

Subject: Application for new construction at 480 Cloverdale Road, a property designated under Part V of the Ontario Heritage Act and located in the Rockcliffe Park Heritage Conservation District

File Number: ACS2023-PRE-RHU-0022

Report to Built Heritage Committee on 11 July 2023

and Council 12 July 2023

Submitted on June 29, 2023 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department

Contact Person: Luis Juarez, Planner II, Heritage Planning Branch

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Ward: Rideau-Rockcliffe (13)

Objet : Demande concernant une nouvelle construction au 480, chemin Cloverdale, un bien-fonds désigné en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et situé dans le district de conservation du patrimoine de Rockcliffe Park

Dossier : ACS2023-PRE-RHU-0022

Rapport au Comité du patrimoine bâti

le 11 juillet 2023

et au Conseil le 12 juillet 2023

Soumis le 29 juin 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 : Luis Juarez, Urbaniste II, Planification du Patrimoine

613-580-2424,21333, Luis.Juarez@ottawa.ca

Quartier : Rideau-Rockcliffe (13)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to construct a new building at 480 Cloverdale Road, according to plans prepared by Linebox Studio dated April 3, 2023, conditional upon:**
 - a. The submission of samples of all final exterior materials for approval by Heritage Planning staff prior to issuance of a building permit.**
 - b. The submission of a Construction Staging Plan to Heritage Planning staff prior to issuance of a building permit.**
- 2. Approve the landscape design for the property at 480 Cloverdale Road, according to plans prepared by Linebox Studio dated April 3, 2023, conditional upon:**
 - a. The submission and acceptance of a final Tree Information Report and Landscape Plan, to the satisfaction of the City's Forester;**
 - b. The submission and acceptance of a Planting Plan, demonstrating the size and species of proposed new plantings, to the satisfaction of the City's Forester and Heritage Planning Staff.**
- 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 permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**
- 5. Direct that the report be submitted to Council for consideration at its meeting of July 12, 2023 pursuant to Subsection 35(7) of the Procedure By-law.**

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande ce qui suit au Conseil :

- 1. Approuver la demande de construction d'un bâtiment au 480, chemin Cloverdale, conformément aux plans soumis par la firme Linebox Studio, datés du 3 avril 2023, sous réserve des conditions suivantes :**

- a. **soumission d'échantillons du choix final de tous les matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine, avant la délivrance d'un permis de construire;**
 - b. **soumission d'un plan d'échelonnement des travaux au personnel responsable du patrimoine, avant la délivrance d'un permis de construire.**
2. **Approuver la conception de l'aménagement paysager de la propriété située au 480, chemin Cloverdale, conformément aux plans préparés par Linebox Studio datant du 3 avril 2023, sous réserve des conditions suivantes :**
 - a. **soumission et acceptation d'un rapport d'information final sur les arbres et d'un plan d'aménagement paysager, à la satisfaction de l'expert-forestier de la Ville;**
 - b. **soumission et acceptation d'un plan de plantation, démontrant la taille et les essences des plantations proposées, à la satisfaction de l'expert-forestier et du personnel responsable du patrimoine de la Ville.**
3. **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 aux plans reçus;**
4. **Approuver la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf prolongation accordée par le Conseil municipal;**
5. **Demander que le rapport soit soumis à l'examen du Conseil à sa réunion du 12 juillet 2023, conformément au paragraphe 35 (7) du Règlement de procédure.**

BACKGROUND

The property at 480 Cloverdale Road is a large, vacant lot located on the east side of Cloverdale Road between Hillside and Lakehurst Roads. It is considered a Grade II property in the Rockcliffe Park Heritage Conservation District (HCD). Immediately to the north of the property is 484 Cloverdale Road and the rear yard of 560 Hillside Road, both Grade I properties in the HCD. Immediately to the south is a vacant lot. The east (rear) side of the lot abuts the Rockcliffe Lawn Tennis Club (see Location Map,

Document 1). The lot is 2,080 square metres in area and significantly larger than most of the surrounding lots in the streetscape. Its present condition is characterized by mixed vegetation, including several mature trees, and a naturally downward sloping grade from the street towards the east (rear) and north of the property.

