

A CULTURAL HERITAGE IMPACT STATEMENT

14 CRESCENT ROAD, ROCKCLIFFE PARK, OTTAWA



FOR: MR. ISSA HAMZO

BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

AUGUST 2022 REVISION #3



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1.0 INTRODUCTION

1.1 Introduction

The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the demolition of the existing two-storey residence constructed in 1951 and the construction of a new three-storey residence. The proposed development is located in the Rockcliffe Park Heritage Conservation District (RPHCD), which was designated by the City of Ottawa in 1997 under Part V of the Ontario Heritage Act (OHA) (By-law 97-10). A District Plan was completed in 2016.

The CHIS evaluates the impacts on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6 and the Rockcliffe Park Heritage Conservation District Plan. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

Parts IV and V of the Ontario Heritage Act;

Rockcliffe Park Heritage Conservation District Study, 1996-1997;

Rockcliffe Park Heritage Conservation District Plan, City of Ottawa, 2016. (By-law # 2016-89);

Rockcliffe Park Secondary Plan;

Heritage Survey and Evaluation Forms: 14 Crescent Road, 10 Crescent Road, and 5 Crescent Road, City of Ottawa 2021;

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;

Comparative Analysis Slide Deck Fotenn Planning June 2022.

Revised A0 Site Plan, SDG Design, June 2022;

Revised Elevations Drawings A1 & A2, SDG Design August 2022

Revised Rendered Elevation SDG Design, August 2022;

Landscape and Tree Conservation Plan, James B. Lennox & Associates, Landscape Architects, June 2022;

Tree Information report for 14 Crescent Road Rockcliffe Park, IFS Associates – Urban Foresters and Forest Management Consultants June 30, 2022.

Summary of Heritage Pre-consultation Comments (Email November 25, 2021).

Pre-consultation Joint Meeting January 28, 2022

Email from Adrian Van Wyk, city heritage planner, with design suggestions June 27, 2022.

1.2 Owner and Contact Information

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1.3 Site Location, Current Conditions, and Introduction to Development Site

The mid-block property is located on a crescent extending between Hillcrest Road to the south and Acacia Avenue to the west in the north-east quadrant of Rockcliffe Park. There is a contrast to the size and style of the estate houses on the east side of Crescent Road to the more modest houses later constructed on the west side of the crescent. However, recent infill has replaced some of these with larger contemporary houses.

The property contains a two-storey rectangular centre-hall plan residence, with a side gable roof constructed in 1951. A one-storey double attached garage with a side gable roof is located on the north side of the house. The eave of the garage roof carries over across the front of the house. The house is clad in fabricated stone on the first storey and horizontal siding on the second. The house is a good example of mid twentieth century housing constructed in Rockcliffe as the large estate lands opened up to newer infill and higher density residential development.

The lot is consistent with other properties on the west side of Crescent Road, most of which are open to the street, without frontage defining elements, creating a coherent streetscape on the west side of the road. Crescent Road's west side is a contrast to its eastern side, with shorter setbacks, smaller lots, and open yards.

The front yard consists of an open lawn with a few mature deciduous and conifer trees. The trees along the side and rear property lines are overgrown. A double width asphalt driveway extends along the north property line leading to the two-bay garage. A flagstone path extends from the driveway to the front door of the house.



Figure 1: Aerial view illustrating the built and landscape context within the block and adjacent to the development site – 14 Crescent Road. Note the overgrown, soft landscape encircling the side and rear yards of the lot. Site arrowed, north top of image. Source: Google Earth 2019.

