



## 14 Crescent Road

Planning Rationale

Application for Demolition and New Construction under the Ontario Heritage Act  
August 12, 2022

Prepared for Issa Hamzo

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# 1.0 Introduction

Fotenn Consultants Inc., acting as agents for Issa Hamzo (the “owner”), is pleased to submit the enclosed application for demolition and new construction under the Ontario Heritage Act for the lands municipally known as 14 Crescent Road in the Rockcliffe Park community of the City of Ottawa.

## 1.1 Project Summary

The purpose of this application is to permit the demolition of the existing single-detached dwelling located at 14 Crescent Road in the Rockcliffe Park community of the City of Ottawa, and the construction of a new single-detached dwelling on the subject site. As the site is located within the boundaries of the Rockcliffe Park Heritage Conservation District, it is designated under Part V of the Ontario Heritage Act and therefore, a permit under the Ontario Heritage Act is required for the proposed demolition and construction. Table 1, below, provides a basic overview of the proposed project statistics:

Table 1: Project Statistics

Provision	Proposed Development at 14 Crescent Road
Site Area	1,681.96 square metres
Floor Space Area (FSI)	0.35
Lot coverage	20%
Building Height	10.64 m from E.A.G. to mid-height of roof

## 1.2 Supporting Materials

The following materials have been submitted in support of the application:

- / Completed application form;
- / This detailed cover letter (Planning Rationale);
- / Plan of Survey prepared by Annis, O'Sullivan, Vollebekk Ltd. (AOV);
- / Site Plan (existing and proposed) prepared by SDG Designs;
- / Floor Plans prepared by SDG Designs;
- / Landscape Plan prepared by James B. Lennox & Associates Landscape Architects;
- / Tree Information Report (TIR) prepared by IFS Associates;
- / Architectural elevations prepared by SDG Designs;
- / Perspectives/Renderings prepared by SDG Designs;
- / Roof Peak Sketch prepared by AOV; and,
- / Cultural Heritage Impact Statement prepared by Commonwealth Historic Resource Management Limited.







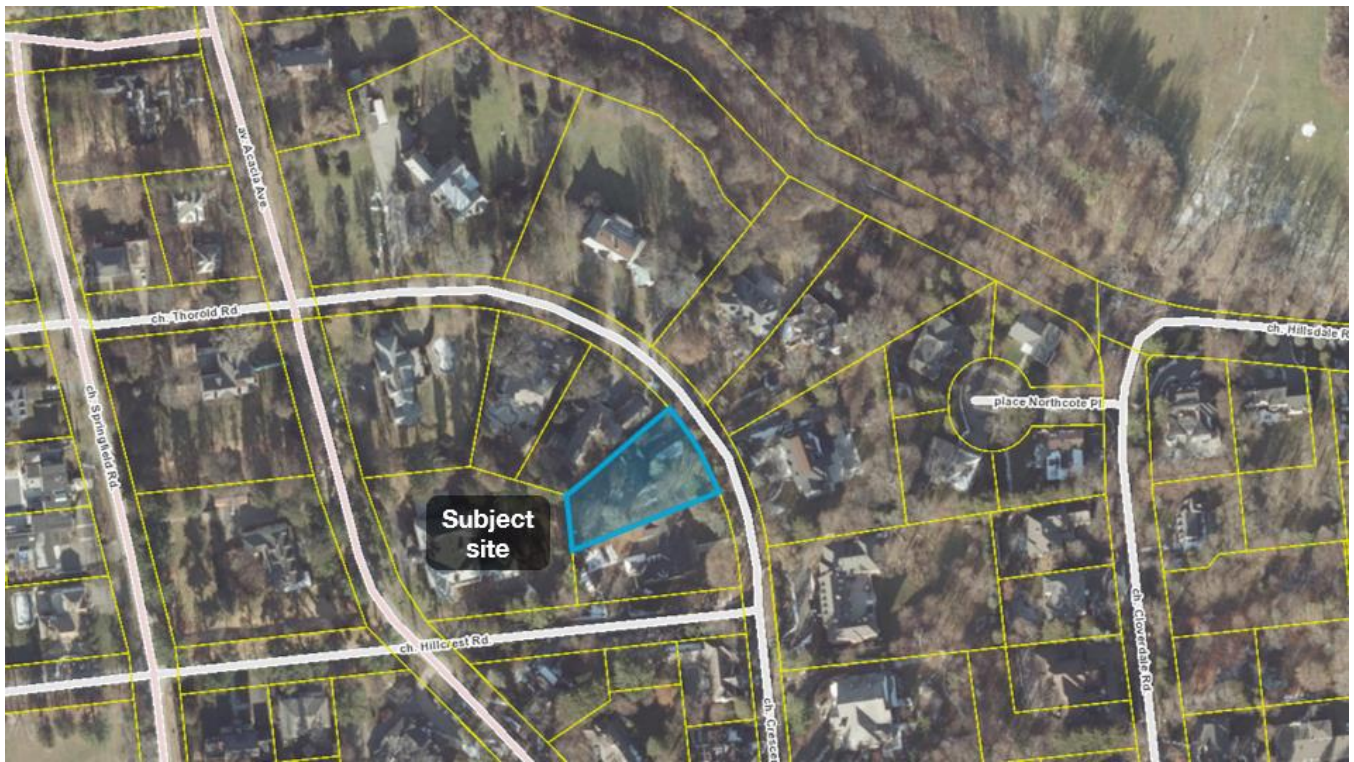


Figure 2: Aerial image showing the location of the subject site on Crescent Road, subject site outlined in blue



Figure 3: Photo of the subject site as viewed from the Crescent Road streetscape.



## 2.2 Surrounding Area

The former Village of Rockcliffe Park is located at the north end of the City of Ottawa, along a bend in the Ottawa River. Formerly an independent village, it was brought into the City of Ottawa as a result of amalgamation in 2001. It is primarily a residential community, with some institutional uses such as schools and recreational facilities interspersed throughout the village. It is also the home of several Diplomatic Missions, as well as Stornoway, the residence of the Leader of the Official Opposition.

According to the heritage survey and evaluation form, Crescent Road was constructed initially as a private entrance lane for the large estates constructed on the east side. There is a contrast to the size and style of the eastern estate houses to the more modest houses later constructed on the western side of the crescent. However, recent infill has replaced some of these with larger contemporary houses. The streetscape is dominantly characterized by the estates on the eastern side, many of which are the residences of foreign ambassadors. Nearly all these sprawling lots are fronted with hedges, fences, and gates. A series of evenly spaced rocks lines the verges between hedges and the street on the northern portion of the crescent. The flags outside the residences are a notable feature.

Lots on the western side of the crescent are generally more open to the street, with fewer hedges, fences, and indicators of private space. Verges on the northeastern side are lined with maple trees, but overall, the street contains a variety of tree species.

Crescent Road contains no sidewalks; people walking, cycling, and driving all utilize the road.



Figure 4: Aerial image of the area surrounding the subject site

## 3.0 Development Proposal

The proposal is to demolish the existing two (2) storey dwelling and construct in its place a new, modern two (2) storey dwelling with an attached garage. To respect the established character of the neighbourhood, the new dwelling and associated driveway are largely situated on the existing building and driveway footprints.

The proposed development is inspired by the French Provincial style, utilizes beige limestone cladding, and the proposed windows are aluminum clad. The design of the proposed development emphasizes symmetry to create a cohesive building design. Despite the asymmetrical garage door, pilasters are added to either side to balance it with the main building weight. Throughout the design, the pilasters are one (1) storey tall to visually divide the building height.

A rear balcony is proposed with access from the master bedroom in the rear, located above the ceiling of the lower storey. The rear balcony does not detract from the heritage character of the HCD as it and its fixtures are not visible from the surrounding public realm.