The property is in the Rockcliffe Park HCD, which 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 application is for the construction of a new, single detached dwelling on the property. An initial version of this application was first considered by the Built Heritage Sub-Committee in November 2021. Staff recommended approval of the application conditional upon the massing of the north elevation being reconfigured and the overall length of the building be reduced. Given the issues with the application, BHSC moved to defer a decision, with the agreement of the applicant. The deferral was intended to allow the applicant time to consider changes to the proposal in consultation with staff, neighbours and the community association. A revised application was brought to the Built Heritage Sub-Committee in February 2022. Staff recommended refusal of the application as the applicant had not addressed the concerns raised in the previous iteration. At the BHSC meeting, staff recommended that the proposal could be more compliant with the Rockcliffe Park HCD Plan by:

- Removing the floating volume at the rear
- Reorganizing some of the massing to the south side of the lot, or
- Rotating a portion of the building away from the north lot line

Both BHSC and Council refused the application, on staff's recommendation. In March 2022, the applicant filed a notice of appeal to the Ontario Land Tribunal. This appeal was withdrawn in March 2023.

The proposal evaluated in this report is a new application under Section 42 of the *Ontario Heritage Act*. Notwithstanding, it was offered in the context of an ongoing matter before the Ontario Land Tribunal as a possible resolution, and therefore significant changes between this proposal and the previous iteration are worth noting. These include:

- Transposing the north and south elevations, so that the garage volume, which was previously the portion of the proposed house closest to the adjacent Grade I property, is located away from the neighbouring Grade I property.
- Revising the volume of the floating mass and relocating it between the north and south wings, rather than as an extension of the north wing.
- Reducing the total length of the building by 3.2 metres.
- Increasing the front yard setback by 2.0 metres, and the rear yard setback by 3.3 metres.

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

Proposal

The applicant is proposing to construct a single detached dwelling on the vacant property. The proposed dwelling consists of a series of flat-roofed pavilions that link to create an "H" shaped volume. The proposed dwelling is built into the existing sloping topography. This condition allows the dwelling to read as a two-storey building at street level, and a three-storey building as the grade slopes downwards towards the rear of the property to expose the basement level.

The proposed massing is arranged so that the garage (south) volume, which protrudes closer to the street than the rest of the building, is the volume furthest from the neighbouring Grade I property. The north volume is the portion of the proposed building closest to the neighbouring Grade I property and is setback to have its front elevation wall align with the neighbouring rear elevation wall. The siting of the proposed massing

is similar to the arrangement of the former one-storey dwelling that previously existed on the property before it was demolished in 2003. The proposed building employs 4.5 metre side yard setbacks and a 23.4 metre rear yard setback towards the Rockcliffe Tennis Club.

The landscape program proposes a combination of formal at-grade and sunken gardens, and unprogrammed lawn space to maintain the existing grade and provide a generous amount of soft landscaping. Approximately seven percent of the property will be hardscaped with permeable materials to provide for walkways and the driveway. The applicant is also proposing the retention of 50 of 54 mature trees, the planting of several new coniferous and deciduous species, and a decorative rear yard roof pond that will drain onto another decorative pond in the rear yard.

Recommendation 1: Approve the application to construct a new building

The Rockcliffe Park Heritage Conservation District Plan (RPHCDP) has guidelines for new buildings. Generally, new buildings should be of their own time but sympathetic to their historic neighbours in terms of massing, height, and materials. They should be compatible with Grade I buildings in the associated streetscape and should contribute to the cultural heritage value and attributes of the HCD. This proposal complies with the HCD policies and guidelines and has little impact on the character of the HCD.

The proposed massing places the garage volume, which is 8.75 metres from the street (the volume closest to the street), approximately 13 metres from the adjacent Grade I property line. Further, it sets the north wing (the volume closest to the Grade I property), approximately 23 metres from the street, to align with the rear elevation wall of the adjacent Grade I property. While the building is significantly larger than the neighbouring Grade I property, it is important to note that the property is also significantly larger. In staff's opinion, the arrangement of the volume and the siting of the new house mitigate impacts related to the difference in size and allow the Grade I property to remain a focal point along Cloverdale Road.

The proposed building height is 8.5 metres, measured from the average grade of the subject property to the highest point of the roof surface. Average grades for neighbouring properties were not provided nor required for the evaluation of this application. Notwithstanding, the applicant submitted a height analysis which approximates that the building's proposed height along the streetscape is 1.96 metres taller than the neighbouring Grade I property when measured from the base of the ground floor to the midpoint of the adjacent dwelling's gabled roof, or 0.06 metres taller when measured from the base of the ground floor to the top of the adjacent dwelling's

gabled roof. Whilst slightly taller, the proposed two-storey height at street-level is compatible with the neighbouring Grade I property and the streetscape.