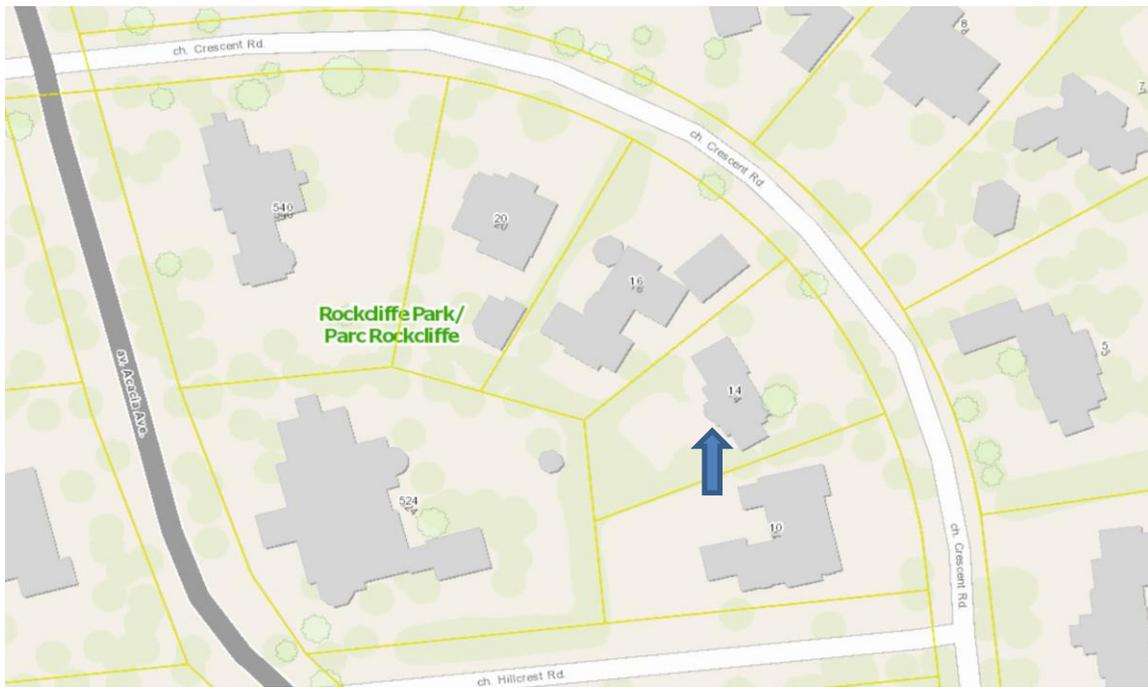


Figure 2: Block plan illustrating the built context surrounding the development site. Note the placement of the garages in the front yards of the properties at 16 Crescent Road to the north and 5 Crescent Road across the street from the development site. Source: Geottawa.



Figure 3: 2011 street view of the property. Note the double width asphalt driveway, flagstone path leading to the front door, open lawns, and the mature spruce (left) and maple tree (right). Source: 2011 HSF City of Ottawa.

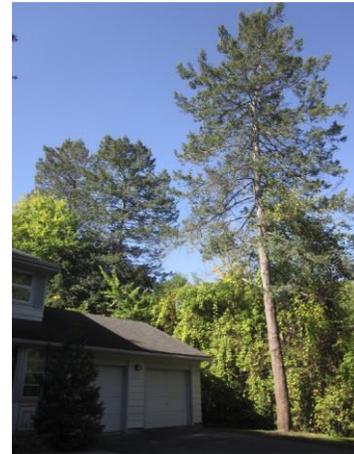


Figure 4: Tree inventory – tree #35 Colorado Spruce & trees #23-28. Source IFS Associates. 2022

Figure 5: Tree inventory – trees # 23 -32. Source IFS Associates. 2022

Figure 6: Tree inventory – trees # 2 & 3 right and upper part of 4,6,7 & 8 Source IFS Associates. 2022



Figure 8: Street view looking south-east from the driveway of 14 Crescent Road (right). Note the informal street edge and landscape treatment at 5 Crescent Road (left) consisting of a lawn with shrubs and a mature white spruce. Overgrown trees and shrubs characterizes the lot boundaries at 14 Crescent Road (right). Source: Google Earth 2019.



Figure 9: Street view looking north-west from 14 Crescent Road (lower left). Note the informal street edge with lawns extending to the street edge with specimen trees and shrubs. Source: Google Earth 2019



Figure 10: Street view of 16 Crescent Road next to 14 Crescent Road whose roof is visible to the left of the image. The property is an example of recent infill development. The placement of the garage in the front yard of the property and the semi-circular driveway are common features of properties along the crescent. Source: Google Earth 2019.

