

**Subject: Applications to alter 233 Argyle Avenue and 330 McLeod Street,
properties designated under Part V of the *Ontario Heritage Act***

File Number: ACS2023-PRE-RHU-0006

Report to Built Heritage Committee on 6 March 2023

and Planning and Housing Committee on 5 April 2023

and Council 12 April 2023

**Submitted on February 10, 2023 by Court Curry, Director, Right of Way, Heritage,
and Urban Design Services, Planning, Real Estate and Economic Development**

Contact Person: Greg MacPherson, Planner I, Heritage Planning Branch

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Ward: Somerset (14)

**Objet : Demandes en vue de modifier le 233, avenue Argyle et le 330, rue McLeod,
propriétés désignées en vertu de l'article IV de la *Loi sur le
patrimoine de l'Ontario***

Dossier : ACS2023-PRE-RHU-0006

Rapport au Comité du patrimoine bâti le 6 mars 2023

et le Comité de l'urbanisme et du logement le 5 avril 2023

et au Conseil le 12 avril 2023

**Soumis le 10 février 2023 par Court Curry, Directeur, Services des emprises, du
patrimoine, et du design urbain, Services de la planification, des biens
immobiliers et du développement économique**

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Quartier : Somerset (14)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee and the Planning and Housing Committee recommend that Council:

- 1. Approve the application to alter 233 Argyle Avenue according to plans prepared by Woodman Architect and Associates Limited, dated October 18, 2022, conditional upon:**
 - a. The applicant providing final details of conservation and restoration work to be undertaken at 233 Argyle Avenue for approval by Heritage Staff prior to the issuance of a building permit.**
- 2. Approve the application to alter 330 McLeod Street according to plans prepared by Woodman Architect and Associates Limited, dated December 15, 2022;**
- 3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 4. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti et le Comité de la planification et du logement recommande au Conseil :

- 1. d'approuver la demande de modification du 233, avenue Argyle selon les plans de Woodman Architect and Associates Limited en date du 18 octobre 2022;**
 - a. Le demandeur doit fournir les derniers détails des travaux de conservation et de restauration qui seront entrepris au 233, avenue Argyle et devront être approuvés par le personnel du patrimoine avant qu'un permis de construire puisse être délivré.**
- 2. d'approuver la demande de modification du 330, rue McLeod selon les plans de Woodman Architect and Associates Limited en date du 15 décembre 2022;**
- 3. de déléguer au directeur général de la Planification, de l'Immobilier et du Développement économique le pouvoir d'apporter des changements mineurs aux plans;**

- 4. d'approuver la délivrance des permis en matière de patrimoine, valides pendant deux ans à compter de la date de délivrance, sauf si les permis sont prolongés par le Conseil municipal.**

BACKGROUND

The recommendations of this report relate to two addresses located in Centretown: 233 Argyle Street and 330 McLeod Avenue. Both properties are located in the Centretown Heritage Conservation District (HCD) and are therefore designated under Part V of the Ontario Heritage Act (OHA). The subject properties are located mid-block on the north and south sides of each respective street between Bank Street and O'Connor Street, partially sharing a rear lot line. The building at 233 Argyle Avenue is a two-and-one-half storey red brick house constructed circa 1901-1914. This vernacular house features a truncated hip roof and some architectural details characteristic of the Beaux-Arts style including a decorated frieze and brick columns topped with ionic orders on the second storey front façade below the cornice. The building at 330 McLeod Street is a five storey yellow-brick clad multi-unit residential building constructed circa 1959-1965. This building is characterised by its flat roof and facades, central front entrance, and central porches on the front façade above the second floor. The subject properties share a rear lot line and are subject to a joint Zoning By-law amendment application which is why the proposed alterations are being brought forward as one report.

Centretown Heritage Conservation District

The Centretown HCD was designated under Part V of the Ontario Heritage Act (OHA) in 1997. In 2022 a new HCD Plan, applying to both the Centretown HCD and the Minto Park HCD, was approved by Council following the conclusion of the Centretown Heritage Study. This HCD Plan replaces the original management guidelines for the Centretown HCD and is in full force and effect as of October 18, 2022.