There are no variances proposed as part of the new development, as the building height, setbacks and other features all comply with the relevant provisions of the Zoning By-law, which is discussed further in section 4.6, below.

### 3.1 Description of Proposed Development

The following information was provided by the Architectural Designer, SDG Designs:

#### 3.1.1 Building Development and Design

The proposed project is a two (2) storey single-detached dwelling and will be built in the Heritage Conservation District of Rockcliffe Park. It includes the demolition of existing two story single detached house. The building design is inspired by "French Provincial Style" of architecture. The double main entry doors are centered on the front porch with tall rectangular windows on both sides. The building has square twin towers at the front façade to emphasize balance and symmetry with mansard pre-finished metal roofing, color selection to complement the rest of the design elements.

The high-pitched hip roof sloping downward to four sides shed the rainwater and snow for minimal maintenance. The main roof is proposed to have 40-year asphalt shingle with a barrel roof above the main entry porch. The front-facing attached garage anchor the building to it's narrow and pie-shaped lot. The exterior is proposed to have limestone cladding throughout with the exception of the gables, window surrounds and dormers covered with non-structural thin Veneer limestone with the same color and texture as the main wall cladding. All exterior window and door trims including sills, bands, strips, mouldings are precast unless noted.

Decorative limestone pilasters are added in the building corners as shown on plan to add weight of the building exterior. Door and window frames are aluminum clad wood (unless noted). All windows are casement without muntin bars except one window (w13), a front facing picture window of bedroom 2 (see window elevation and schedule, sheet A4). The front facing windows (w09) of bedrooms 3 and 4 have decorative wrought iron bars to add elegance.

A low slope roof is proposed at the rear to accommodate for balcony of the master bedroom. The balcony has glass guard overlooking the backyard garden. This contemporary glass guard feature will not have a negative effect on the heritage character of the surrounding due to its location and is hidden from view.

The 6,440 square foot house will have four spacious bedrooms with ensuite baths and walk-in-closets in every bedroom in the second floor. The ground floor has a formal living room and dining room, a spacious kitchen, which includes a walk-in-pantry and a breakfast nook adjacent to the open family room. The front facing attached garage has two (2) car parking area with a mudroom connecting to the living space. A future residential elevator is proposed for added



convenience to travel from floor levels due to its high ceiling interiors. The basement is unfinished containing the mechanical room and future storage areas.

### 3.1.2 Materiality

Limestone was selected as the cladding choice because it adds character and distinction to any project. The subtle variations in color and texture add interest to any structure or space. For centuries, this natural sedimentary bedrock, composed of calcite and aragonite, has been featured in residential and commercial construction projects around the world.

Although alternative cladding options were explored, such as a stone first floor and stucco second floor, this was ultimately not carried through in the final design due to stucco's high maintenance cost, propensity for cracking particularly when the foundation settles, long-term tendency toward discolouration, and propensity to retain water and moisture, which can become trapped in the building envelope and result in mold and mildew.

Limestone showcased aesthetic and versatile building construction qualities. It imparts a feeling of permanence and sophistication to any structure. It maintains the context of the surrounding area and its natural beauty enhances every project.

Limestone has a natural beauty and permanence that harmonizes with surrounding buildings and feels like a natural extension of its environment. Limestone can add an elegant trim that elevates and enhances a structure. The subtle texture complements its surroundings without visually overpowering the space. Limestone is the stone of choice for buildings that will last for generations. Limestone's perpetual beauty continues to appear fresh and distinctive due to its reliability of the color, appearance, and texture after initially constructed.

Unlike other building materials, limestone is easy to maintain, without the need for sealers or treatments. It ages gracefully and pleasing. Limestone is structurally sound, maintaining its strength and beauty for a century or more.



Figure 5: Rendering of the proposed development viewed from Crescent Road with the proposed beige limestone material overlaid in left corner. (images supplied by SDG Designs).



### 3.2 Site Plan, Renderings, and Elevation

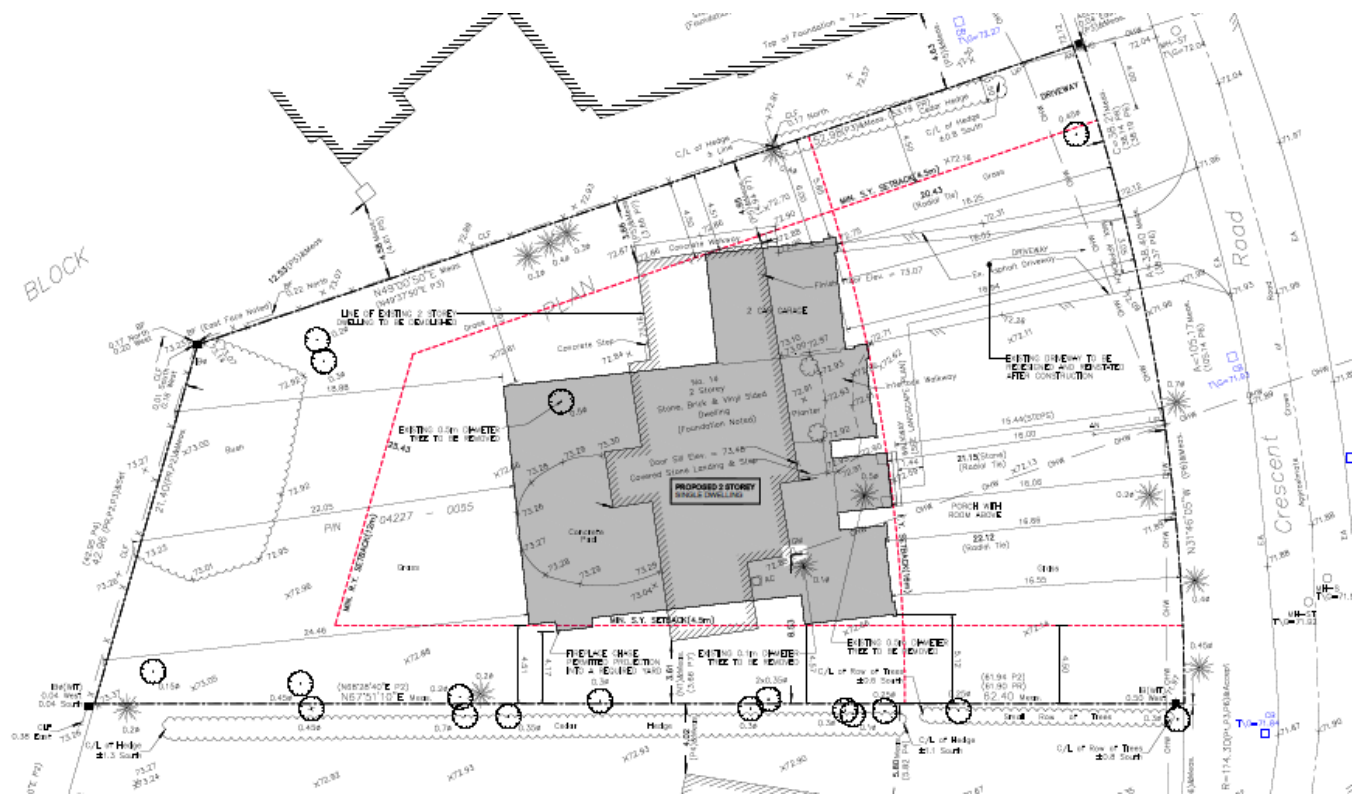


Figure 6: Site Plan prepared by SDG Designs



Figure 7: East elevation – front façade



Figure 8: West elevation – rear façade



Figure 9: South elevation



Figure 10: North elevation



# 4.0 Policy and Regulatory Framework

## 4.1 City of Ottawa Official Plan (2003, as amended)



Figure 11: Schedule B – Urban Policy Plan (City of Ottawa Official Plan, 2003, as amended)

The site is designated **General Urban Area** on Schedule B - Urban Policy Plan in the City of Ottawa Official Plan as shown in Figure 11, above. Per Section 3.6.1 of the Official Plan, the General Urban Area designation “permits the development of a full range and choice of housing types to meet the need of all ages, incomes and life circumstances”. Further, “the City supports infill development and other intensification within the General Urban Area in a manner that enhances and complements the desirable characteristics, and ensures the long-term vitality of the many existing communities that make up the city.”