The building has been designed to maintain the overall existing grade of the property, which falls by approximately 3.57 metres from Cloverdale Road towards the Rockcliffe Lawn Tennis Club to the east (see existing grading plan, Document 13). It is a two-storey structure along Cloverdale Road and has a walk out basement towards the tennis club property, which results in three storeys being exposed for approximately half the length of the north wing and most of the east (rear) elevation (see elevations, Document 9). The full three-storey height is not exposed until beyond the neighbouring Grade I's property line and is set back 6.26 metres from the rear yard of the adjacent Grade I property at 560 Hillside Road and 24.65 metres from the tennis court property. The height will be mitigated by existing and proposed plantings that will buffer the site on all elevations.

Further analysis of the applicable guidelines and how this proposal satisfies them is provided in Document 3.

Recommendation 2: Approve the landscape design for the property

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 buildings must maintain a dominance of soft over hard surfaces and visual continuity between properties and be sited to respect the established landscape character of the street.

The proposed linked-pavilion massing is sited to provide adequate setbacks on all elevations to allow for generous spacing between properties, much of which will be heavily planted. A total of 50 of the 54 existing trees will be retained and an additional 57 trees and shrubs are proposed, many of which are proposed along the northern, southern, and eastern property lines to act as buffers from neighbouring properties and provide landscape continuity across lots.

The submission of a finalized Landscape Plan, Tree Information Report, and Planting Plan are conditions of approval for this application to ensure that existing mature trees are protected during construction and that new plantings are native species that can appropriately screen the proposed house from neighbouring properties.

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 to be used as guidance in evaluating applications under the *Ontario Heritage Act* and in the development of new HCD policies and guidelines. The principles of the Standards and Guidelines have been incorporated into new HCD Plans, including the Rockcliffe Park HCD Plan.

The Standards and Guidelines for the Conservation of Historic Places in Canada establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage Planning staff have reviewed this proposal against this document and are satisfied that the project meets the relevant Standards and Guidelines. An analysis of compliance has been included as Document 4.

Heritage Impact Assessment

Section 4.5.2 of the City of Ottawa Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposed development has the potential to adversely affect the heritage resource. A HIA was prepared for this proposal by John Stewart Commonwealth Historic Resource Management and is attached as Document 6. Heritage Planning staff have reviewed the document and have determined that it meets the requirements of the city's guidelines for HIAs.

Heritage Planning staff generally support the findings of the HIA which conclude that the proposed dwelling will maintain the heritage character of the surrounding Grade I properties and is successfully sited to maintain and enhance the landscape attributes of the HCD.

Conclusion

Staff have reviewed the application to alter 480 Cloverdale 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 the 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.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The plans were posted on the City's Development Application website on May 8, 2023.

Heritage Ottawa and Ward Councillor King were notified of this application and offered the opportunity to provide comments.

The Rockcliffe Park Residents Association (RPRA) was notified of the application on May 5, 2023. The RPRA's Heritage Committee does not support the application and has provided comments attached as Document 14.

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.

ADVISORY COMMITTEE(S) COMMENTS

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management 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 July 27, 2023.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Context Photos