The cultural heritage value of the Centretown HCD lies in its role as an early residential neighbourhood within the larger area of Centretown. The HCD features a mix of housing types including large architect-designed houses, high style and vernacular detached dwellings, row houses, apartment buildings, and small dwellings. Further cultural heritage value is derived from its associated commercial corridors and institutions. For a complete description of the HCD's cultural heritage value, please refer to Document 3 – Statement of Cultural Heritage Value.

This report has been prepared following receipt of an OHA application to permit the construction of a three-storey, 13 residential unit rear addition to the existing building at 233 Argyle Avenue and a four-and-a-half storey, 30 residential unit rear addition to the existing building at 330 McLeod Street. Under the OHA, applications for alterations and

new construction require the approval of Council. In addition to approvals under the OHA, the proposal requires Site Plan Control and a Zoning By-law Amendment. The City is in receipt of applications for these approvals, and it is staff's intent that the OHA report and Zoning By-law amendment report will proceed to council simultaneously.

DISCUSSION

Project Description

The purpose of the subject application is to permit the construction of a three-storey rear addition to the existing building at 233 Argyle Avenue and a four-and-a-half storey rear addition to the existing building at 330 McLeod Street. The site plans, elevations, and renderings for 233 Argyle Avenue are attached as Document 4 and the landscape plan is attached as Document 5. The site plans, elevations, and renderings for 330 McLeod Street are attached as Document 6 and the landscape plan is attached as Document 7.

The proposed three storey addition to 233 Argyle Avenue is located at the rear of the existing building and features a flat roof. The addition is clad predominantly in white metal paneling, with portions of the west side and rear clad in green-beige metal cladding. The east elevation features two rectangular masses clad in red brick, complimenting the red brick cladding of the site's original building. These masses extend slightly above the flat roof of the addition to a maximum height of 10.75 metres and feature glass balconies and a stone clad foundation.

The proposed four-and-a-half storey addition to 330 McLeod Street is located at the rear of the existing building and features a flat roof. The addition will be clad in white and green-beige metal cladding, matching the paneling on the addition at 233 Argyle Avenue. The roof of the existing building and addition will feature a green roof and enclosed resident amenity space. An enclosed rooftop stairway access will be constructed on the roof of the existing portion of the building at the north-east corner and clad in beige brick to match the cladding of the existing building.

Minor landscaping alterations are proposed on both sites. Pre-cast paving stone footpaths are proposed along the side of each building and sod will be installed in each building's rear yard. Neither property will feature vehicular access or on-site parking.

Centretown and Minto Park HCD Plan

Applications for alterations in the Centretown HCD are reviewed for consistency with the Plan's Statement of Objectives, Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must comply with the policies and guidelines established by the plan. The following sections of the HCD plan set out guidelines and

policies specifically relevant to the subject proposal:

- Section 7.0 – Alterations
- Section 8.0 – Additions

The HCD plan categorizes all properties as *contributing* or *non-contributing*. Based on the results of the Centretown heritage inventory, contributing properties may be further sub-defined as: Significant Resources (SR), Character-Defining Resources (CDR) and Character-Supporting Resources (CSR). The HCD plan identifies 233 Argyle Avenue as a contributing property and CDR. As such, policies and guidelines in the HCD Plan specific to CDRs and contributing properties apply to that property. 330 McLeod Street is identified as a non-contributing property; therefore, policies and guidelines specific to non-contributing properties apply.

