

**Subject: Application to Alter 280 Thorold Road, a Property Designated Under Part V of the *Ontario Heritage Act*, Located in the Rockcliffe Park Heritage Conservation District**

**File Number: ACS2023-PRE-RHU-0001**

**Report to Built Heritage Committee on 17 January 2023**

**and Council 25 January 2023**

**Submitted on January 4, 2023 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department**

**Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch**

**613-580-2424,23582, Ashley.Kotarba@ottawa.ca**

**Ward: Rideau-Rockcliffe (13)**

**Objet: Demande de modification du bien-fonds situé au 280, chemin Thorold, propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le District de conservation du patrimoine de Rockcliffe Park**

**Dossier : ACS2023-PRE-RHU-0001**

**Rapport au Comité du patrimoine bâti**

**le 17 janvier 2023**

**et au Conseil le 25 janvier 2023**

**Soumis le 4 janvier 2023 par Court Curry, Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique**

**Personne ressource : Ashley Kotarba, Urbaniste II, Planification du Patrimoine**

**613-580-2424,23582, Ashley.Kotarba@ottawa.ca**

**Quartier : Rideau-Rockcliffe (13)**

## **REPORT RECOMMENDATIONS**

**That the Built Heritage Committee recommend that Council:**

- 1. Approve the application to alter 280 Thorold Road according to plans prepared by André Godin Design, dated September 7, 2022, and the landscape plan prepared by John Szczepaniak dated September 2, 2022 conditional upon:
 
  - a. The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité du patrimoine bâti recommande au Conseil :**

- 1. D'approuver la demande de modification du bien-fonds situé au 280, chemin Thorold, conformément aux plans préparés par André Godin Design, soumis le 7 septembre 2022, et aux plans d'aménagement préparés par John Szczepaniak en date du 2 septembre 2022, à la condition que :
 
  - a. Le requérant fournisse des échantillons de tous les matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant la délivrance du permis de construire;****
- 2. De déléguer au directeur général de la Direction générale de la planification, de l'immobilier et du développement économique le pouvoir d'apporter des changements mineurs à la conception;**
- 3. D'approuver la délivrance du permis patrimonial, valide pendant deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

## **BACKGROUND**

The house at 280 Thorold Road (constructed c. 1940) is a one-and-a-half storey building clad in stone and siding, with a steeply pitched side gable roof. The house features evenly spaced dormer windows, a central entrance with Classical detailing, and chimneys at either end of the house. There are extensions on both the west and east ends of the house that are believed to be original. A second floor was added to the garage in 1949, and the carport was added around 1961. This property has three street frontages, and for the purposes of the zoning bylaw, the front yard setback is applied to both Springfield Road and Montague Place. A large semi-circular driveway is located on Thorold Road, with a secondary driveway giving access to the garage and carport on Springfield Road. This property is classified as a Grade I property within the Rockcliffe Park Heritage Conservation District. (Documents 1-3)

The Rockcliffe Park Heritage Conservation District (HCD) was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The Statement of Cultural Heritage Value notes that today, the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting. Additionally, Rockcliffe Park features many diplomatic residences, the concentration of which expresses an important trend in Canada's history in international relations.

The Rockcliffe Park HCD Plan was approved by City Council in 2016 and came into effect in 2019. The overarching objective of the Rockcliffe Park HCD Plan is to provide direction in managing change and conserving the HCD in a manner that respects its values.

This report has been prepared because alterations to a property in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council after consultation with the Built Heritage Committee.

## **DISCUSSION**

The application includes alterations to the house, an addition, a new garage and new landscaping. The addition will wrap around two sides of the house, with two storeys to the rear (south) and one storey on the west. The design will complement the existing

house in terms of massing, roof pitches, and window pattern. The principal cladding will be wood. (Documents 4-8)

The alterations proposed include the installation of a small porch at the front door, the removal and replacement of the composite cladding found on the gable ends, and the replacement of the windows. The existing horizontal cladding is a composite material and will be replaced with wood clapboard. The windows are not original and will be replaced with new windows that match the existing in terms of dimensions and divisions.

The existing extension on the east, currently the garage, will be rebuilt to accommodate level flooring throughout the house. The same materials will be used, only the interior floor heights will change so that this space can be turned into a livable area. Part of this application also includes the removal of the carport and the construction of a new attached garage. The new garage will face Thorold, however, is set back far from the front wall of the house and will be partly screened by the decorative stone halfwall.

