

Subject: Application to alter 245 Sylvan Avenue, a property designated under Part V of the *Ontario Heritage Act*, located in the Rockcliffe Park Heritage Conservation District

File Number: ACS2023-PRE-RHU-0003

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 245, avenue Sylvan, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*, située dans le district de conservation du patrimoine de Rockcliffe Park

Dossier : ACS2023-PRE-RHU-0003

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 245 Sylvan Avenue according to plans prepared by State of Craft, dated August 25, 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. Approve the landscape plan for 245 Sylvan Avenue according to plans prepared by State of Craft, dated August 25, 2022, conditional upon:

 - a. The applicant providing a final landscape plan for approval by Heritage Staff prior to the issuance of a building permit;****
- 3. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
- 4. 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 visant à modifier le bien-fonds situé au 245, avenue Sylvan, conformément aux plans préparés par l'entreprise State of Craft, en date du 25 août 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. D'approuver le plan d'aménagement paysager pour le bien-fonds situé au 245, avenue Sylvan, selon les plans préparés par State of Craft en date du 25 août 2022, à la condition que :

 - a. le requérant fournisse un plan d'aménagement paysager final et un rapport d'information sur les arbres aux fins d'approbation par le personnel responsable du patrimoine, avant la délivrance du permis de construire;****

- 3. 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;**
- 4. 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 245 Sylvan Avenue (constructed c. 1909) is a two-and-a-half storey building clad in fieldstone on the lower portion, with stucco and half-timbering above. The house features decorative wood windows, a gambrel roof, and multiple towers, including a three-storey Italianate corner tower on the façade overlooking the water. The house was constructed facing MacKay Lake, accessed via the former Lansdowne Road, now known as the dog walk. After the closure of Lansdowne Road, the functional front became Sylvan Avenue. The original front of the house featured a large fieldstone porch, which has since been replaced with a simple wooden structure. The grade towards MacKay Lake drops off dramatically, creating natural terraces leading down to the dog walk, and further down to the lake. This property is classified as a Grade I property within the Rockcliffe Park Heritage Conservation District. (Documents 1-3, 6)

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* require the approval of City Council after consultation with the Built Heritage Committee.

DISCUSSION

The application includes a two-storey addition to the south, alterations to the porches on the northeast and southwest façades, a below-grade addition on the northeast side of the property integrated into the natural terracing of the property, and the overall restoration of the building. A landscape plan is proposed, which will enhance the overall greenery on the property. (Documents 4-5,7-9)

The new two-storey addition will comprise of a two-car garage, with a living area behind, and a small second floor above. In order to facilitate the new garage, an existing detached garage will be demolished. The new addition will be generally in the same location as the existing garage, however, will extend towards the northeast, and fill in most of the side yard. The design of the addition balances traditional materials with modern detailing. A link comprising mainly of glass will connect the new addition to the existing house. This link will contain the new front entrance to the house and has been designed to be as narrow as possible so that the side bay window will continue to be exposed from the rear. (Documents 7-8)

Since the house was originally accessed from the former Lansdowne Road, the principal entrance was on the northeast side of the house. Historically, the façade included a large fieldstone porch, however was dismantled at some point and replaced with a simple wooden structure. This application seeks to re-instate the lost porch using the same stones, as they were kept on the property for future use. The rebuilt porch will have the same form and dimensions as the original, however will be enclosed in glass in order to create a livable space. The functional front of the house, on Sylvan Avenue contains a small porch. This will be rebuilt in a similar form, however will be primarily glass, and will add additional living space to this side of the house.

A second addition is proposed below-grade to the northeast of the house and is integrated into the natural slope of the property. The addition, accessed from the basement will have views over the water as the property dramatically slopes towards MacKay Lake. The addition will include a glazed wall framed with new fieldstone. The remainder of the space will be hidden below ground.

Restoration is planned for the entire building envelope. This will include repairing cracks in the fieldstone and stucco, and repairs to the wooden windows. The asphalt shingles will be replaced with copper shingles.

The landscape plan includes the removal of two trees, and the planting of many new plants. The existing landscape includes stone steps leading towards the dog walk. The two large ones will be removed and rebuilt in slightly different locations. The existing driveway will be maintained, however enlarged slightly and repaved in bonded gravel. The existing walkway will be removed, and a new walkway will be created to line up with the new front door. (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 have little impact on the character of the HCD. The addition will be of a contemporary design, lower than the existing house, and use the same natural materials as the existing house. Furthermore, the application includes a large conservation scheme for the building, including the fieldstone, stucco and windows as well as the restoration of the lost fieldstone porch on the northeast façade. See Document 10 for a detailed analysis of the applicable guidelines and how this proposal satisfies them.

Recommendation 2

A preliminary landscape plan was provided with the application, which is generally consistent with the RPHCDP. One tree is anticipated to be removed, however numerous new plantings are proposed on the property. New trees will also be planted, and their final locations determined at a later date.