Recommendation 1:

Heritage staff have reviewed the application and supporting material and find that the proposal for the construction of an addition at 233 Argyle Avenue is compliant and consistent with the applicable policies and guidelines of the Centretown and Minto Park HCD Plan. A detailed evaluation is attached to this report as Document 8. The evaluation is summarized as follows:

- The proposed addition is compatible with the character of the HCD and existing building in terms of form, massing, and materiality:
 - The addition is contained to the rear of the property and is built to a similar height as that of the existing building. The addition will have minimal visual impact on the streetscape.
 - The use of metal panels as the primary cladding material of the addition reinforces the condition of the addition as contemporary and distinct from the retained heritage building.
 - The use of red brick cladding for portions of the addition enhances the compatibility of the addition with the existing building.
- The proposal will maintain the existing soft landscaping features in the front yard and enhance the landscape connections and continuity with the adjacent property at 229 Argyle Avenue.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of

Historic Places in Canada (“Standards and Guidelines”) in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Policies 4.1 (4) and 9.0 (2) of the Centretown and Minto Park HCD Plan further direct alterations and new construction to respect the Standards and Guidelines, ensure that alterations are compatible, and conserve contributing buildings. Heritage staff are satisfied that the project meets the relevant Standards and Guidelines and is compliant with the associated policies of the HCD Plan.

Recommendation 2:

Heritage staff have reviewed the application and supporting material and find that the proposal for the construction of an addition at 330 McLeod Street is compliant and consistent with the applicable policies and guidelines of the Centretown and Minto Park HCD Plan. A detailed evaluation is attached to this report as Document 9. The evaluation is summarized as follows:

- The proposed addition is compatible with the existing building and the character of the HCD.
 - The addition is contained to the rear of the property and will have minimal visual impact on the character of the HCD.
 - The only proposed alteration visible from the streetscape is the construction of a rooftop staircase access. This access will be clad in beige brick matching the cladding of the existing building, therefore having limited impact on the character of the streetscape.
- The proposal will enhance the landscape quality of the front yard through the installation of new sod and the planting of a new tree.

Conclusion:

Staff have reviewed the application for alterations at 233 Argyle Avenue and 330 McLeod Street in accordance with the objectives, policies and guidelines of the Centretown and Minto Park HCD Plan and the Standards and Guidelines and have no objections to its approval.

Recommendation 3

Delegate authority for minor design changes to the General Manager, Planning Real Estate and Economic Development Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development

Department to approve these changes should they arise.

Recommendation 4

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

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

COMMENTS BY THE WARD COUNCILLOR(S)

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

CONSULTATION

This section consists of two components: consultation and public notification. Application materials were posted on the City's Development Application website on February 2, 2023.

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

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

ACCESSIBILITY IMPACTS

The proposal conforms to the City's Accessibility Design Standards. For further information, please refer to the associated Zoning By-law amendment application for the subject addresses.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

RURAL IMPLICATIONS

The recommendations of this report have no rural implications.

APPLICATION PROCESS TIMELINE STATUS

This application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*. It will expire on May 5, 2023.

