relation to adjacent buildings. The front yard setback of the new building, at 16m, is consistent with that of the adjacent building set closest to the street (10 Crescent Road), which has a front yard setback of 16.5m.
	8. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.	The proposal is consistent with this guideline. Aluminum-clad wood window frames are proposed.
	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,	The proposal is consistent with this guideline. Natural materials will be

	aluminium soffits, synthetic stucco, and manufactured stone will not be supported.	used in the construction of the new building.
	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.	The proposal is consistent with this guideline. A second-storey terrace is proposed at the rear of the building out of street view that will not negatively impact 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.	The proposal is consistent with this guideline. Proposed stone cladding extends to all facades of the building.
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.	The proposal is consistent with this guideline. The proposal respects the lot's existing hard and soft landscape. Softscape will continue to dominate the property. Three trees are proposed to be removed to accommodate the new construction and five new trees are proposed to be planted.

	<p>2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.</p>	<p>The proposal is consistent with this guideline. The new building is sited in approximately the same location as the existing building and the established landscape character of the streetscape is maintained.</p>
	<p>3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.</p>	<p>The proposal is consistent with this guideline. The existing landscaped character of the lot will be preserved.</p>
	<p>4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.</p>	<p>The proposal is consistent with this guideline. The front lawn and side yards of the new building will ensure that the continuity and dominance of soft landscape on the lot is maintained.</p>
	<p>6. To ensure landscape continuity, new buildings should be sited in generally the same location and be oriented in the same direction as the building being replaced to ensure that the existing character of the lot, its associated landscape and the streetscape are preserved.</p>	<p>The proposal is consistent with this guideline. The proposed replacement building will be sited in generally the same location as the existing building and oriented in the same direction.</p>

	<p>7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.</p>	<p>The proposal is consistent with this guideline. Three trees are proposed to be removed to accommodate the new construction and five new trees are proposed to be planted.</p>
	<p>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.</p>	<p>A landscape plan as been provided by the applicant that indicates the locations of all trees to be removed, retained and planted.</p>
	<p>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.</p>	<p>The proposal is consistent with this guideline. Three trees are proposed to be removed to accommodate the new construction and five new trees are proposed to be planted.</p>
	<p>10. Existing grades shall be maintained.</p>	<p>The proposal is consistent with this guideline. Existing grades are proposed to be maintained.</p>

Document 14 – Standards & Guidelines Evaluation Chart

<p>1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.</p>	<p>The existing building at 14 Crescent Road is classified as a Grade II property under the Rockcliffe Park HCD Plan. It has low scores for historical and architectural significance and a high score for environmental significance. The proposed replacement building will substantially retain the significant environmental features of the lot.</p>
<p>2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.</p>	
<p>3. Conserve heritage value by adopting an approach calling for minimal intervention.</p>	
<p>11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p>The proposed replacement building will result in the substantial retention of the significant environmental features of the lot. The building will be physically and visually compatible with, subordinate to and distinguishable from Grade I properties in the associated streetscape. The proposal will not compromise the heritage value of the HCD.</p>
<p>12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future</p>	