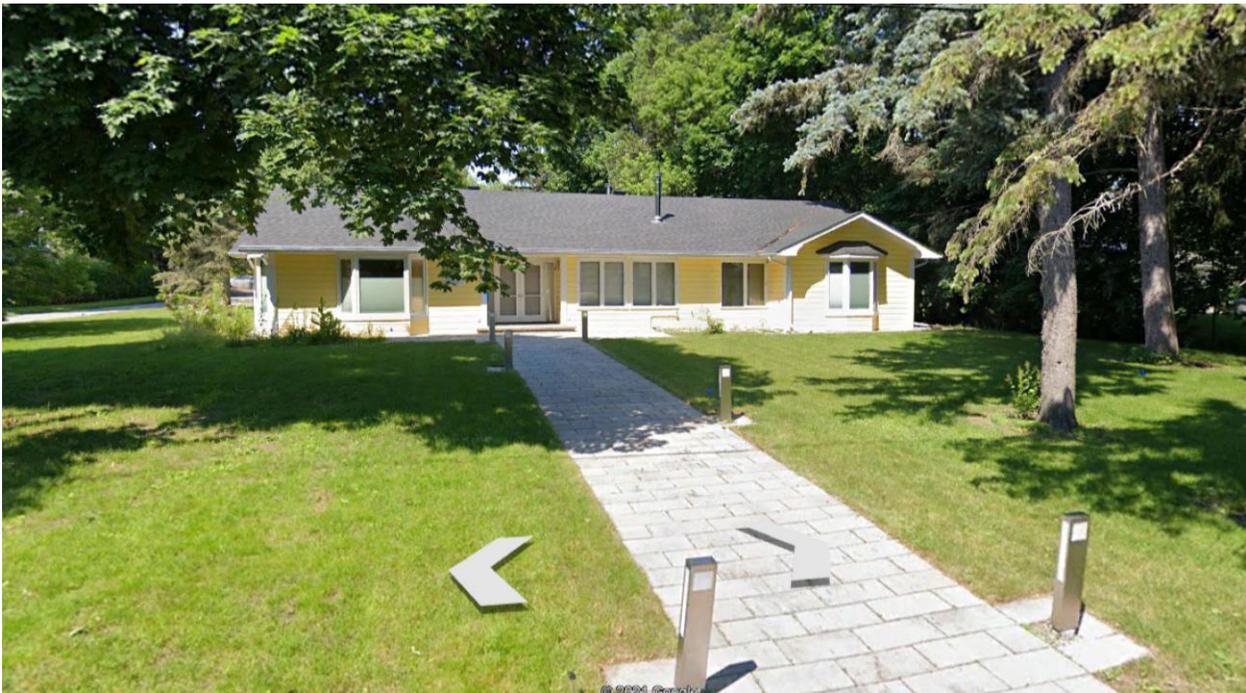


Figure 11: Street view of 10 Crescent Road to the south of the development site with a residence contemporaneous in design to 14 Crescent Road. The property is a Grade I heritage resource within the context of the Rockcliffe Park HCD. The house and landscape was rehabilitated in 1991. Compare with Figure 9. Source: Google Earth 2019.

1.5 Built Heritage Context

The property at 14 Crescent Road is characterized as a Grade II heritage property with Grade I properties to the south (10 Crescent Road constructed in 1950) and across the street (5 Crescent Road constructed circa 1925-27). The property at 16 Crescent Road to the north is an example of more recent infill development.



Figure 12: 2019 street view of 5 Crescent Road constructed circa 1925-27. The property is characterized as a Grade 1 heritage resource within the context of the RPHCD. The attached garage would appear to be a recent feature (HSF makes no reference to the garage as an addition and historic aerial views (1928, 1958, 1965) would appear to show a lawn with pathways in the area). Source: Geoottawa 2019.

1.6 Comparative Analysis of Front Yard features, Building Setback, and Building Height



Figure 13: Grade I Buildings are noted on the key plan in red. Source: Fotenn Planning



Figure 14: Grade II Buildings are noted on the key plan in beige. A blue star denotes 14 Crescent Road. Source: Fotenn Planning



Address	Grade	Front yard features	Front yard setback	Building height
1 Crescent Rd	Grade 1	● Tall hedge, hides building	10.2 m	2 storeys
2 Crescent Rd	Grade 2	■ Hedge, fence, gate, and trees	17 m	2 1/2 storeys
3 Crescent Rd	Grade 1	● Hedge, stone wall, fence, gate, and trees	13.9 m	2 1/2 storeys
4 Crescent Rd	Grade 2	■ Shallow front yard, low-lying landscaped shrubs, small tree	House: 4.4 m Garage: 7 m	3 storeys
5 Crescent Rd	Grade 1	● Some front yard landscaping, one dominant tree	House: 5 m Garage: 14 m	2 1/2 storeys
6 Crescent Rd	Grade 2	■ Significant landscaping: manicured lawn, trees and shrubs	3.5 m	2 storeys
7 Crescent Rd	Grade 1	● Overgrown front yard; trees in foreground, grassy lawn midground	House: 37.3 m Garage: 21.8 m	2 storeys
8 Crescent Rd	Grade 1	● Fence, minimal landscaping, 2 trees	27.2 m	2 1/2 storeys
9 Crescent Rd	Grade 1	● Tall hedge in foreground, grass lawn, semi-circle driveway, heavily treed	House: 17.9 m Garage: 18.7 m	2 storeys
10 Crescent Rd	Grade 1	● Open, grassy lawn, multiple tree clusters, minimal landscaping	House: 16.5 m Garage: 14 m	1 storey
11 Crescent Rd	Grade 1	● Mid-sized hedge and trees in foreground, lawn landscaping	House: 19.9 m Garage: 57.3 m	2 1/2 storeys
14 Crescent Rd	Grade 2	■ Heavily treed foreground, natural lawn, minimal landscaping	Current: 24.6 m Proposed: 16 m	2 storeys
16 Crescent Rd	Grade 2	■ Landscaped front lawn, treed	House: 7.53 m Garage: 15.9 m	2 1/2 storeys
20 Crescent Rd	Grade 2	■ Heavily treed and landscaped front yard	House: 2.8 m Garage: 13.3 m	2 storeys
540 Acacia Rd	Grade 1	● Significant hardscaped driveway, low hedge in foreground, landscaped	9.7 m	2 storeys

1.7 Relevant Information from Council Approved Documents

Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan.

Rockcliffe Park Secondary Plan (1993)

Rockcliffe Park Heritage Conservation District Study (1997) and Plan (2016) (RPHCD)

The development site is located within the boundaries of the RPHCD, which was designated under Part V of the OHA (By-law 97-10). A District Plan was completed in 2016 (By-law # 2016-89).