SUPPORTING DOCUMENTATION

Document 1: Location Map

Document 2: Site Photos

Document 3: Statement of Cultural Heritage Value

Document 4: Architectural Package, 233 Argyle

Document 5: Architectural Package, 330 McLeod

Document 6: Landscape Plan, 233 Argyle

Document 7: Landscape Plan, 330 McLeod

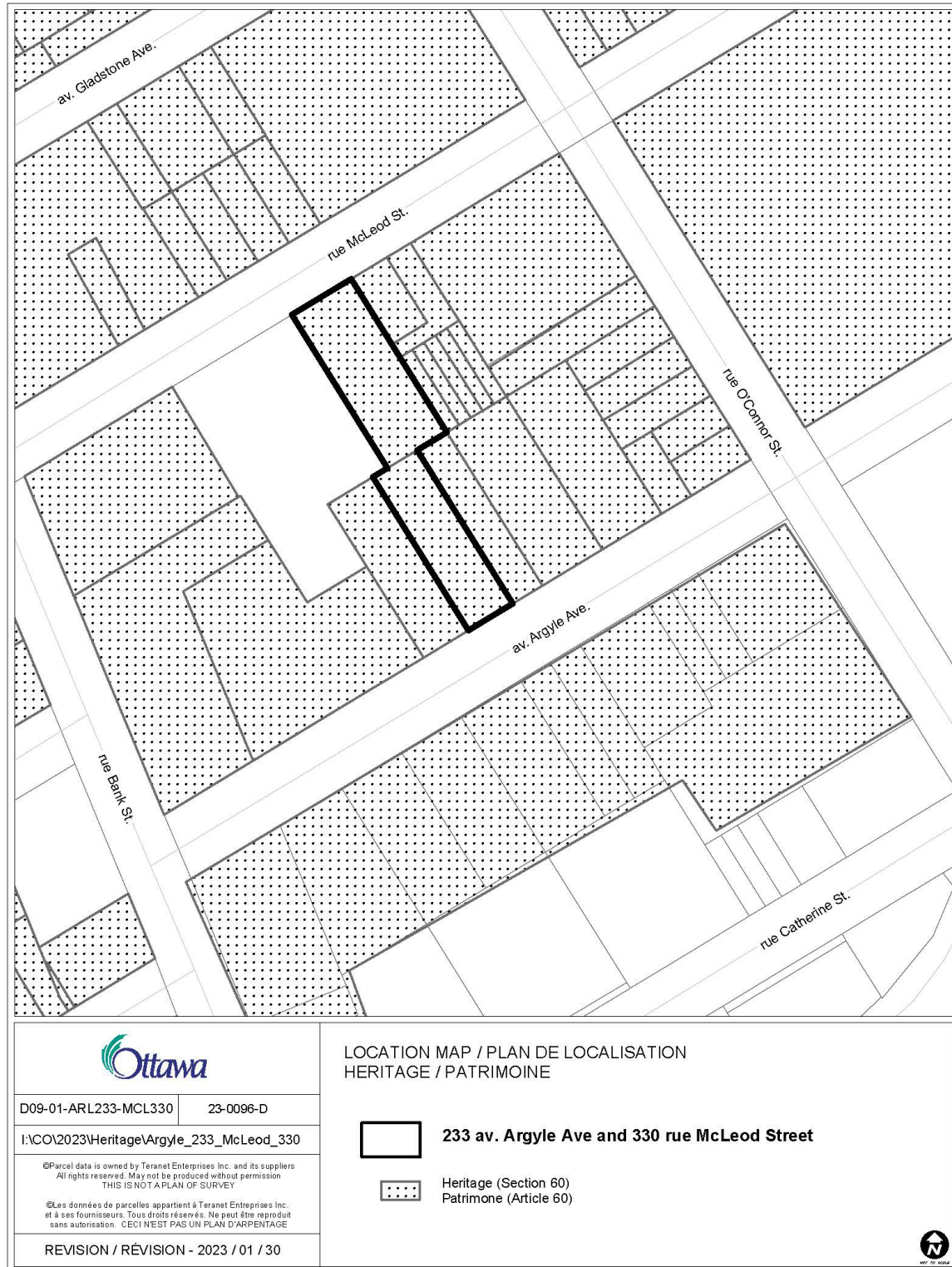
Document 8: HCD Plan Evaluation – 233 Argyle Avenue