Heritage staff recommend two conditions of approval for this permit, the submission of material samples and a final landscape plan and Tree Information Report. 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. Additionally, a final landscape plan and Tree Information Report be required for review and approval to ensure that the proposed landscape alterations are in keeping with the policies in 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 245 Sylvan Avenue 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 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 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 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 June 16, 2022. Staff and the Rockcliffe Park Residents Associations provided shared comments with concerns over the height of the addition, and design of the below-grade addition. The applicant worked with heritage staff on solutions to address both of these concerns.

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)

Councillor King is encouraged that the applicant has committed to retain trees and softscape in accordance with the heritage district conservation plan and will work with the City's heritage staff to finalize their landscape plan as a condition of the staff 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.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this

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

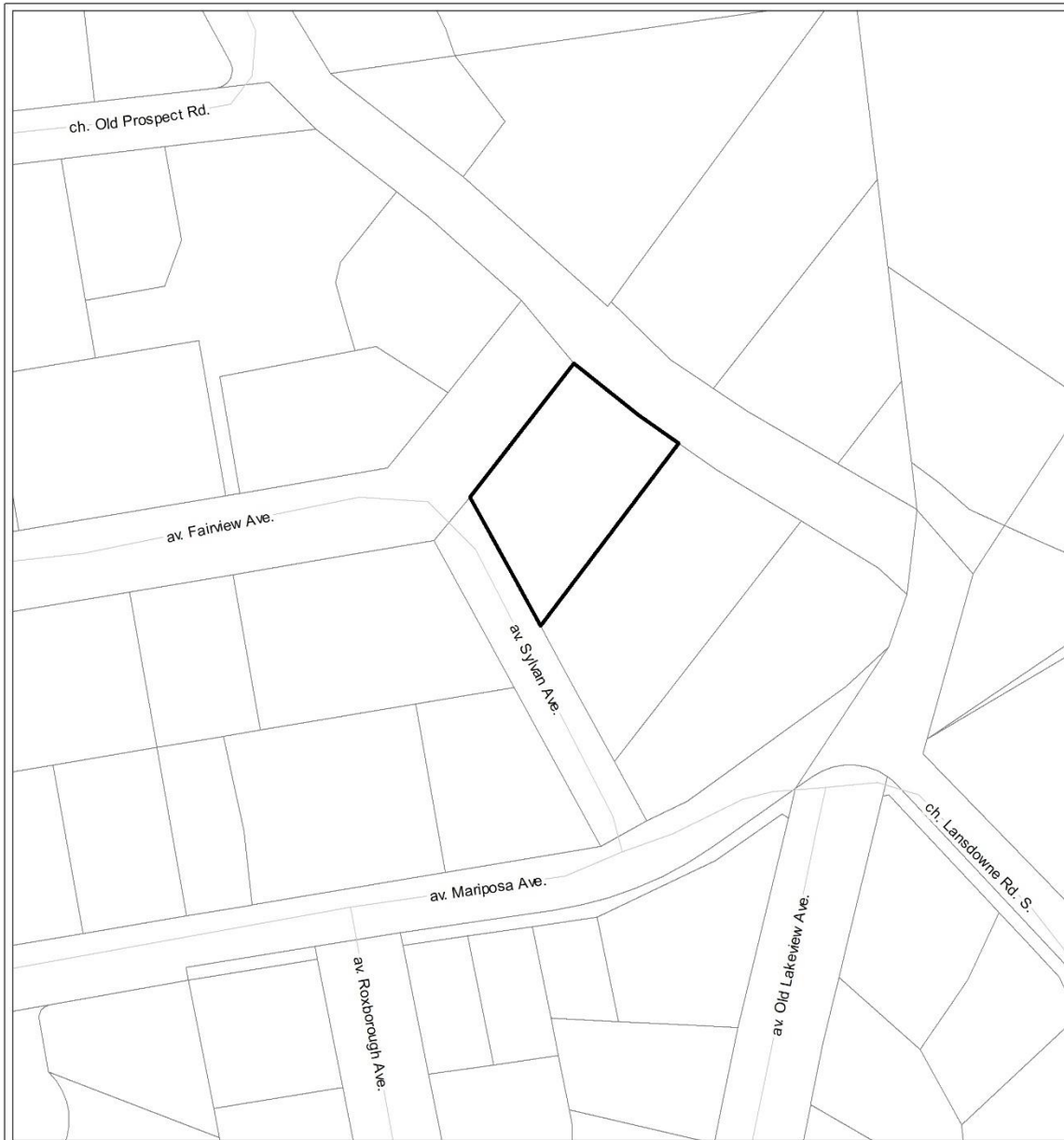
Document 10 HCD Guidelines Evaluation Chart




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, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01- SYLV245	22-0864-K	 245 av. Sylvan Ave.	 NOT TO SCALE
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small> <small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2022 / 09 / 02			