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Crescent Road Development Site History

Crescent Road is one of the most significant streets in Rockcliffe Park featuring a number of noteworthy buildings and landscapes. Humphrey Carver notes in his “The Cultural Landscape of Rockcliffe Park Village” that *Crescent Road was originally a private way, with gateposts and gates at each end, serving the crescent row of big houses on the brink of the high ground, looking out over the Ottawa River.*

The street features a high concentration of embassies, high commissions and residences including those of Spain (11 Crescent Rd.), Gabon (5 Crescent Road), New Zealand, Tunisia, and Austria (9 Crescent Rd). Two of the grandest houses in Rockcliffe are located at 9 and 11 Crescent Road originally owned by the Southam family. The outer curve of the crescent was mainly developed in the 1910s and 1920s with the exception of the modern house at 7 Crescent Road, originally built for William Teron, the original developer of Kanata.

The inner curve of the crescent was developed later and features mainly mid 20th century houses and modern additions at the street, including the houses at 10, 14, 16 and 20 Crescent Road. The mid 20th century homes at 10, and 14 Crescent Road had double garages located to the side of houses fronting onto the street when built and in the case of 14 Crescent Road the garage remains. The property at 10 Crescent Road was renovated in 1991 when the garage was relocated to the rear (HSF). (See Figure 9 1958 Aerial). The residence at 16 Crescent Road is unusual in that a detached garage is located in the front yard, a condition similar to 5 Crescent Road on the outer curve of the crescent.



Figure 15: 1958 Aerial of the lots on the inner curve of the crescent. Note the attached garage in the front yard of 16 to the north of 14 Crescent Road a feature that remains. Note the car sitting in front of 10 Crescent Road to the south of the development site. Note the treed edge in the right-of-way in front of 10 and 14 Crescent Road featuring trees and shrubs enclosing the properties. Source: Geoottawa.

The heritage survey and evaluation form for 14 Crescent Road completed in 2011 and updated in 2021 provides additional information that is summarized below:

Landscape / Open Space: The lot is consistent with other properties on the west side of Crescent Road, most of which are open to the street, without frontage defining elements, creating a coherent streetscape on this side of the road;

Architecture / Built Space: The mid-20th century character and scale of this residence together with other residences on this road of a similar scale but of a variety of architectural styles establish a coherent streetscape;

Historical Significance: The historical significance of this property is due to its age, constructed in 1951.

Architecture Design; 14 Crescent is a two storey, rectangular, centre hall plan structure with a moderately pitched side gable roof. There is a single storey double car garage attached to the north side of the house, and the eave of the garage roof carries over across the front of the house. The house is clad in fabricated stone on the first storey and horizontal siding on the second;

Architectural Style: 1950s Neocolonial;

Architect Designer Builder Landscape Architect: H.A. Lemieux

Architectural Integrity: 1965 addition to rear. House possibly not built exactly to original plan. The Bissonnets made alterations to the house by enlarging the dining room and adding a master dressing room and bath;

Summary Architectural Significance: The house is a good example of mid twentieth century housing constructed in Rockcliffe as the large estate lands opened up to newer infill and higher density residential development;

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Source: Rockcliffe Park Heritage Conservation District Plan 2016

3.1 Statement of Cultural Heritage Value

A “Statement of Cultural Heritage Value” is the foundation of all heritage conservation district plans. The statement below is based on the original statement in the 1997 Rockcliffe HCD Study but has been shortened and adapted in consultation with the author of the original Rockcliffe Park study to reflect the current requirements of the Ontario Heritage Act.

Statement of Cultural Heritage Value and Heritage Attributes

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.

Statement of Heritage Attributes

The Rockcliffe Park Heritage Conservation District comprises the entire former village of Rockcliffe Park, an independent municipality until amalgamation with the City of Ottawa in 2001. Section 41.1 (5) c of the Ontario Heritage Act requires the Heritage District Plan to include a “description of the heritage attributes of the heritage conservation district and of properties in the district.” A “Heritage Survey Form” outlining the heritage attributes for every property in the HCD has been compiled and evaluated. The forms are held on file with the City of Ottawa.

Description of Heritage Attributes

The attributes of the Rockcliffe Park HCD are:

- The natural features that distinguish the HCD, including McKay lake and its shoreline, the varied terrain, and topography;
- The unobtrusive siting of the houses on streets and the generous spacing relative to the neighbouring buildings;
- The variety of mature street trees and the dense forested character that they create;
- The profusion of trees, hedges, and shrubs on private property;
- Varied lot sizes and irregularly shaped lots;
- Generous spacing and setbacks of the buildings;
- Cedar hedges planted to demarcate property lines and to create privacy;
- The dominance of soft landscaping over hard landscaping;
- Wide publicly owned verges;
- The remaining Villa lots laid out in McKay’s original plan;
- The high concentration of buildings by architect Allan Keefer, including 725 and 741 Acacia, 11 Crescent Road;
- The rich mix of building types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;
- The predominance of stucco and stone houses over and the relative rarity of brick buildings; and,
- The narrow width of many streets, such as McKinnon and Kinzua Roads;
- The historic road pattern that still reflects the original design established by Thomas Keefer;
- The low, dry-stone walls in certain areas of the Village, including around Ashbury College;
- The existing garden features that enhance the public realm and distinguish certain private properties, including the garden gate at 585 Manor Ave, and the white picket fence at 190 Coltrin Road;