Document 9: HCD Plan Evaluation – 330 McLeod Street

DISPOSITION

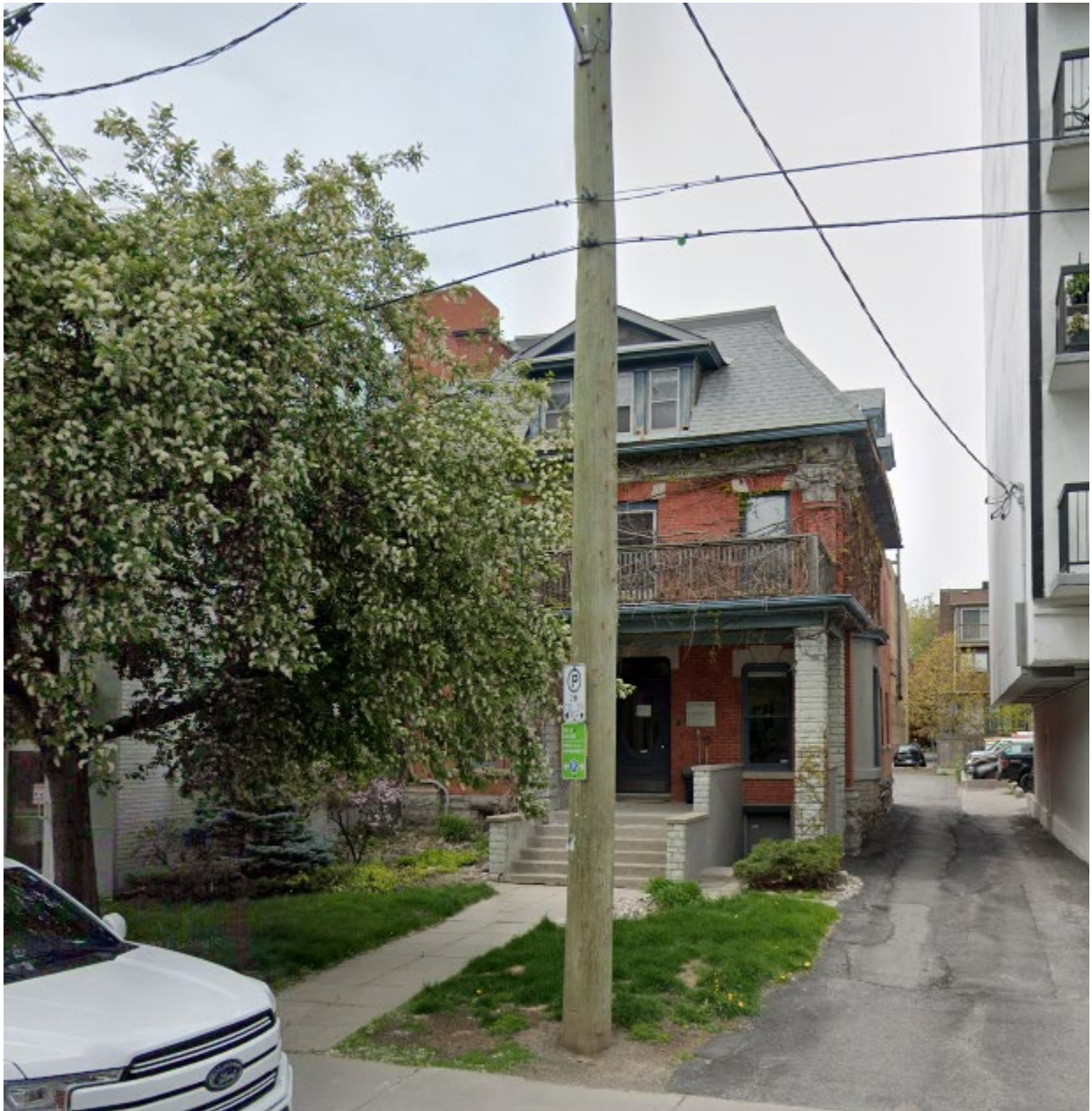
Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



Document 2: Site Photos

233 Argyle Avenue



330 McLeod Street



Document 8: HCD Plan Evaluation – 233 Argyle

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
3.2 – Objectives	(5) To preserve the Districts' traditional roles as high-density residential areas, home to a wide range of people in a mix of housing types.	The proposal is consistent with this objective. The proposed addition intensifies the residential uses on the site.
	(7) To ensure that new construction and development on vacant lots, underdeveloped lots and on large parcels that is intended to further the intensification goals of the City is compatible with the cultural heritage value and attributes of the Districts and reflects their history, character and development patterns.	The proposal is consistent with this objective. The proposed addition contributes to the intensification goals of the City while maintaining compatibility with the HCD.
	(8) To ensure that new construction and development on vacant, underdeveloped lots and on large parcels where there are Contributing buildings respects the character of those buildings through their retention and the sympathetic design of the new structure[s].	The proposal is consistent with this objective. The design of the proposed addition is sympathetic to the massing and scale of the existing building.
	(11) To maintain, conserve, and enhance the historic residential character of the Centretown and Minto Park Heritage Conservation Districts particularly as exemplified in its intact historic streetscapes (identified in Section 3.4), through the use of harmonious materials, architectural details or other design measures, including those streets where houses have been converted to commercial uses;	The proposal is consistent with this objective. The maintenance of the existing house form on the site and the location of the addition to the rear maintains and conserves the historic residential character of the HCD.
4.1 – General Policies	(1) The cultural heritage values and character of the Districts as defined in the Statement of Cultural Heritage Value and the Description of	The proposal complies with this policy. The addition has minimal visibility from the street