Document 3 HCD Plan Evaluation Chart

Document 4 Standards and Guidelines Evaluation Chart

Document 5 Heritage Survey Form

Document 6 Heritage Impact Assessment

Document 7 Site Plan

Document 8 Landscape Plan

Document 9 Elevations

Document 10 Renderings

Document 11 Height Study

Document 12 Zoning Compliance Plan

Document 13 Existing Grading Plan and Survey

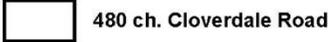
Document 14 RPRA Comments

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

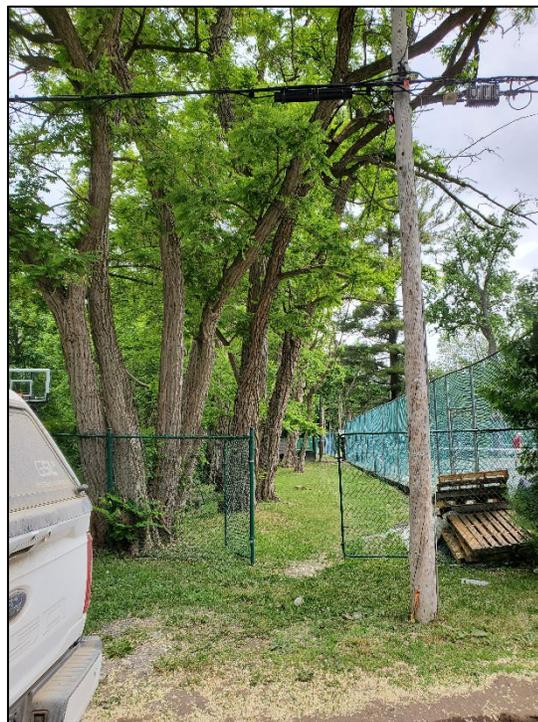
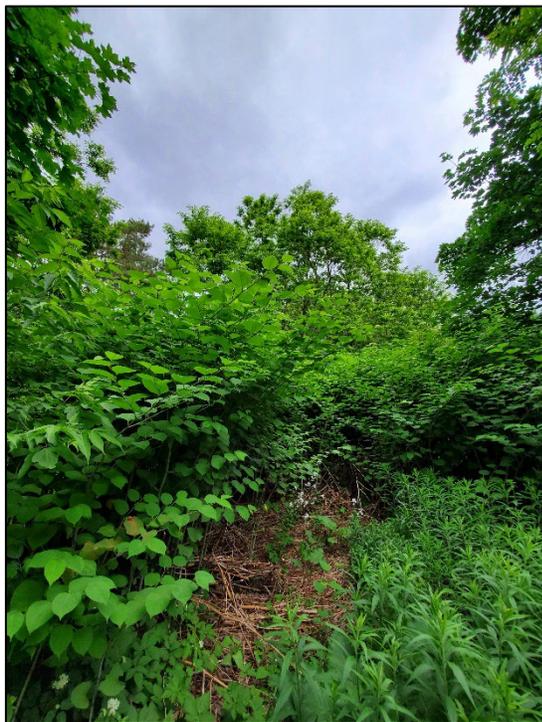


		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
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REVISION / RÉVISION - 2021 / 10 / 27			

Document 2 – Current Context Photos



Front (west) elevation of the subject property, heavily vegetated (City of Ottawa, 2023)



Left: Property interior; Right: Tennis Court and property buffer (City of Ottawa, 2023)

Document 3 – HCD Plan Evaluation Chart

Section of HCD Plan	Applicable Policy (#) and Guidelines (x)	Staff comment
7.4.2 Guidelines for New Buildings	1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.	A Heritage Impact Assessment was prepared by a qualified heritage professional to inform the design.
	2. New buildings shall contribute to and not detract from the heritage character of the HCD and its attributes.	The proposed dwelling is designed to provide generous setbacks on all elevations. Its siting allows for adequate spacing between properties, much of which will be landscaped with retained and new plantings to create a continuous landscape between properties. Its modern design uses natural materials that will compliment and contribute to the diverse range of building types characteristic of the HCD.
	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	The building is sited to maintain most of the existing mature tree canopy and to provide generous setbacks on all elevations of the property. The proposed garage is the closest volume to the street and furthest from the adjacent Grade I property. It is setback from the street by 8.75 metres. The portion of the house closest to the adjacent Grade I

	<p>building are compatible with the Grade I buildings in the associated streetscape.</p>	<p>property is setback approximately 23 metres from the street, with its front elevation wall aligning with the rear elevation wall of the neighbouring Grade I dwelling. This siting allows the adjacent Grade I property to remain prominent along the streetscape and allows for the continuity of landscape between the side yard of the neighbouring Grade I property and the front yard of the subject property.</p> <p>The proposed building height is 8.5 metres, measured from the average grade of the subject property to the highest point of the roof surface. The existing grade of the property is maintained however, which falls by approximately 3.57 metres towards the Rockcliffe Lawn Tennis Club to the east. This condition causes the two-storey building to reach three-storeys as the walk out basement is exposed towards the tennis club property. The three-storey height is exposed for approximately half the length of the north wing and most of the east (north) elevation, which is beyond the neighbouring Grade I's property line. Further, it is set back 6.26 metres from the rear yard of the adjacent Grade I property</p>
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		<p>at 560 Hillsdale Road and 24.65 from the tennis court property and mitigated by existing and proposed plantings that will buffer the site on all elevations.</p> <p>The proposed material pallet consists of natural materials including natural stone cladding, stone masonry cladding, wood siding, and copper and black metal detailing.</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>The massing of the proposed design consists of linked pavilions to allow for the continuity of landscape throughout the property. The front elevation is significantly set back from the street, helping to maintain the adjacent Grade I property's prominence in the streetscape.</p> <p>At street level, the proposed design employs a flat roof design that is generally two-storeys in height. The two-storey height is consistent with the height of houses along this section of the streetscape. The proposed building is built into the naturally downward sloping grade, allowing for a walk-out basement that reads as a third storey in the rear (east) elevation.</p>