In regards to intensification through infill or redevelopment in the General Urban Area, when considering applications, the City will:

- / Recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable established patterns and built form;
- / Apply the policies of Section 2.5.1 and 4.11;
- / Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area;
- / Assess ground-oriented multiple housing forms, such as duplex, triplex and fourplex, as one means of intensifying within low-rise residential communities.

**The proposed development maintains the intent of the General Urban Area designation because it enhances and builds upon the established patterns and built form in Rockcliffe Park. The area features a range of architectural styles and building materials including red brick, vinyl siding and stucco, all popular in the mid 20th century. The proposed**

development utilizes beige limestone for the exterior, which is consistent with the French Provincial style. The design features symmetrical pilaster details on the ground floor, ending where the windows for the second storey begin, creating a sense of symmetry. By retaining the pilaster details to the ground floor only, this helps reduce the perceived height of the building. The colour palette features a light stone and dark roof and window trim, which creates a high degree of contrast. The result is that the design of the building is of its own time and distinct character.

The proposed development maintains the heritage character of the open, naturalized lawn, preserving the element of the subject site that scored the highest on the Heritage Survey and Evaluation Form (70/100 score). The project represents an evolution in the architectural style of the property without sacrificing the heritage landscape that has come to define Rockcliffe Park. The proposed single-detached dwelling retains the environmental features of the lot while adding an architectural design that is contemporary and reflective of the modern evolution of Rockcliffe Park as a whole, and as such, the project meets the urban design and compatibility objectives of Section 2.5.1 and 4.11.



Figure 12: Front façade of the proposed development

#### **4.1.1 Official Plan Section 4.6 – Cultural Heritage Resources**

Section 4.6 outlines the policies related to Cultural Heritage Resources. Per the policy direction, an application under the Ontario Heritage Act is required, as well as consultation with the Built Heritage Sub-Committee. It has been confirmed by staff that the project requires a Cultural Heritage Impact Statement (CHIS), which has been included in the application package. Policy 9 of Section 4.6.1 sets out the criteria for reviewing new development applications within heritage conservation districts and includes, but is not limited to:



- / Respecting the massing, profile and character adjacent to or across the street from heritage buildings;
- / Approximating the established setback pattern on the street;
- / Being physically oriented to the street in a similar fashion to the existing heritage buildings; and,
- / Minimizing the loss of landscaped open space.

**While the proposed dwelling is larger than the existing dwelling, it is similar in size to the neighbouring dwelling at 16 Crescent Road and fits within the maximum FSI and lot coverage under the Zoning By-law, as further discussed in this report. The proposed development respects the massing, profile, and character adjacent to its neighbours by locating the dwelling deep into the lot and maintaining multiple existing trees in the front yard, which frame the lot but do not obscure the open lawn character of the front yard. The 16-metre setback mitigates any impacts resulting from the height, particularly to the Grade 1 bungalow directly to the south, as the setbacks are generally aligned and the properties are separated by trees and other lush plantings.**

**The proposed development is set back 16 metres from the road, which although is not as deep as the existing dwelling, it is consistent with 16 Crescent Road directly to the north, which is set back approximately 4.2 metres to the garage and 15.9 metres to the house. It is also consistent with 10 Crescent directly to the south, being setback 16.5 metres from Crescent Road. Therefore, the proposed development respects the established setback pattern on Crescent Road.**

**The new building is oriented to the street in the same fashion as the existing heritage buildings, which generally face the street.**

**The proposed development maintains the landscaped open space and maintains the open lawn character of the subject site. The proposed development falls within the 20% maximum lot coverage, with the remainder of the lot area dedicated to soft landscaping and a driveway to access the attached garage. Careful attention has been paid in the landscaping to preserve the open lawn feature of the front yard and preserve its heritage attributes as per the Heritage Survey and Evaluation Form.**

## **4.2 City of Ottawa New Official Plan (2021, awaiting review by the province)**

The City of Ottawa has recently undertaken a comprehensive review of their Official Plan, which resulted in a brand-new Official Plan that plans for a 25-year time horizon (2021 to 2046). The new Official Plan was approved by City Council in November 2021. The Ministry of Municipal Affairs and Housing (MMAH) will review/approve the document (with or without modifications). The Ministry's review is ongoing, with an expected conclusion in late 2022 to early 2023. When the new Official Plan is approved, the current Official Plan will be repealed.



Figure 13: Schedule B2 – Inner Urban Transect (City of Ottawa New Official Plan, 2021)

The subject site is located in the **Inner Urban Transect** and is designated as **Neighbourhood**.

The **Inner Urban Transect** includes the pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them. Generally, the older neighbourhoods reflect urban built form characteristics, while the postwar neighbourhoods reflect suburban characteristics. Its intended pattern is urban. The Inner Urban Transect is generally planned for mid- to high-density development, subject to:

- / Proximity and access to frequent street transit or rapid transit;
- / Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements; and
- / Subject to servicing constraints.

Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in the Neighbourhood and Minor Corridor Residential Density and Large Dwelling Targets (Table 2, below). A pending Zoning By-law update will implement the density thresholds, and:

- / Allow and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;
- / Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;
- / In appropriate locations, to support the production of missing middle housing, lower density typologies may be prohibited.



Table 2: Neighbourhood and Minor Corridor Residential Density and Large Dwelling Targets

Applicable Area	Target Residential Density Range for Intensification, Dwellings per Net Hectare	Minimum Proportion of Large-household Dwellings within Intensification
<b>Inner Urban Transect</b>	60 to 80	Within the Neighbourhood designation:  Existing lots with a frontage approximately 15 metres or wider: / Target of 50 per cent for Low-rise buildings; / Target of 5 per cent for Mid-rise or taller buildings;

The subject site is located in an older, primarily residential neighbourhood defined by the buildings and landscapes that comprise the heritage conservation district (HCD). The New Official Plan contemplates updates to the Zoning By-law that may prohibit low-density housing and the proposed new residential dwelling would be two (2) storeys tall, which is the minimum permitted height contemplated for buildings in the Neighbourhood designation of the Inner Urban Transect. The subject site also does not fall under the Residential Density and Large Dwelling Targets per Table 2, as the lot width is less than 15 metres. Overall, the proposed development will not hinder the City’s ability to implement the new Official Plan policies for the Inner Urban Transect.

Within the New Official Plan, **Neighbourhoods** are contiguous urban areas that constitute the heart of communities. They, along with hubs and corridors, are intended to permit a mix of building forms and densities. They are planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation. Permitted building heights in Neighbourhoods shall be Low-rise, except: where existing zoning or secondary plans allow for greater building heights or in areas already characterized by taller buildings. The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of, Table 2 above, and Table 3,

- / below;
- / Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);
- / In appropriate locations including near rapid-transit stations, zoning may prohibit lower-density housing forms.
- / To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that:
  - Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses;
  - Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours;
  - Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm;
  - May establish building and site design standards specific to such uses, in order to ensure functional requirements and context sensitive building form are met;
  - May restrict or prohibit motor vehicle parking in association with such uses; and
  - Limits such uses to prevent undue diversion of housing stock to non-residential use.
- / Limited large-scale non-residential uses and include office-based employment, greenspace, large-scale institutions and facilities and other smaller institutional functions; and
- / Parks, open spaces and linkage areas meant to serve as public space.