A landscape plan is proposed which will enhance the overall greenery on the property. Two trees are proposed for removal, with many new trees proposed to be planted along the Thorold Road frontage as well as the Montague Place frontage. A portion of the Springfield Road hedge will be removed to accommodate access to the new garage. The existing driveways will be maintained, and the semi-circular driveway along Thorold Road will be narrowed slightly to allow for additional soft landscape. A pool is proposed for the side yard, with a terrace and pool house. The pool house is located in the side yard next to the house and will act as a privacy buffer for the pool. The landscape plan also proposes an architectural garden feature around the pool. This will be screened from view from the public realm by the hedge and trees on Montague Place. (Document 9)

### **Recommendation 1:**

The Rockcliffe Park Heritage Conservation District Plan (RPHCDP) has guidelines for alterations and additions to Grade I buildings. Generally, additions should be of their own time, be lower than the existing roofline, use natural materials, be compatible with Grade I buildings in the associated streetscape, and not result in the obstruction of heritage attributes.

The character of the existing landscape in Rockcliffe Park is a heritage attribute of the HCD. There are guidelines associated with landscaping in the RPHCDP. These note

that new additions must maintain a dominance of soft over hard surfaces and visual continuity between properties, particularly in the front and side yards.

This proposal complies with the HCD policies and guidelines and will have little impact on the character of the HCD. The addition will be of a contemporary design, lower than the existing house, and use natural materials. The generous front yard on Thorold will be maintained and enhanced with new plantings. As part of this application two trees will be removed, however numerous new plantings are proposed on the property. See Document 10 for a detailed analysis of the applicable guidelines and how this proposal satisfies them.

Heritage staff recommend one condition of approval for this permit. The applicant must provide final exterior samples for review prior to the issuance of a Building Permit as a condition of approval to ensure that the selected materials are consistent with the HCD Plan.

### **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. Heritage staff have reviewed this proposal against this document and are satisfied that the project meets the relevant standards and guidelines. A comprehensive analysis has been included as Document 11.

### **Conclusion:**

Staff have reviewed the application to alter 280 Thorold Road in accordance with the objectives, policies and guidelines of the RPHCDP and the Standards and Guidelines and have no objections to its approval subject to the conditions outlined above.

### **Recommendation 2**

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 to approve these changes should they arise.

### **Recommendation 3**

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 is consistent with the Provincial Policy Statement, 2020.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

The plans were posted on the City's Development Application website on December 12, 2022.

Heritage Ottawa was notified of this application on December 12, 2022 and offered the opportunity to provide comments.

The Rockcliffe Park Resident's Association Heritage Committee participated in a pre-consultation meeting with the applicant on April 6, 2022. Staff and the Rockcliffe Park Residents Associations provided shared comments.

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

### **COMMENTS BY THE WARD COUNCILLOR(S)**

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

### **LEGAL IMPLICATIONS**

There are no legal impediments to the adoption of the recommendations in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

**APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on 2023-Jan-31

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Current Context Photos

Document 3 Heritage Survey Form

Document 4 Project Description

Document 5 Site Plan

Document 6 Existing Conditions Elevations

Document 7 Proposed Elevations

Document 8 Renderings and Streetscape Perspectives

Document 9 Landscape Plan and Perspectives

Document 10 HCD Guidelines Evaluation Chart

Document 11 Standards and Guidelines for the Conservation of Historic Places in  
Canada Evaluation Chart

**DISPOSITION**

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

# Document 1 – Location Map



D09-01-THOR280	22-0964-K
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REVISION / RÉVISION - 2022 / 09 / 28	

LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

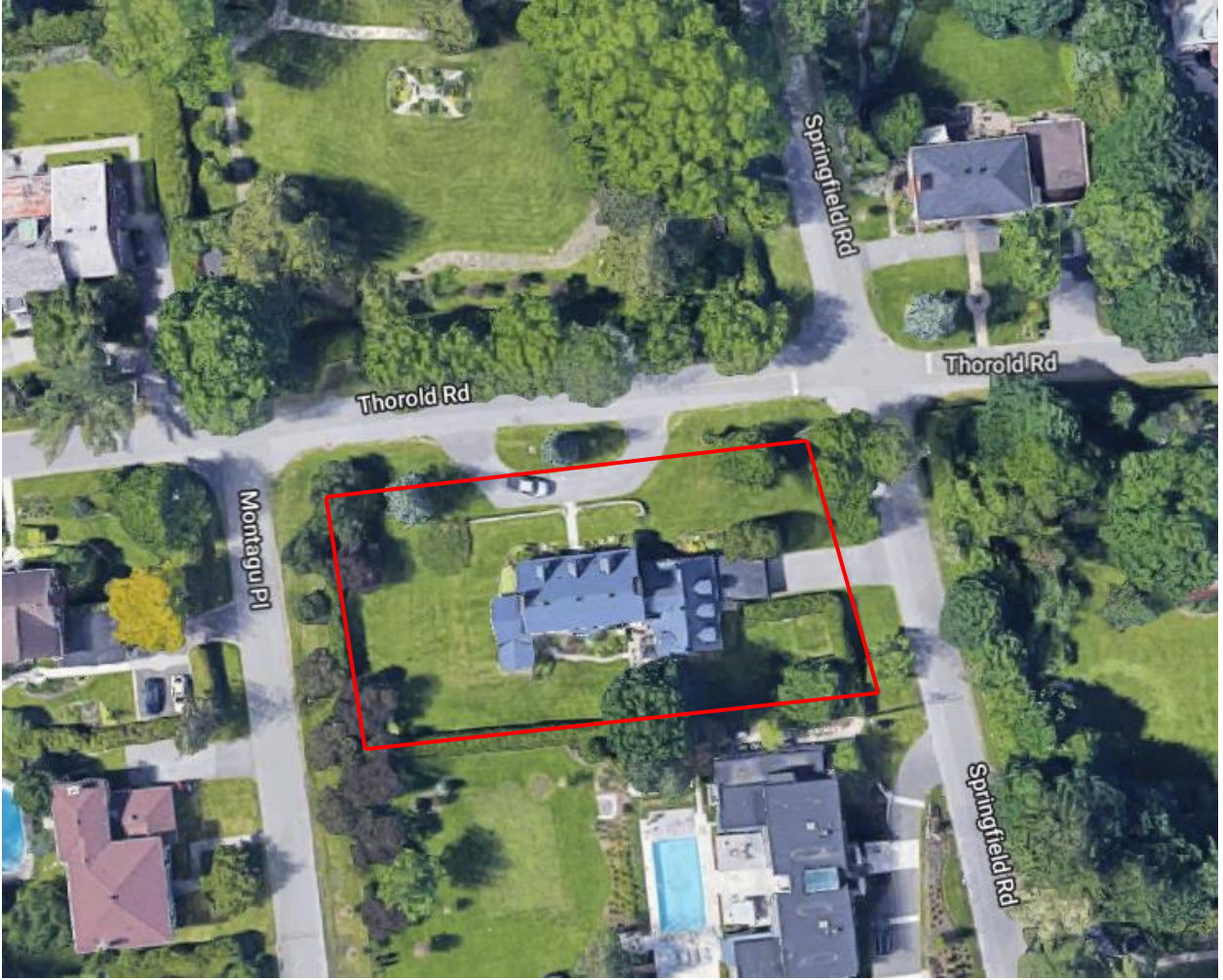
 280 ch. Thorold Rd.





Document 2- Current Context Photos





**Document 10 – HCD Plan Evaluation Chart**

Section of HCD Plan	Applicable Policy (#) and Guidelines (x)	Staff comment
<b>7.3.2, Windows</b>	<p>2. Replacement windows should match the historic windows in size, shape, materials and divisions. Where no documentary evidence of the original windows exists, replacement windows should be based on local examples of houses of a particular historic style.</p> <p>3. The material of replacement windows should match the originals, however, alternate materials may be approved. Multi-paned windows should have appropriate muntin and mullion bars. Snap in muntin and mullion bars will not be supported.</p>	<p>The existing window are not original to the house, however are appropriate in style and divisions. As part of this application, the windows will be replaced with new units which mimic the style and muntin pattern of the existing.</p>
<b>7.3.2, Verandas, Porches and Canopies</b>	<p>1. Many Rockcliffe Park houses that were built in the Revival styles popular in the 20th century had plain front facades with no verandas, porticoes or canopies. It may be appropriate to add a simple canopy over a front door to provide shelter, based on existing historic designs within the district.</p>	<p>A simple canopy with posts is proposed at the front door. The canopy will have a flat roof, and be in line with the existing cornice on the house above the first floor.</p>
<b>7.3.3, Front Yards, Plant Material, Trees and Walkways</b>	<p>1. The dominance of soft landscape over hard landscape is an essential heritage attribute of the</p>	<p>The proposal maintains a dominance of soft landscape, specifically in the front yard. The addition and garage will be primarily</p>