		Whilst contemporary in style, the design will employ natural materials complimentary to those found in the HCD.
	5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.	The protruding garage volume maintains an 8.75 metre setback from the front property line and is located 12.98 metres from the adjacent Grade I property. It closely resembles the siting of the garage that previously existed on the property prior to its demolition in 2003.
	6. Existing grades shall be maintained.	The proposed building is built into the naturally downward sloping grade. Existing retaining walls will be maintained.
	7. 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 closest to the street. A new building may be set back further from the street than adjacent buildings.	<p>The building is sited to maintain the existing mature tree canopy and to provide adequate setbacks on all elevations of the property.</p> <p>The proposed garage volume is consistent with the front yard setback of the adjacent Grade I property, with the rest of the volume set further back from the street than the Grade I property.</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>The windows will be contemporary in style, some of which will contain coloured glass. Material samples will be required as a condition of approval.</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>The material palette consists of natural materials including natural stone cladding, stone masonry cladding, wood siding, and copper and black metal detailing. Material samples will be required as a condition of approval.</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>There are no terraces proposed on the top storey of the building. A green roof is proposed on top of the portion of the garage that is one-storey, however it will be designed to function as a vegetated green roof and not a terrace.</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</p>	<p>A rooftop terrace feature is proposed on top of the floating volume in the rear yard. It will be on top of the first floor and basement levels, below the second floor. It will not be visible from the streetscape.</p>

	effect on the character of the surrounding cultural heritage landscape.	
	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.	The proposed dwelling will be clad with natural materials on all elevations.
	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.	These materials are not proposed.
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>The massing of the proposed design consists of linked pavilions to allow for the continuity of landscape throughout the property. A total of 50 of the 54 existing trees will be maintained.</p> <p>An additional 57 trees and shrubs are proposed, many of which are proposed along the northern, southern, and eastern property lines to act as buffers from neighbouring properties and provide landscape continuity across lots.</p> <p>As a condition of approval, a Tree Information Report and Tree Protection Plan will be requested to ensure that the existing trees are</p>

	<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>offered adequate protections during construction. A Planting Plan will also be sought to ensure that the replacement and new trees will be natural species selected from the Rockcliffe Park Residents Association's list of approved native species.</p> <p>The proposed driveway and covered walkway utilize permeable paving materials.</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 special 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</p>	<p>The proposed garage and driveway location mimic where these features were located prior to the demolition of the previous dwelling in 2003. This, in addition to the pavilion style siting of the massing, allows for the retention of most of the existing trees and for landscape continuity between properties.</p> <p>The property naturally slopes downwards towards the rear of the property, allowing for a walk out basement. The slope and existing grading walls will be maintained.</p>

	<p>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>	
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Document 4 – Standards and Guidelines for the Conservation of Historic Places in Canada

Applicable Standards	Proposal	Staff Comment
<p>Standard 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>Standard 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 proposal is for the new construction of a single-detached house. The proposed contemporary design is guided by the guidelines in the Rockcliffe Park HCD Plan. It maintains existing grades, is clad with natural materials, and provides generous setbacks on all elevations.</p> <p>A total of 50 of the 54 existing trees will be maintained and an additional 57 trees and shrubs are proposed.</p>	<p>The proposal is consistent with these Standards. The heritage value of the HCD is conserved, as the proposal is designed to maintain most of the existing landscape features including the extensive tree canopy, sloping grade, and dominance of soft landscaping.</p> <p>The proposed building is sited to create generous spacing between neighbouring properties. Its front yard setback and massing allows the proposed building to be subordinate to the adjacent Grade I property, which will remain prominent in the streetscape. Its two-storey height is consistent with the streetscape, and its rear three-storey height will be buffered with generous landscaping and setbacks.</p> <p>The building is designed with natural materials that are physically and visually compatible with buildings in the HCD, but that allow the building to be distinguishable as a contemporary home.</p>