Table 3: Residential Intensification Targets

	<b>Total</b>
<b>Ground-oriented / Large-household dwellings</b>	49,000
<b>Apartment / Small-household dwellings</b>	43,000
<b>Total Dwellings</b>	92,000

The Zoning By-law will distribute permitted densities in the Neighbourhood by:

- / Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
- / Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
- / Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

Subsection 6.3.2, Policy 1 states that the Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15-minute neighbourhoods.

**The proposed development is consistent with the policies for the Neighbourhood designation, as it contributes to the mix of building forms and densities as a form of low-rise housing in an area historically characterized by such uses. The proposed application for demolition and new construction will not detract from the policies outlined in the New Official Plan.**

#### **4.2.1 Cultural Heritage and Archaeology**

Section 4.5 of the New Official Plan outlines the City’s approach to conserving cultural heritage resources and honouring diverse cultural communities as part of the City’s planning and decision-making. Policy 1 states that identification and evaluation of properties and areas of potential cultural heritage value shall be consistent with provincial regulations and will include the consideration of design or physical value; historical or associative value; and contextual value.

Per Policy 4, Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the Ontario Heritage Act.

In section 4.5.2, policy 1 notes that when reviewing development applications affecting lands and properties on, or adjacent to a designated property, the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape or Heritage Conservation District as defined by the associated designation bylaw or Heritage Conservation District Plan. Policy 3 indicates that elements of the built form, including height, scale and massing, of such development shall ensure that the defined cultural heritage value and attributes of the property or HCD will be conserved, while balancing the intensification objectives outlined throughout the new Official Plan.

**The proposed development adheres to the policies outlined in the New Official Plan regarding the conservation of cultural heritage resources as the proposed development is compatible with the HCD Plan because it respects and conserves the cultural heritage value and attributes of the open lawn and is compatible with the surrounding residential neighbourhood.**



### 4.3 Former Village of Rockcliffe Park Secondary Plan (1993)

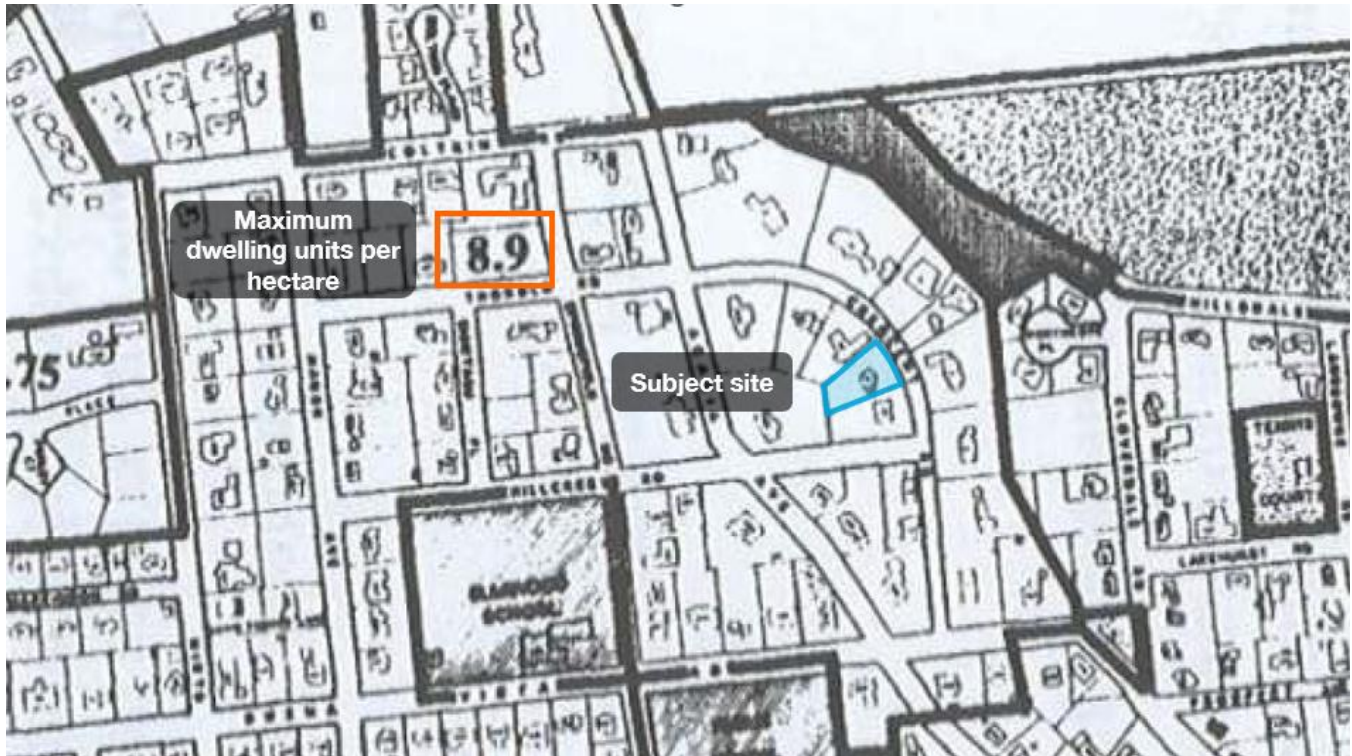


Figure 14: Schedule A: Plan of Land Use (Village of Rockcliffe Park Secondary Plan)

The purpose of the Former Village of Rockcliffe Park Secondary Plan (1993) is to ensure that future development within the former Village of Rockcliffe Park will be in keeping with the present environment and existing character of the Village. The Secondary Plan places great emphasis on the preservation of the beauty of its landscape, including its high-canopy trees, open spaces and vistas, small-scale roads, and unobtrusive houses.

The subject site is designated as **Residential** and has a maximum permitted density of 8.9 dwelling units per hectare.

**The proposed demolition and new construction of a single-detached dwelling in accordance with the Secondary Plan. It consists of a residential use that will represent 5.95 dwelling units per hectare, which is lower than the 8.9 dwelling units per hectare permitted, as shown on Schedule A of the Secondary Plan above. There is no change to the lot size and a single-detached dwelling is proposed, and therefore the density of the existing lands does not change.**

As per Section 2.3.1 of the Secondary Plan, when considering Planning Applications, Council shall have regard for such matters as residential uses, density, lot size, lot coverage, building height, massing, parking, landscaping, setbacks and side yards and location to assess neighbourhood compatibility. Section 2.3.1 of the Secondary Plan also states that the primary objective of the plan is that new residential development and redevelopment be permitted only if it respects the unique character of the Village, as expressed in Sections 1.0 and 2.0.

Section 1.0 refers to the balance of residential development and the natural environment. Policy 1.4.1. indicates that future development shall be “in keeping with the present environment and existing characteristics of the Village.” Policy 1.4.2. confirms that the Secondary Plan intends to “preserve the present development pattern by designating the existing land use areas primarily for low-density residential purposes” and other uses that are compatible with the Village’s character. Further, the Plan states that “it is anticipated that most of the existing pattern of residential development and growth trends will not be significantly altered.” Policy 1.4.3. notes that the Village intends to “maintain the quality of existing housing.”

Section 2.0 states that the desire of the community is to protect the present environment, including the spatial relationships between buildings, and to conserve and restore the quality of the landscape wherever and whenever this is opportune and feasible. Policy 2.2.1. notes that “development and conservation of natural and cultural resources” shall be based on the “principle of sustainability.” The Plan seeks to preserve natural landscape amenities wherever possible and discusses the ways new development impacts the ecological balance, such as grading, drainage, the loss of trees and ground cover, among others.

