

514 MANOR AVE – HERITAGE PERMIT APPLICATION

RATIONALE FOR REVERSE GRADE DRIVEWAY AND BELOW GRADE GARAGE:

1. The proposed below-grade garage, being underneath the pool house, eliminates the need to have an additional building on the property, reducing lot coverage, and thus allowing for more greenspace and soft landscaping. It is being located in the same location as the existing driveway.

The owner has removed the second driveway at rear of the property (access off Hillcrest), resulting in additional greenspace/soft landscaping

2. The proposed driveway, is only one-car wide for the entire length, which minimized the total area of driveway, unlike the majority of the driveways in the area – especially recently constructed/renovated houses – which conform to the 3.05m entrance at the lot line but then enlarge to 2-car or 3-car width driveways once beyond the private right of way.

The total area of the driveway is 2.7% of the lot area, which is minimal, and much lower than most other properties in the area, and about 1/5 that of the adjacent (recently approved by Heritage) driveway area at 540 Manor Ave, which is well over 10% of the lot area – which affects both soft landscaping area, and amount of area where the ‘grade’ has been altered.

3. The proposed driveway and below grade garage is conforming to many of the standards outlined in the RPHCDP, such as:

- driveway that minimized the amount of asphalt/paving (7.3.3.1)
- garage not attached to the front or side facades of existing buildings, and being set back reduces their impact on the cultural heritage value of the associated streetscape (7.4.1.8)
- garage is not a visually integral garage, which respects cultural heritage value of the streetscape (7.4.2.5)

The driveway has a bend incorporated into it, which assists in retaining a pair of existing trees along the north of the property, but also further visually diffuses the garage door by having a less direct line-of-sight compared to a straight driveway.

4. In addition to the above mentioned items, the proposed below grade garage with reverse grade driveway provides a more discrete garage compared to having it at grade along the side or rear of the property, and infinitely more discrete than having a multi-car garage at grade, facing Hillcrest Ave. The proposed below grade garage and reverse grade driveway is similar in terms of other recently constructed/renovated houses in the area, and is conforming to the zoning maximum slope of up to 8%. The immediately adjacent property at 540 Manor (recently approved by Heritage) has reverse grade driveway, leading to a large driveway/parking area along the side of the house.

As noted in item 2 above, with the proposed driveway being only 2.7% of the lot area,

This is a similar amount of ‘re-graded’ area as would be found in a house for such items as window wells, basement egress stairs, minor adjustments to the grade around any house to ensure proper drainage (including at grade driveways, which require a positive 2%+ slope from the lot line to the garage).

Rockcliffe Park Heritage Conservation District Plan

7.3.3 Landscape Guidelines

Driveways, Landscape Features, and Lighting

1. Driveway design that minimizes the amount of asphalt and other paving materials is encouraged. Consideration should be given to the use of porous materials such as turfstone.

7.4.1 Alterations and Additions to Existing Buildings

8. New garages shall not normally be attached to the front or side facades of existing buildings, but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade in order to reduce their impact on the cultural heritage value of the associated streetscape.

7.4.2 Guidelines for New Buildings

5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.