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
	Heritage Attributes shall be maintained and conserved.	and will not impact the HCD's identified cultural heritage values and character.
7.1 – Alterations: Existing Buildings	(1) Alterations to buildings will be compatible with, subordinate to and distinguishable from the existing Contributing property and neighbouring Contributing properties, particularly those within intact streetscapes.	The proposal complies with this policy. The proposed addition is subordinate via its location to the rear of the lot, behind the existing building. This location further mitigates any impacts the proposal may have on the existing streetscape. The use of metal and brick cladding ensure that the addition is distinguishable as contemporary.
	(2) Alterations will be compatible with surrounding Contributing properties as well as the cultural heritage value and attributes of the District. They will consider: <ul style="list-style-type: none"> Materials, scale, form, proportions and massing, height and location on the lot. 	The proposal complies with this policy. The proposed addition is located at the rear of the lot, behind the existing building. This location further minimizes any impacts the proposal may have on adjacent contributing properties. The use of metal and brick cladding ensure that the addition is distinguishable as contemporary while maintaining a visual connection to the existing building. The height and scale of the addition is appropriate for the site and does not negatively impact the character of the building.
8.1 – Additions to Existing Properties	(1) New additions will be physically and visually compatible with, subordinate to, and distinguishable from the existing Contributing property.	The proposal complies with this policy. The proposed addition is subordinate via its location to the rear of the lot, behind the existing building. This location further mitigates any impacts the proposal may have on the existing streetscape. The use of metal and brick cladding ensure that the addition is distinguishable as contemporary.

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
	(2) New additions will be designed to be compatible with surrounding Contributing properties, particularly properties within or across the street from an intact streetscape.	The proposal complies with this policy. The location of the addition minimizes any impacts it may have on the character of the streetscape or the compatibility of the existing building with the streetscape or adjacent contributing buildings.
	(3) New additions will respect the following: <ul style="list-style-type: none"> • The scale, form, proportions and massing, height, and location on the lot of the building to which they are being added. • Materials and architectural characteristics such as fenestration patterns, the design of windows and doors, datum lines and other vertical or horizontal reference points of the subject property and surrounding buildings. 	The proposal complies with this policy. <ul style="list-style-type: none"> • The proposed addition responds to the scale, form and location of the existing building. The addition is located in the rear and similar in height to the existing building. The side yard setbacks established by the existing building are generally maintained. • The organization of windows on the new facades corresponds to storey heights of the existing building. The use of brick references the cladding of the existing building.
	(4) New additions will contribute to and not detract from the defined cultural heritage value and attributes of the District.	The proposal complies with this policy. The addition does not detract from the character of the HCD.
	(5) In general, additions will most often be located in the rear yard. Exceptions may be considered for flat roofed buildings and in those cases, will meet the intent of the policies and guidelines in Section 8.2.	The proposal complies with this policy. The addition is located in the rear yard.

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
	(b) New additions to Contributing buildings should be of their own time and aim to strike a balance between imitation of historic character and pointed contrast in order to complement and respect the cultural heritage value of the HCD.	The proposal is consistent with this guideline. The addition is contemporary in design and materials generally. The use of red brick helps to tie the addition together with the original building.
	(c) New windows should be compatible with those of the existing building and its neighbours in size, window to wall ratio, shape and divisions.	The proposal is consistent with this guideline. Window sizes are generally compatible with that of the existing building and arranged complementarily.
	(d) The rooflines and roof profile of historic Contributing buildings will be maintained and conserved.	The proposal is consistent with this guideline. The roof line is maintained from the street. The roof profile is generally maintained but is altered at the rear to permit a connection between the existing building and the addition.
	(f) Cladding materials for additions should be sympathetic to the existing building and its neighbours. Materials that are commonly found in the District (i.e. brick, stucco and wood) are the most appropriate, however, other materials may be supported if they complement the colour and expression of the existing building.	The proposal is consistent with this guideline. The use of red brick is highly compatible with the existing building and provides a contrast with the proposed metal cladding. The use of metal cladding reinforces the subordinate and contemporary character of the addition.
11.1 – Streets, trees and landscaping in the Public Realm	(1) Conserve and enhance the public realm, mature tree canopy and the character of front yards throughout residential parts of the HCD.	The proposal complies with this policy. A new front yard tree is proposed, enhancing the HCD's street tree canopy.