Sections 1.0 and 2.0 have no reference to the preservation of buildings – i.e., from demolition or regarding heritage retention – and focus on broad concepts related to housing, open space, landscaping.

**The height, bulk and massing of the proposed dwelling is in keeping with the architectural designs of other buildings along Crescent Road. The zoning by-law provides useful tools for analyzing whether the development is out of scale with the surrounding neighbourhood. For example, by the lot is not undersized and exceeds the required minimum lot width and lot area. The proposed development’s front yard setback is consistent with neighbouring properties, ensuring that the building is similarly sited. The height is lower than the maximum permitted height per the zoning by-law and the maximum lot coverage is 20% while 25% is the maximum permitted. A Floor Space Index (FSI) of 0.35 is proposed, the maximum permitted. In addition to complying with the performance standards of the zoning by-law, careful attention has also been paid to the context of the site. The 16 metre front yard setback pushes the building deep into the lot, minimizing impacts resulting from height. The tree plantings at the front of the house also help to mask the proposed development’s bulk and massing.**

**Between the compliance with the zoning by-law performance standards and the contextual design, the proposed development demonstrates compatibility with the neighbourhood regarding density, lot size, lot coverage, building height, massing, parking, landscaping, setbacks and side yards and location to assess neighbourhood compatibility.**

**Per the policies of Section 1, the proposed development is in keeping with the present environment, such as by siting the proposed development on a similar footprint as the existing dwelling. The proposed development maintains the existing characteristics of the Village by maintaining the natural open lawn character. The proposed development contributes to the low-rise residential development pattern by maintaining a two (2) storey dwelling. Therefore, the proposed development will not adversely impact or change the pattern of residential development and maintains the existing growth pattern.**

**Per the policies of Section 2, the proposed development conserves the existing natural resources wherever possible. Trees are only proposed to be removed when they conflict with the footprint of the new proposed dwelling. Any removed trees will be replaced at a 2:1 ratio. Overall, the landscape amenities are preserved and protected.**

**The proposal is not anticipated to generate any undue adverse impacts on adjacent properties as the focus is largely on the retention and enhancement of the natural landscape and will positively contribute to the overall aesthetic of Rockcliffe Park with its contemporary design.**



## 4.4 Rockcliffe Park Secondary Plan (2021)

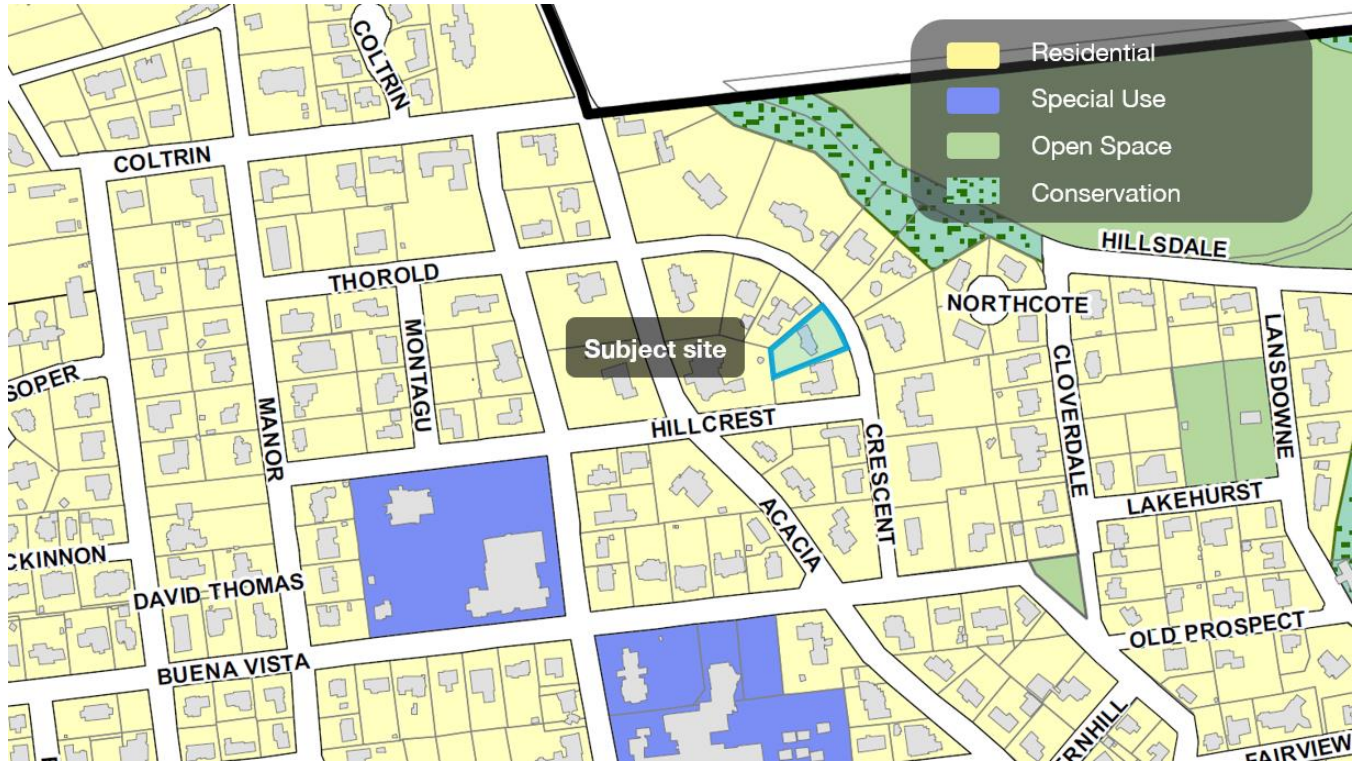


Figure 15: Schedule A – Designations (Rockcliffe Park Secondary Plan, 2021)

Section 2 of the Secondary Plan outlines the principles for conservation, growth, and change. The Rockcliffe Park Secondary Plan notes that the neighbourhood has a stable population and that since Rockcliffe Park has fully developed, population changes will occur only through replacement or renovation / restoration of existing buildings and through development of secondary dwelling units and coach houses. Similar to the current Secondary Plan, the New Secondary Plan indicates that development in Rockcliffe Park shall respect the cultural heritage values and shall follow the guidelines in the Rockcliffe Park Heritage Conservation District (HCD) Plan, regarding matters including: residential use, density, lot sizes and patterns, lot coverage, building height and massing, parking, among others. Section 2.2 outlines how the Plan intends to conserve the character of Rockcliffe Park. Policy 1 indicates that all new development and construction in Rockcliffe Park must respect the Rockcliffe Park HCD. Policy 2 states that new buildings on interior lots shall be sensitively sited in relation to adjacent buildings and Policy 6 states that ground floor elevation of new construction shall be designed so its height above grade is compatible with that of buildings in the associated streetscape.

**Section 4.5 of this report details how the proposed development respects the Rockcliffe Park HCD, per Policy 1 of Section 2.2. Additionally, the 16-metre front yard setback combined with the landscaping details ensures that the proposed development is sensitively sited in relation to adjacent buildings. The landscaping maintains the mature trees in the front yard adjacent to the road, which frame the lot and also help to minimize the additional height. The open lawn character is also maintained, which helps to reinforce the notable heritage attributes of the site. Finally, the proposed development does not alter the grade of the site; therefore, the proposed development's height above grade is compatible with the buildings in the associated streetscape.**

Section 3 outlines the goals and objectives of the Secondary Plan. The goal of this secondary plan is to ensure that future development maintains the integrity of the community by:

1. Maintaining compatible form, density and character in Rockcliffe Park;

2. Encouraging quality design and consistency within Rockcliffe Park; and
3. Ensuring public services, infrastructure and streets are maintained and enhanced.