- Informal landscape character with simple walkways, driveways, stone retaining walls and flowerbeds;
- The “dog walk,” a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;
- The public open spaces including the Village Green and its associated Jubilee Garden;
- Institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;
- The significant amenities of the Caldwell-Carver Conservation Area, McKay Lake, and the Pond,
- The multi-unit buildings, small lots, and more modest houses in the area bounded by Oakhill to the east, Beechwood to the south, and Acacia to the west and north, referred to as the “Panhandle,” that characterize the south and west boundaries of the District.
- The regular front yard setbacks on some streets such as Sir Guy Carleton Street, Blenheim Drive and Birch Avenue
- The irregular front yard setbacks on some streets, such as Mariposa Avenue between Springfield and Lisgar Roads, Crescent Road, Acacia Avenue and Buena Vista between Springfield and Cloverdale Roads

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

The current application is for the construction of a two-storey residence set back at approximately 16m. from Crescent Avenue property line. The proposed development includes the demolition of the existing Grade II building.

The 6,440 s.f. house design is inspired by "chateau style French provincial" featuring double main entry doors centered on the front porch with tall rectangular windows on both sides. The building has square twin towers at the front facade to emphasize balance and symmetry with mansard pre-finished metal roofing. The color palette calls for warm greys and off white to compliment the rest of the design elements.

The building design interprets a centre hall plan with a central entrance bay flanked by projecting two-storey bays. Initially it was located much closer to the street. The revised site plan (Figure 16) provides for additional setback from the street. The two-storey massing, height and materials are sympathetic to adjacent buildings. The retention of existing vegetation and the additional setback make the proposal less intrusive of the one-storey residence at 10 Crescent Road. The attached double garage set to the north side of the residence is consistent with the historical pattern for the buildings developed on the interior of the crescent beginning in 1950. The garage is set back of the principal façade and in the same position as the demolished building.

The high-pitched hip roof sloping downward to four sides sheds 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 anchors the building to its narrow pie-shaped lot. The exterior is proposed to have limestone cladding throughout with the exception of the gables, window surrounds and dormers that will be 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, moldings 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 window (w13), a front facing picture window. The front facing windows (w09) of bedrooms 3 and 4 have decorative wrought iron treatment. A low slope roof is proposed at the rear to accommodate for the balcony off the master bedroom. The balcony has glass railing overlooking the backyard garden.

The plan calls for four spacious bedrooms on the second floor with ensuite baths and walk-in-closets in every bedroom. 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 2 car parking area with a mudroom connecting to the living space. A future residential elevator is proposed for added convenience. The basement is unfinished containing the mechanical room and future storage.