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
11.3 – Front yards and Private Landscapes – Houses	(1) Conserve and reinstate the soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties.	The proposal complies with this policy. Existing planting beds will be maintained and sod laid in the front yard.
	(2) Retain existing front walkways.	The proposal complies with this policy.
	(a) Maintain or reinstate the historic soft landscaped character of front yards. The replacement of lawns by shrubs and flowerbeds is appropriate if the proportion of the property devoted to soft landscaping stays the same.	The proposal is consistent with this guideline. The proposal complies with this policy. Existing planting beds will be maintained and sod laid in the front yard.
	(b) Linear walkways (usually about one metre in width) oriented perpendicular to street are common and should be maintained.	The proposal is consistent with this guideline.
11.3 – Front yards and Private Landscapes – Apartment Buildings	(a) The replacement of soft landscaping with gravel or pavers is discouraged. Shrubs or perennials can offer a lower maintenance alternative to front yard landscaping than hardscaping.	The proposal is consistent with this guideline. New pavers are only proposed in areas currently paved. The majority of existing paved areas in the rear yard will be converted to soft landscaping.
	(b) Concrete walkways leading to the front entrance are common and should be maintained.	The proposal is consistent with this guideline.

Document 9: HCD Plan Evaluation – 330 McLeod

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
3.2 – Objectives	(5) To preserve the Districts' traditional roles as high-density residential areas, home to a wide range of people in a mix of housing types.	The proposal is consistent with this objective. The proposed addition intensifies the residential uses on the site.
	(7) To ensure that new construction and development on vacant lots, underdeveloped lots and on large parcels that is intended to further the intensification goals of the City is compatible with the cultural heritage value and attributes of the Districts and reflects their history, character and development patterns.	The proposal is consistent with this objective. The proposed addition contributes to the intensification goals of the City while maintaining compatibility with the HCD.
	(8) To ensure that new construction and development on vacant, underdeveloped lots and on large parcels where there are Contributing buildings respects the character of those buildings through their retention and the sympathetic design of the new structure[s].	The proposal is consistent with this objective. The design of the proposed addition is sympathetic to the massing and scale of the existing building.
	(11) To maintain, conserve, and enhance the historic residential character of the Centretown and Minto Park Heritage Conservation Districts particularly as exemplified in its intact historic streetscapes (identified in Section 3.4), through the use of harmonious materials, architectural details or other design measures, including those streets where houses have been converted to commercial uses;	The proposal is consistent with this objective. The addition is contained to the rear of the property and has minimal visual impact on the HCD's streetscape.
4.1 – General Policies	(1) The cultural heritage values and character of the Districts as defined in the Statement of Cultural Heritage Value and the Description of	The proposal complies with this policy. The addition is located at the rear of the property