Section 4 of the Secondary Plan outlines the designations and policies. The subject site is designated as **Residential**. Permitted uses include single-detached dwellings, secondary dwelling units, coach houses, home occupations and accessory uses. As well, under Policy 6 of section 4.1, new development shall incorporate provisions to protect and conserve the existing landscape and natural features of Rockcliffe Park and shall be consistent with policies and guidelines regarding lot creation in the Rockcliffe Park HCD.

**The proposed development is consistent with the Rockcliffe Park Secondary Plan as the proposed demolition and new construction reflects the existing pattern of development, including the land use, density, lot size, lot coverage, building height, massing, parking, and other matters, all of which demonstrate its compatibility with the surrounding neighbourhood. The proposed development maintains the integrity of the community with its compatible form – inspired by French Provincial, which is seen elsewhere in the neighbourhood – sympathetic density, and contributes to the cohesive residential character of the neighbourhood; is of a high-quality design consistent with the policies outlined in section 7.4.2 of the HCD; and will not cause any adverse undue impacts to the public services, infrastructure, or streets as a result of its construction.**

#### 4.5 Rockcliffe Park Heritage Conservation District Plan

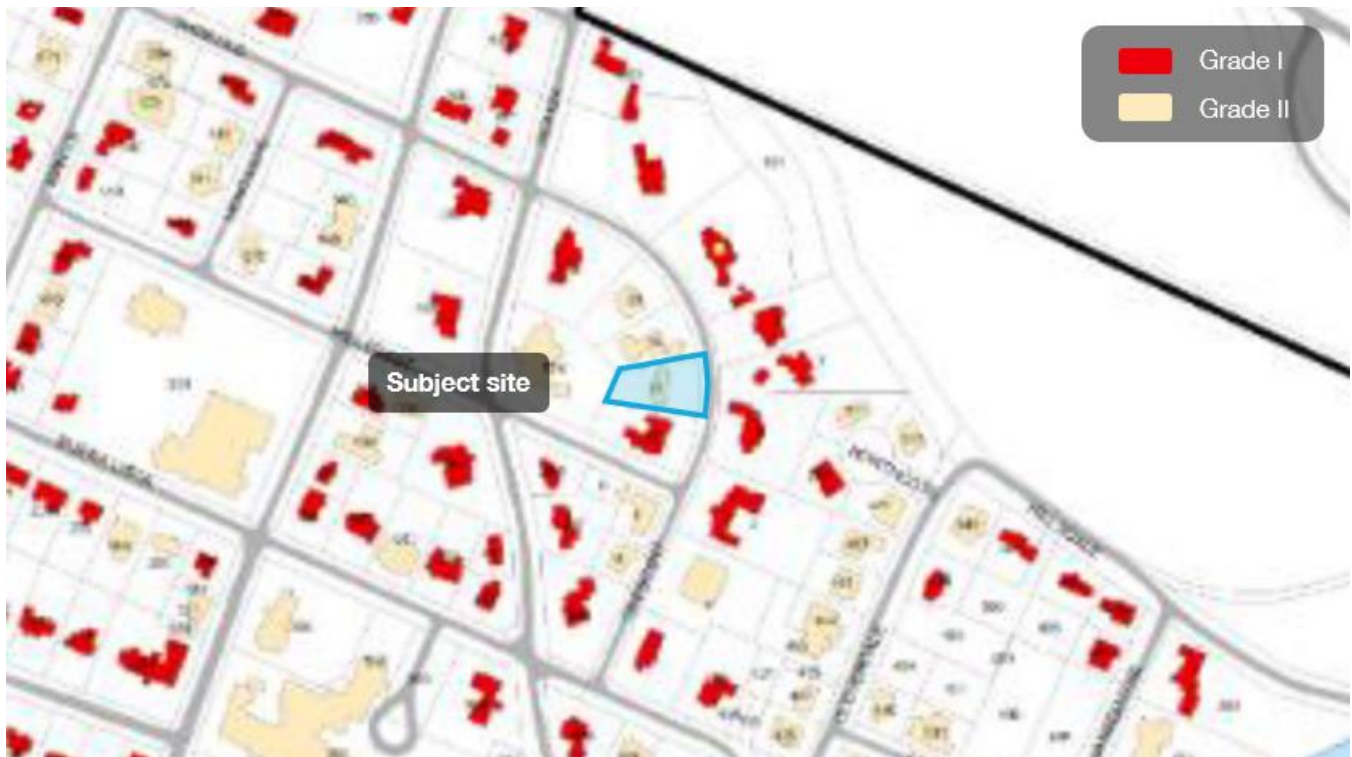


Figure 16: Rockcliffe Park Heritage Conservation District Map (Rockcliffe Park HCD)

The subject site is identified as a **Grade II** property under the Rockcliffe Park Heritage Conservation District (HCD) Plan.

##### 4.5.1 Heritage Evaluation Survey and Landscaping

The plan divides properties into “contributing”, being scores over 50/100, and “non-contributing” buildings based on a score achieved in the individual Heritage Evaluation Surveys. According to its Heritage Survey and Evaluation Form, the subject site received a score of 48/100, which was comprised of three scores: 70/100 in the environment category,



22/100 in the history category, and 34/100 in the architecture category. Therefore, the subject site is considered a “non-contributing” building. Per section 7.2, landscapes associated with Grade II buildings may have more significance than their associated buildings.

As the environment received the highest score, careful attention has been paid to the landscaping, which can be seen in the landscape plan prepared and submitted as part of this application package.

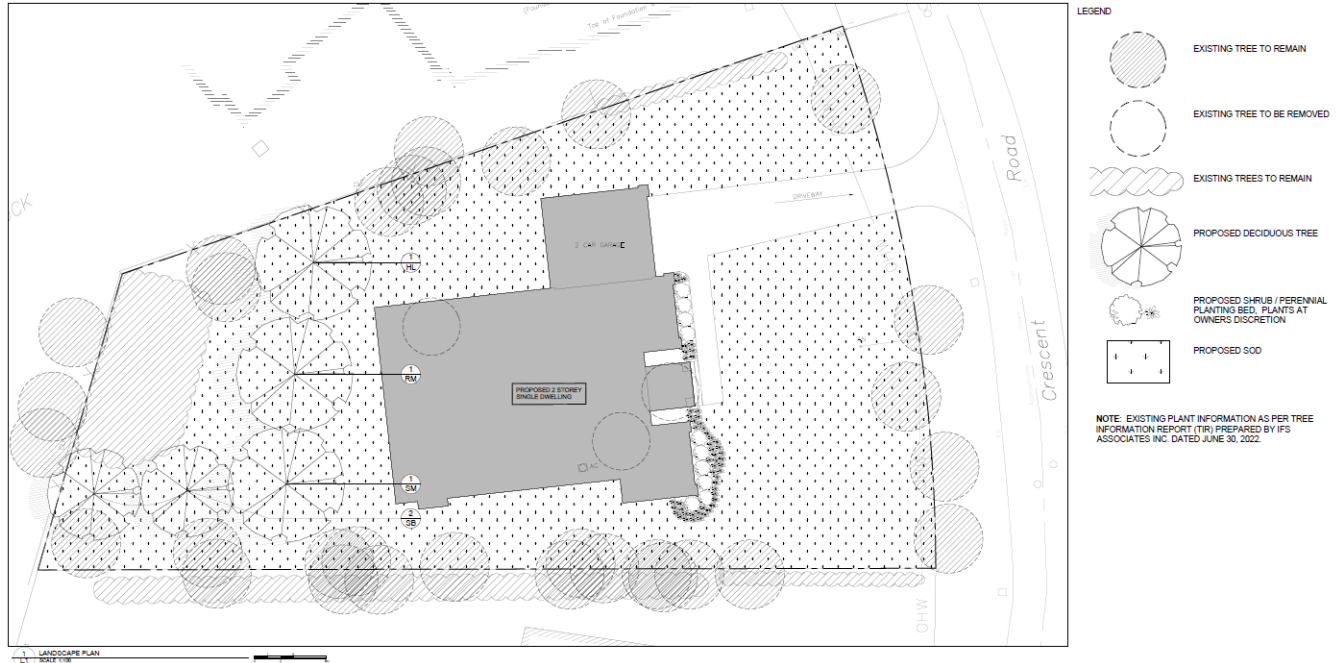


Figure 17: Insert of the landscape plan prepared by James B. Lennox & Associates.