4.2 Plans, Drawings, Images of the Proposed Development

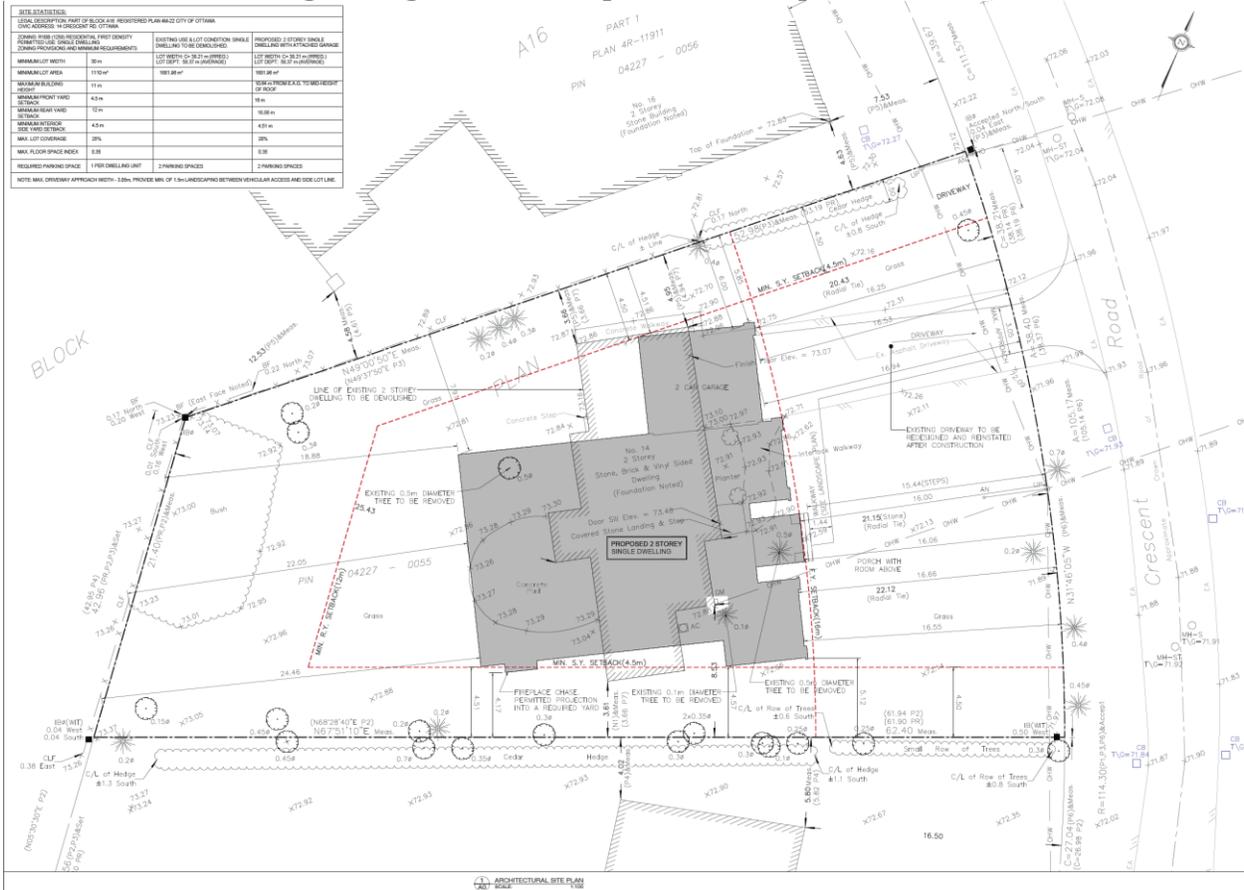


Figure 16: A revised site plan of the proposed development illustrating the existing and proposed built and landscape form as well as the building's relationship to homes on adjacent properties. The plan also illustrates the minimum rear and side yard setbacks, as well as the proposed 16m front yard setback of the new residence that follows the curved road right of way. Source: SDG Designs June 27, 2022.



Figure 17: East front elevation of the proposed development. Source: SDG Designs August 2022.



Figure 18: Rear elevation of the proposed development. Source: SDG Designs August 2022.



Figure 19: Side Elevation (north-west elevation) illustrating the proposed development. Source: SDG Designs August 2022.



Figure 20: South side elevation (South -west Elevation) of the proposed development. Source: SDG Designs August 2022.



Figure 21: Rendered east front elevation as viewed from the street of the proposed development illustrating form, massing, and materials. Source: SDG Designs August 2022.



Figure 22: Rendered landscape and tree survey plan. The environmental category score is 70% for the existing streetscape. The landscape plan will retain mature trees, and the open lawn and setback consistent with neighbouring properties. Note the sense of enclosure the treed front and side yards provide and compare with the 1958 aerial (Figure 15). Source: James B. Lennox & Associates, Landscape Architects, 2022.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Rockcliffe Park Heritage Conservation District (RPHCD). The guidelines contained in the district plan - 7.3 Guidelines for Existing Buildings and Landscapes 7.3.1 Demolition and Relocation 7.4 Additions and New Construction, 7.4.2 Guidelines for New Buildings, 7.4.3 Landscape Guidelines – New Buildings and Additions - contained in the 2016 District Plan are used to assess the impacts. The heritage attributes and character-defining features of the RPHCD are itemized in Section 3.0.

5.1 Rockcliffe Park Heritage Conservation District Plan Guidelines

RPHCD Plan Guideline	Comment
7.3 Guidelines for Existing Buildings and Landscapes	
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.	Response: 5. The proposed development includes the demolition of the Grade II building. The plans for the replacement building reference a chateau style two storey residence set back at approximately the same distance as the existing building.
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.	6. The historical and architectural significance of the existing building and landscape are outlined in the Heritage Survey and Evaluation Form completed in 2011 as part of the District Plan and subsequently updated in 2021. The property scored a total of 48 points primarily for its contribution to the environmental criteria (31 points), a total of 4 points for the historical criteria, and 12 points for the architectural criterial.
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.	7. A landscape architect has been retained and has assessed the significant landscape features including hard and soft landscape elements. (See landscape plan figure 22). The environmental category score is 70% for the existing streetscape. The landscape plan will retain mature trees, and the open lawn and setback consistent with neighbouring properties.

7.4.2 Guidelines for New Buildings	
<p>1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.</p>	<p>Response: 1. The owner have retained a planner, designer, landscape architect and heritage professional.</p>
<p>2. New buildings shall contribute to and not detract from the heritage character of the HCD and its attributes.</p>	<p>Response: 2. The proposed new development contributes to the heritage character of the HCD and its attributes. The mid 20th century features of the atypical development of the three lots at 10, 14, and 16 Crescent Road retains the garage location to the side of the residence, set back from the principal facade. The proposed front yard setback and retention of existing vegetation are positive contributions to the heritage character.</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 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>Response: 3. The historic landscape characteristics and features associated with the streetscape have been retained. Streetscape planting has varied since the lot was developed in 1951. (See landscape plan and 1958 aerial).</p> <p>The height and mass of the proposed building is comparable with 16 Crescent Road and with the Grade I residence at 5 Crescent Road. The height and mass is inconsistent with the Grade I property at 10 Crescent Road to the south of the development site. This is partly mitigated with the setback from the street. Architectural design could incorporate a stepped massing adjacent to the 10 Crescent Road.</p>