	<p>HCD and shall be retained in order to maintain a green setting for each property.</p> <p>3. Front yards shall have a generous area of soft landscaping which may include lawns, shrubs and flower beds, specimen or groupings of trees. The tradition of using native plant material is encouraged. Existing elements such as lawns, flower beds, glades of trees, shrubs, rocks and low stone walls shall be maintained and hard surfacing shall be kept to a minimum.</p> <p>4. The removal of mature trees is strongly discouraged. Where a tree must be removed to allow for new construction, it will be replaced with a new tree of an appropriate size and species.</p>	<p>focused on the rear and side yards, thus allowing the front yard to continue to have soft landscape. The low stone retaining wall will be maintained. New plantings are proposed in the front yard which will include shrubs, flower beds and trees.</p> <p>Two trees are proposed for removal, however several new trees will be planted throughout the property.</p>
<p><b>7.3.3, Driveways, Landscape Features, and Lighting</b></p>	<p>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.</p>	<p>The semi-circular driveway along Thorold Road will be slightly reduced in width to accommodate new soft landscaping.</p>
<p><b>7.4.1, General Guidelines</b></p>	<p>2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to ensure that the proposed addition is an accurate interpretation.</p>	<p>The addition will be contemporary in design, however will use the same wood cladding as will be used on the gable ends on the existing house.</p>

	<p>3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.</p> <p>4. 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 permitted.</p> <p>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.</p>	<p>The addition to the rear will alter the rear roof pitch, however will not be any taller than the existing house. The addition to the side will only be one storey in height.</p> <p>While new garages are not normally permitted attached to the front or side of houses, the existing garage will be converted into living space, and a new two-car garage is proposed to the east side (Springfield). This garage will be set back considerably from Thorold, well behind the front wall of the house. This location means that the driveway does not need to be repositioned to accommodate this change in location, and that garage doors are not facing Springfield Road. A decorative stone half wall extends beyond the house from the façade, which, together with the new plantings in the front yard, will partially screen the garage from view from Thorold.</p>
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<p><b>7.4.1, Guidelines for Grade I Buildings</b></p>	<ol style="list-style-type: none"> <li>1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportion, and rooflines.</li> <li>2. In planning alterations and additions to Grade I buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat etc.) should be respected and well-integrated.</li> <li>3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.</li> <li>4. Windows in new additions should complement the building's original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multipaned windows should have appropriate muntin bars.</li> <li>5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.</li> </ol>	<p>The proposed addition is complementary to the existing house in that it uses similar materials, massing and rooflines, however uses a contemporary design to ensure distinguishability. The two-storey portion of the addition will be located in the rear, behind the house, and the side addition is only one storey in height. The existing west extension will remain and will act as a buffer to separate the new addition from the existing house, therefore allowing the principal house to continue to read as the original structure from Thorold.</p> <p>Though the rear roof pitch will be altered to accommodate a full two storeys, the roof will continue to be pitched, keeping in line with the roof profile on the house.</p> <p>The new windows will be of a similar multipaned style to those on the existing house, however will be</p>
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	<p>6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.</p>	<p>a little larger in size, making the new parts of the house distinguishable as contemporary.</p> <p>No attributes will be removed or obstructed in the construction of the addition, garage or porch.</p>
<p><b>7.4.3, Landscape Guidelines – New Buildings and Additions</b></p>	<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>3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.</p> <p>7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.</p> <p>9. The removal of mature trees is strongly discouraged, and all applications will be subject</p>	<p>The landscape of the property is primarily characterized by the large expansive front yard. This will be maintained and enhanced with new plantings. The low stone retaining wall will be preserved and extended to either side. The additions will extend into the side and rear yards.</p> <p>Two trees will be removed, and further planting will improve the landscape. The grade will not be altered.</p>

	<p>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>	
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**Document 11 – Standards and Guidelines for the Conservation of Historic Places in Canada**

Applicable Standards	Staff Comment
<p>1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.</p>	<p>The proposal is consistent with these Standards. The proposal will not result in the removal, replacement or substantial alteration of the property's existing character defining elements. The character of the Rockcliffe Park Heritage Conservation District will not be negatively impacted since both the house and landscape will be retained and conserved.</p> <p>The proposed new additions will be physically and visually compatible with, subordinate to and distinguishable from the original building in their scale, massing, heights, placement, setbacks and materials.</p>
<p>11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	