#### 4.5.2 Demolition of Grade II Buildings

As mentioned in section 4.4.1, “contributing” properties are defined in the new Plan as properties that scored over 50/100 in the Heritage Evaluation Surveys completed as part of the new Plan.

Per section 7.3.1.5, the HCD notes that the demolition of may be considered and states that any application to demolish a Grade II building in the HCD shall be accompanied by plans for the proposed replacement building. Plans have been included for the proposed replacement building, including renderings, elevations, site plan, and landscape plan, which have all been included under separate covers.

Under section 7.3.1.6, 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. The proposed development contributes to the historic character of the neighbourhood by maintaining the open lawn landscaping and by proposing construction of a new dwelling inspired by the French Provincial style. As well, the proposed development is appropriate with consideration to the overarching policy direction of the current and new Official Plans, current and new Secondary Plans, Zoning By-law, and HCD Plan. The existing building was ranked 34/100 in the architecture category of the Heritage Survey and Evaluation Form, which suggests that it is of little significance in the context of the full analysis. Overall, the proposed development is sympathetic to the surrounding natural landscape and the cultural environment, with a deep-set front yard, minimal and open front yard landscaping, and materiality of the proposed building, which is more sympathetic to the surrounding environment compared to the existing building’s vinyl siding.

A cultural heritage impact statement (CHIS) has been included in the submission package.

### 4.5.3 Streetscape Review

The most relevant section of the plan is Section 7.4.2, which provides guidance for new construction in the district. This guideline is highlighted for consideration:

*(3) “Construction of new building will only be approved when the new building does not detract from the historic landscape characteristics of the associated streetscape, and the siting, mass and materials are compatible and contribute to the surrounding cultural heritage landscape.”*

Crescent Road is home to a variety of building styles, siting, materials, massing, and other features. Generally speaking, the buildings are typically two (2) to two (2) and a half storeys tall. The properties located on either side of the subject site are shown below, as Figure 18 and Figure 19.



Figure 18: 16 Crescent Road (north of subject site)



Figure 19: 10 Crescent Road (south of subject site)

Table 4: Characteristics of neighbouring dwellings

Address	Grade	Front yard and building features	Front yard setback	Building height
1 Crescent Rd	Grade 1	/ Tall hedge, hides building / Double car garage faces the street	10.2 m	2 storeys
2 Crescent Rd	Grade 2	/ Hedge, fence, gate, and trees; hedge hides building / Brick façade	17 m	2 1/2 storeys
3 Crescent Rd	Grade 1	/ Hedge, stone wall, fence, gate, and trees / Brick façade / Dormer windows puncture roofline / No garage noted	13.9 m	2 1/2 storeys
4 Crescent Rd	Grade 2	/ Shallow front yard, low-lying landscaped shrubs, small tree / Double car garage faces street	House: 4.4 m Garage: 7 m	3 storeys

Address	Grade	Front yard and building features	Front yard setback	Building height
<b>5 Crescent Rd</b>	Grade 1	<ul style="list-style-type: none"> <li>/ Some front yard landscaping, one dominant tree</li> <li>/ Semi-circular driveway (no longer permitted per HCD)</li> <li>/ Double car garage is perpendicular to the street</li> </ul>	House: 5 m Garage: 14 m	2 1/2 storeys
<b>6 Crescent Rd</b>	Grade 2	<ul style="list-style-type: none"> <li>/ Significant landscaping: manicured lawn, trees and shrubs</li> <li>/ Stucco exterior</li> <li>/ Small lot area</li> <li>/ Shallow front yard setback</li> <li>/ Double car garage</li> </ul>	3.5 m	2 storeys
<b>7 Crescent Rd</b>	Grade 1	<ul style="list-style-type: none"> <li>/ Overgrown front yard; trees in foreground, grassy lawn midground</li> </ul>	House: 37.3 m Garage: 21.8 m	2 storeys
<b>8 Crescent Rd</b>	Grade 1	<ul style="list-style-type: none"> <li>/ Fence, minimal landscaping, 2 trees</li> <li>/ Deep-set lot</li> <li>/ Stone exterior</li> <li>/ Semi-circle driveway</li> </ul>	27.2 m	2 1/2 storeys
<b>9 Crescent Rd</b>	Grade 1	<ul style="list-style-type: none"> <li>/ Tall hedge in foreground, grass lawn</li> <li>/ Semi-circle driveway, heavily treed</li> <li>/ Double-car garage is separate from the dwelling and has its own driveway</li> <li>/ Brick exterior</li> </ul>	House: 17.9 m Garage: 18.7 m	2 storeys
<b>10 Crescent Rd</b>	Grade 1	<ul style="list-style-type: none"> <li>/ Open, grassy lawn, multiple tree clusters, minimal landscaping</li> <li>/ Site is a corner lot. The single-car garage is accessed from Hillcrest Road and is perpendicular to the street</li> <li>/ Vinyl siding exterior</li> </ul>	House: 16.5 m Garage: 14 m	1 storey
<b>11 Crescent Rd</b>	Grade 1	<ul style="list-style-type: none"> <li>/ Mid-sized hedge and trees in foreground, lawn landscaping</li> <li>/ Double car garage is separate from the dwelling</li> <li>/ Stucco on upper level, brick on lower level</li> </ul>	House: 19.9 m Garage: 57.3 m	2 1/2 storeys
<b>14 Crescent Rd</b>	Grade 2	<ul style="list-style-type: none"> <li>/ Heavily treed foreground, natural lawn, minimal landscaping</li> <li>/ Vinyl siding exterior</li> <li>/ Double car garage faces street</li> </ul>	Current: 24.6 m Proposed: 16 m	2 storeys
<b>16 Crescent Rd</b>	Grade 2	<ul style="list-style-type: none"> <li>/ Landscaped front lawn, treed</li> <li>/ Stucco on upper level, stone on lower level</li> <li>/ Double car garage is perpendicular to the road</li> </ul>	House: 7.53 m Garage: 15.9 m	2 1/2 storeys



Address	Grade	Front yard and building features	Front yard setback	Building height
		/ Semi-circle driveway		
<b>20 Crescent Rd</b>	Grade 2	/ Heavily treed and landscaped front yard / Stone exterior / Double car garage is perpendicular to the road / Single driveway entrance	House: 2.8 m Garage: 13.3 m	2 storeys
<b>540 Acacia Rd</b>	Grade 1	/ Korean Ambassador's residence / Significant hardscaped driveway, low hedge in foreground, landscaped / Stone exterior / Semi-circle driveway accessed from Acacia Avenue / Garage is at the rear of the house and is accessed from Crescent Road	9.7 m	2 storeys

The proposed development provides a significant improvement compared to the existing dwelling, which is not sympathetic to the character to the character of the neighbours, and maintains the existing open lawn character. The design of the proposed dwelling is of its own time and as a whole, the proposed development contributes to the “village in the park” character of Rockcliffe Park through the building siting and by maintaining a deep front yard character. Overall, the proposed development is sensitively sited and is consistent with the goals and policies outlined in the HCD Plan.