 <p>10 CRESCENT RD. EXISTING</p>	 <p>14 CRESCENT RD. EXISTING</p>	 <p>16 CRESCENT RD. EXISTING</p>
<p style="text-align: right;"><small>NOTE: EXISTING MATERIALS, COLORS AND FINISHES REPRESENTED BY NOT BE SUBJECT OF AN OFFER</small></p>		
<p>10 CRESCENT RD. EXISTING</p>	 <p>14 CRESCENT RD. PROPOSED</p>	 <p>16 CRESCENT RD. EXISTING</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>Response: 4. The proposed new building design is a modern interpretation of a centre hall plan with a central entrance bay flanked by projecting two-storey bays. With the additional setback from the street the two-storey massing, height and materials are sympathetic to adjacent buildings and less intrusive of the one-storey residence at 10 Crescent Road.</p>	
<p>5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.</p>	<p>Response: 5. The proposed integral garage is located on the north side of the building and is stepped back from the principal façade respecting the atypical 1950 development of the lots on interior side of the crescent adjacent to the development site.</p>	
<p>6. Existing grades shall be maintained.</p>	<p>Response: Existing grades have been maintained.</p>	
<p>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:</p> <p>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</p>	<p>City Comments (Nov Email): 7.4.2(7)(a) – The proposed new building is set back from the street approximately 16m, whereas the front facades of the principal dwellings of adjacent buildings are set back approximately 18.5m and 15.8m, respectively. The existing home at 14 Crescent Road has a front yard setback of approximately 19.9m</p> <p>Response: 16 m front yard setback is consistent with front yard setback of 10 Crescent Rd at 16.5 m The building is set forward of the minimum rear yard setback due to the configuration of the pie</p>	

<p>closest to the street. A new building may be set back further from the street than adjacent buildings.</p> <p>b) In general, unless a new building on a corner lot maintains the setbacks of the building it is replacing, the new building shall not be closer to the street than both adjacent buildings. The new building may be set back further from both streets than the adjacent buildings. If the front yard setbacks of the adjacent buildings cannot reasonably be used to determine the front yard and exterior side yard setbacks of a new building, the new building shall be sensitively sited in relation to adjacent buildings on both streets.</p>	<p>shaped lot. Moving the building back has increased the front yard setback, and the width of the principal façade has been reduced to allow for a deeper sideyard setback.</p> 
<p>8. Windows may be wood, metal clad wood, steel, or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.</p> <p>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, aluminium soffits, synthetic stucco, and manufactured stone will not be supported.</p> <p>10. Terraces on the top storey of buildings do not form part of the heritage character of the HCD, however, a terrace on the top storey may be permitted if it is 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.</p> <p>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.</p>	<p>Response:</p> <p>8. All exterior window and door trims including sills, bands, strips, moldings 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 window (w13), a front facing picture window. The front facing windows (w09) of bedrooms 3 and 4 have decorative wrought iron treatment.</p> <p>9. & 12. The exterior is proposed to have limestone cladding throughout with the exception of the gables, window surrounds and dormers that will be covered with non-structural thin veneer limestone with the same color and texture as the main wall cladding.</p> <p>10. A low slope roof is proposed at the rear to accommodate for the balcony off the master bedroom. The balcony has glass railing overlooking the backyard garden.</p> <p>The 6,440 s.f. house design is inspired by "chateau style French provincial" featuring double main entry doors centered on the front porch with tall rectangular windows on both sides. The</p>

<p>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.</p> <p>13. The use of modern materials such as plastic or fiberglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.</p>	<p>building has square twin towers at the front facade to emphasize balance and symmetry with mansard pre-finished metal roofing. The color palette calls for warm greys and off white to compliment the rest of the design elements.</p>  <p>An example of the smooth limestone cladding material. Guideline 9 & 12 extends to all facades.</p>
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**7.4.2 Guidelines for New Buildings
Garages and Accessory Buildings**

<p>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.</p> <p>2. New detached garages should not be located between the front façade and the front property line.</p> <p>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.</p>	<p>Response: 1 & 2. The attached double garage set to the north side of the residence is consistent with the historical pattern for the buildings developed on the interior of the crescent beginning in 1950. The garage is set back of the principal façade.</p>
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**7.4.3 Landscape Guidelines
New Buildings and Additions**

<p>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.</p> <p>2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.</p>	<p>1. The front yard setback maintains much of the front soft landscape and grades; it does not allow for the preservation of the mature blue spruce and the soft landscaping next to the house.</p> <p>2., 3. & 4. The revised front yard setback respects the established landscape character of the streetscape The existing soft landscape character of the lot has been preserved – open lawn, interspersed with specimen trees, foundation planting of shrub, and trees along the front, and interior and rear side yards of the property.</p>
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<p>3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.</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>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.</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>7. Setbacks, topography and existing grades, trees, pathways, and distinctive features, such as stone walls and front walks shall be preserved.</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>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>10. Existing grades shall be maintained.</p> <p>11. Artificial turf shall not be permitted in front and side yards.</p>	<p>The existing hard landscape character of the lot has been preserved – double width asphalt driveway, and pathway from the driveway to the front entrance. Alternatively, a permeable driveway surface could be considered.</p> <p>6. The proposed replacement building is located in line with the same position as 10 Crescent Road.</p> <p>7. The proposal does not preserve 20 m existing setbacks and will result in the loss of mature trees in particular the mature blue spruce. A replacement of this tree set forward would mitigate this loss.</p> <p>ape.</p> <p>6. See 7.4.2. 7a & b Guidelines for New Building</p> <p>7. & 8. All significant landscape conditions – topography, grades, trees, and pathway have been preserved. See Site and Landscape Plans.</p> <p>9. A detailed inspection and recommendations for tree preservation has been prepared by IFS Associates. Of the 37 trees identified at the property all but 3 are being preserved and protected</p>
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5.2 Joint Consultation Minutes (AV's suggestions) June 2022