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
	Heritage Attributes shall be maintained and conserved.	and will not negatively impact the defined heritage values and character of the HCD.
7.1 – Alterations: Existing Buildings	<p>(2) Alterations will be compatible with surrounding Contributing properties as well as the cultural heritage value and attributes of the District. They will consider:</p> <ul style="list-style-type: none"> • Materials, scale, form, proportions and massing, height and location on the lot. 	The proposal complies with this policy. The proposed addition is located in the rear of the property and has limited visibility from the street. The design is compatible with the existing building and will not negatively impact surrounding contributing properties.
8.1 – Additions to Existing Properties	(2) New additions will be designed to be compatible with surrounding Contributing properties, particularly properties within or across the street from an intact streetscape.	The proposal complies with this policy. The proposed addition is located in the rear of the property and has limited visibility from the street. The design is compatible with the existing building and will not negatively impact surrounding contributing properties.
	<p>(3) New additions will respect the following:</p> <ul style="list-style-type: none"> • The scale, form, proportions and massing, height, and location on the lot of the building to which they are being added. • Materials and architectural characteristics such as fenestration patterns, the design of windows and doors, datum lines and other vertical or horizontal reference points of the subject property and surrounding buildings. 	<p>The proposal complies with this policy.</p> <ul style="list-style-type: none"> • The scale, form, and proportions of the addition are appropriate for the existing building and its surrounding context. The location of the addition at the rear of the property ensures that there is minimal visual impact to the streetscape and adjacent properties. • The fenestration pattern and reference points of the addition are appropriate for the existing building.

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
	(4) New additions will contribute to and not detract from the defined cultural heritage value and attributes of the District.	The proposal complies with this policy. The addition will not detract from the character of the HCD.
	(5) In general, additions will most often be located in the rear yard. Exceptions may be considered for flat roofed buildings and in those cases, will meet the intent of the policies and guidelines in Section 8.2.	The proposal complies with this policy.
	(c) New windows should be compatible with those of the existing building and its neighbours in size, window to wall ratio, shape and divisions.	The proposal is consistent with this guideline. The proposed windows are appropriate for the existing building.
	(f) Cladding materials for additions should be sympathetic to the existing building and its neighbours. Materials that are commonly found in the District (i.e. brick, stucco and wood) are the most appropriate, however, other materials may be supported if they complement the colour and expression of the existing building.	The proposal is consistent with this guideline. The materials correspond to the colours of the existing building and do not detract from the character of the area.
8.3 – Additions to Non-Contributing Properties	(a) Additions to Non-Contributing properties should contribute to and not detract from the cultural heritage value or attributes of the Centretown or Minto Park HCDs.	The proposal is consistent with this guideline.
	(b) Contemporary cladding materials for additions to Non-Contributing properties may be appropriate if they do not detract from the cultural heritage value of the HCD.	The proposal is consistent with this guideline. The rear location of the addition ensures that the materials do not impact the heritage value of the HCD.
	(c) Contemporary window materials or forms within additions on Non-Contributing properties	The proposal is consistent with this guideline. The rear location of the addition ensures that

HCD Plan Section	Applicable Policy (#) and Guidelines (x)	Staff comment
	may be appropriate if they do not detract from the cultural heritage value or attributes of the HCD.	the contemporary window patterns do not impact the heritage value of the HCD.
11.1 – Streets, trees and landscaping in the Public Realm	(1) Conserve and enhance the public realm, mature tree canopy and the character of front yards throughout residential parts of the HCD.	The proposal complies with this policy. A new front yard tree is proposed, enhancing the HCD's street tree canopy.
11.3 – Front yards and Private Landscapes – Houses	(1) Conserve and reinstate the soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties.	The proposal complies with this policy. Existing planting beds will be maintained and sod laid in the front yard.
	(2) Retain existing front walkways.	The proposal complies with this policy.
	(a) Maintain or reinstate the historic soft landscaped character of front yards. The replacement of lawns by shrubs and flowerbeds is appropriate if the proportion of the property devoted to soft landscaping stays the same.	The proposal is consistent with this guideline. The proposal complies with this policy. Existing planting beds will be maintained and sod laid in the front yard.
	(b) Linear walkways (usually about one metre in width) oriented perpendicular to street are common and should be maintained.	The proposal is consistent with this guideline.
11.3 – Front yards and Private Landscapes – Apartment Buildings	(a) The replacement of soft landscaping with gravel or pavers is discouraged. Shrubs or perennials can offer a lower maintenance alternative to front yard landscaping than hardscaping.	The proposal is consistent with this guideline. New pavers are only proposed in areas currently paved. The majority of existing paved areas in the rear yard will be converted to soft landscaping.
	(b) Concrete walkways leading to the front entrance are common and should be maintained.	The proposal is consistent with this guideline.