#### 4.6 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject site is zoned Residential First Density, subzone BB, exception 1258 (R1BB[1258]). The purpose of the R1 zone is to:

- / Restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
- / Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

The R1 zone permits a range of uses including detached dwelling, bed and breakfast, diplomatic mission, group home, home-based business, home-based daycare, park, retirement home, converted, secondary dwelling unit, and urban agriculture.

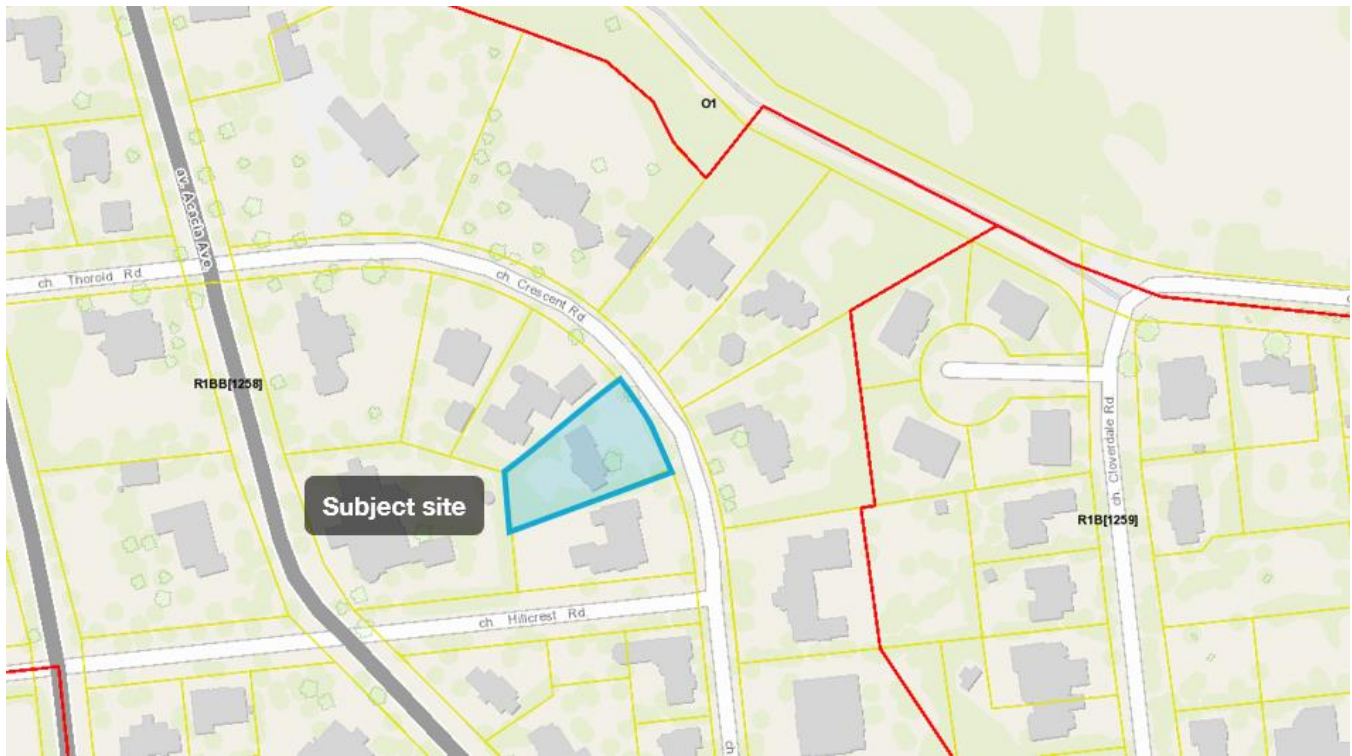


Figure 20: City of Ottawa Zoning By-law (2008-250)

Table 5, below, demonstrates how the proposed development conforms to the R1BB[1258] zone. Areas of compliance are noted with a green checkmark (✓) and areas of non-compliance are noted with a red 'x' (✗).

Table 5: Zoning conformity

R1BB[1258] Zoning	Requirement	Proposed	Compliance?
<b>Minimum Lot Width (m)</b> (Table 156A)	30 m	38.1 m	✓
<b>Minimum Lot Area (m<sup>2</sup>)</b> (Table 156A)	1,110 m <sup>2</sup>	1,681.96 m <sup>2</sup>	✓
<b>Minimum Front Yard Setback (m)<sup>1</sup></b> (Table 156A)	4.5 m	16 m	✓
<b>Minimum Rear Yard Setback (m)</b> (Table 156A)	12 m	22.90 m	✓
<b>Minimum Interior Side Yard Setback (m)</b> (Table 156A)	4.5 m	4.5 m	✓
<b>Minimum setback from a lot line for an accessory building or structure in a rear yard</b> [1258]	1.5 m	n/a	✓
<b>Maximum Building Height (m)</b> (Table 156A and [1258]) <i>Note the alternative definition of 'grade' – see below.</i>	11 m	10.64 m from E.A.G. to mid-height of roof	✓

<sup>1</sup> Section 144 does not apply to Rockcliffe Park, per Schedule 342.

<b>R1BB[1258] Zoning</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance?</b>
<b>Maximum Lot Coverage</b> (Table 156A)	25%	20%	✓
<b>Maximum Floor Space Index (FSI)</b> [1258]	0.35	0.35	✓
<b>Maximum units</b> [1258]	8.9 units per hectare	6.0 units per hectare	✓
<b>Parking Requirements</b> Area C on Schedule 1A	1 parking space per dwelling unit	1 parking space	✓
<b>Minimum driveway width providing access to parking spaces</b> s. 107(2)	2.6 m	3.05 m	✓
<b>Maximum width of a vehicular access at a lot line</b> [1258]	3.05 m	3.05 m	✓
<b>Maximum combined width at the lot line of all vehicular accesses</b> [1258]	6.1 m	3.05 m	✓
<b>Vehicular access calculations</b> [1258]	Despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line	n/a	✓
<b>Minimum landscaped strip</b> [1258]	1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access	Over 6 metres soft landscaping is provided between the interior side lot line and a vehicle access	✓



The Exception provides the following definitions:

**Grade** means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot

**Gross floor area** means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:

- / accessory buildings;
- / potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and
- / attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area

**The proposed single-detached dwelling complies with all of the relevant provisions of the Zoning By-law and is generally in keeping with the built form of the surrounding area. As such, the proposed dwelling is not anticipated to generate any undue adverse impacts on neighbouring properties and will positively contribute to the established streetscape along Crescent Road.**

## 5.0 Conclusion

The proposed demolition and new construction is in keeping with the policy and regulatory environment in the former Village of Rockcliffe Park, as follows:

- / The proposed development meets the intent of both the current and new Official Plan and Secondary Plan;
- / The height and massing of the building are similar to other buildings in the area, and the height, lot coverage and floor space index comply with the provisions of the Zoning By-law;
- / The dwelling is compatible with the new Heritage Conservation District Plan for Rockcliffe Park;
- / The majority of the mature trees on site are to be preserved, any removed trees are to be replaced at a 2:1 ratio, and the landscaping as a whole is to be enhanced or preserved including the open front lawn;
- / The project positively contributes to the “village in the park” aesthetic of Rockcliffe Park;
- / The contemporary design and natural materials of the new building are reflective of the architectural evolution of Rockcliffe Park, emphasizing the relationship between the old and new; and,
- / The project positively contributes to the streetscape along Crescent Road.

Sincerely,



Jacob Bolduc, MCIP RPP  
Senior Planner



Tamara Nahal, MPI  
Planner