Email from AV dated June 27, 2021

Based on our (Adrian) review of the most recent materials provided, the Heritage Planning Branch would like to offer some design-related suggestions to help make the building more compatible with its neighbours and surroundings.

The following responses from Santos Dolormente SDG DESIGNS address the comments

The building has very strong vertical elements that bring attention to its height. It is felt that these can be simplified by, for example, bringing down the height of projecting parapets and pilasters to established datum lines and by simplifying the building's roofline.

Response: We acknowledge your comment regarding parapets and pilasters.

Our design does not have parapets. The pilasters provide symmetry which is very important to the traditional style of this house. The height of the pilasters are appropriate to visually divide the building height.

It is strongly suggested that the building's limestone cladding be limited to the base of the building or the first floor, and the rest of the building be clad in a different material, such as stucco.

Response: The cladding will be limestone as one of the materials listed on Guideline 9. It will be used throughout the exterior of the building as emphasized on Guideline 12.

We acknowledge your comment to have a stone base or first floor and stucco on the rest of the building. This will be difficult due to the high maintenance cost of stucco. This material is easily cracked especially if there is a foundation settlement which always occurs in the first or second year after construction. Stucco also shows discoloration in the long term, it retains water and moisture that can be trapped in the building envelope that leads to mold and mildew.

Please consider limiting the pilasters to the entrance only.

Response: Our design does not have parapets. The pilasters provide symmetry which is very important to the traditional style of this house. The height of the pilasters are appropriate to visually divide the building height. It is important to keep the number of pilasters (not just at the main entrance) because the garage is asymmetrical to the main building; and by adding the two pilasters on both sides of the garage door, it will provide balance with the main building weight, removing it will create disproportion.

5.3 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Rockcliffe Park HCD include:

- The proposed retention of the driveway and attached garage on the north side of the building is consistent with the existing streetscape and adjacent properties. Replacement of the asphalt and entrance walk with permeable paving should be considered.
- The landscape character of the streetscape is maintained with the retention of landscape elements including turf, tree, and informal tree planting. The renewed plan should include an arborist to undertake pruning and clean-up of understory material.

Adverse impacts of the proposed development include:

- The placement forward on the property and the initial design of two-storey height of the building is inconsistent with the adjacent one-storey Grade I residence at 10 Crescent Road. Further design development has mitigated the impact with the revised setback and the redesign of the front facade.
- The proposal does not preserve 20 m existing setbacks and will result in the loss of two mature trees in particular the mature blue spruce. A replacement of this tree set forward would mitigate this loss.

6.0 ALTERNATIVES & MITIGATION STRATEGIES

6.1 Alternatives

The following are some alternatives that have been considered:

Landscape: Meets the guidelines. See Landscape Plan

Architecture:

Gable roof forms are typical of the adjacent properties to the north (16) and south (10) of the property, Materiality – The use of limestone cladding throughout all exterior facades addresses Guidelines 9 and 12.

In order to satisfy Guideline 13 there are no modern materials, except for the small percentage of glass guard for the balcony on the rear façade.

6.2 Mitigation Measures

The following are mitigation measures that could be explored, include:

Landscape:

Use permeable pavers to mitigate the ratio of hard to soft landscape.

New Residence:

The front yard setback was revised as it relates to the property next door 10 Crescent Road.

6.3 Conclusions

The proposed new building design is a contemporary expression of Chateau Style architecture interpreting of a centre hall plan with a central entrance bay flanked by projecting two-storey bays.

With the additional setback from the street the two-storey massing, height and materials are sympathetic to adjacent buildings and less intrusive of the one-storey residence at 10 Crescent Road. The placement of the attached double garage is consistent with adjacent properties developed in the mid 20th century. The garage bay is set back of the principal façade.

The landscape treatment – hard and soft – preserves the significant landscape attribute, meets the guidelines contained in the district plan and with the retention of most of the mature trees the design of the building does not overwhelm the streetscape.

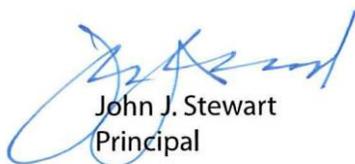
7.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management offers a range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Ian Hunter, Built Heritage is a specialist in the research and assessment of cultural heritage resources and building conservation. Experience in the heritage conservation field extends over 30 years primarily working for Commonwealth Historic Resource Management.



John J. Stewart
Principal