Document 2- Current Context Photos



Streetscape view from Sylvan Avenue



View from the dog walk

Document 10 – HCD Plan Evaluation Chart

Section of HCD Plan	Applicable Policy (#) and Guidelines (x)	Staff comment
7.3.2, Roofs and Chimneys	2. Where the original roofing material is missing, property owners are encouraged to restore the roof to its historic material. The use of modern materials to imitate historic materials (e.g. roof slates or cedar shingles), may be approved at the discretion of heritage planning staff.	The original roofing material is not known, however it is presumed to have been cedar or slate. While using either slate or cedar was contemplated, as was a synthetic material, the complexity of the roof meant that a lot of flashing would be required. Therefore, the proposal seeks to use a copper shingle. While not a typical roofing material seen in Rockcliffe Park, staff feel that is it a suitable option. Furthermore, once the copper has aged, it will blend in with the natural materials of the house, while relating to the new addition.
7.3.2, Cladding	1. Original cladding should be conserved and maintained. Conservation of historic cladding is preferable to replacement. 2. If original cladding requires replacement it must be replaced in kind.	As part of this application, the entire building envelope will be restored. The primary cladding comprises of fieldstone and traditional stucco. Where repairs are not possible,

		replacement of materials will be done in kind.
7.3.2, Windows	1. Original windows and storms should be retained and conserved, wherever possible. Only those windows that are beyond repair may be replaced.	This property retains many of its original windows. Through this application, these will be maintained and repaired.
7.3.2, Verandas, Porches and Canopies	6. If a property owner wishes to reinstate a missing porch, the design should be based on documentary evidence (i.e. historic photographs). If no such evidence exists, the porch should take cues from local examples on similar buildings.	<p>The porch located on the original entrance off Lansdowne Road was constructed of fieldstone, with large arches. This porch was removed and replaced with a simpler wooden structure. Using photographic evidence, the original form will be rebuilt using the original stones, as they were retained on the property for future use. While the original porch was open, the rebuilt form will be enclosed in glass to allow for more livable space. Additionally, a baluster will be installed on the second floor.</p> <p>The small porch found on the Sylvan Avenue façade will be rebuilt in glass. This will no longer function as a traditional porch, as</p>

		there will be no access from grade, but will provide additional space.
7.3.3, Front Yards, Plant Material, Trees and Walkways	<p>1. The dominance of soft landscape over hard landscape is an essential heritage attribute of the 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>The proposal maintains a dominance of soft landscape, as the driveway, garage, and addition have been designed to ensure their footprints are minimal in size.</p> <p>The front yard will continue to contain a mix of open lawn, trees and plantings. The various stone stairs and steps towards the dog walk will generally be maintained.</p>
7.3.3, Driveways, Landscape Features, and Lighting	<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 existing driveway will be removed and paved in a bonded gravel, a more permeable material than traditional asphalt.</p>

<p>7.4.1, General Guidelines</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>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 additions will be contemporary in design, however will use the same or similar materials that are found on the house. Natural wood and stone will be used, and the introduction of copper will carry over onto the roof of the existing house.</p> <p>The height of the addition will be significantly lower than the height of the house. The top of the addition will roughly line up with the soffits of the principal roof on the house. The link connecting the addition is a single storey, and therefore will not impact the roof of the house.</p> <p>While new garages are not normally permitted attached to the front or side of the house, this addition, which includes a garage, replaces an existing garage in the same location. This addition will cause</p>
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		any further negative impacts to the streetscape.
7.4.1, Guidelines for Grade I Buildings	<ol style="list-style-type: none"> 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. 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. 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. 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. 	<p>The proposed addition is lower, and smaller in size to the house, making it subordinate in size. The design is also subordinate as it is simpler in nature, allowing the principal house to be the focus of the property. The expression is contemporary, using straight lines and large windows, however uses the same materials as the house, thus making it compatible and distinguishable as new.</p> <p>Since the addition is lower than the house, the roof on the existing house will not be altered. The addition will not have any negative impact on the streetscape, nor the neighbouring Grade I buildings. The addition has been sensitively designed to minimize the impact to the house by creating a narrow glass link. The placement of the glass link will allow the bay window</p>

	<p>5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.</p> <p>6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.</p>	<p>to continue to be visible, thus not obstructing a significant attribute of the house.</p>
<p>7.4.3, Landscape Guidelines – New Buildings and Additions</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 dramatically sloped yard towards the dog walk and lake. This will be retained and enhanced with further plantings. The new addition will be located in the side yard rather than the rear, so that this attribute will remain the primary landscape character.</p> <p>The below-grade addition will not be visible from the street, however will be visible from the dog walk. Planting will be used as a screening mechanism. Soft landscaping will continue to dominate the property.</p> <p>Two trees will be removed, and further planting will enhance the</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>	<p>landscape. The grade will not be altered.</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>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>	<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>13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.</p>	<p>As part of the application, the entire building envelope will be repaired and restored, where required. This includes repairing cracks in the stucco and fieldstone, and repairs to the original wood windows. When elements are beyond repair, they will be replaced in kind.</p>