

Please note that all comments are given based solely on the Rockcliffe Park Conservation District plan bylaw and do not reflect personal opinion.

This document is not a comment on the merits and quality of the architecture of the proposed house, but on how it fits into the associated streetscape and into the Heritage Conservation District.

1) Demolition of Grade II homes

7.3.1 Demolition and Relocation

5. ..the retention of both Grade I and Grade II buildings in the HCD is an objective of this Plan,

6. Any application to demolish an existing Grade II building will be reviewed with consideration of its historical and architectural significance, its contribution to the historic character of the streetscape, and the appropriateness of the proposed redevelopment. Demolition will be permitted only where the existing building is of little significance and the proposed building is sympathetic to the traditional surrounding natural and cultural environment.

Comments:

While demolition of Grade II homes may be considered, it is important to realise it is **only permitted when the Grade II home is of little architectural and historic interest.**

In looking at the Heritage Survey sheet the property receives a total score of 46.9/100, very close to that of a Grade I home. The architecture and history score combined is 28.85 of the 46.9 points, which is well over the majority of this score, so this **is** a contributing structure.

Recommendation: The preference, therefore, should be for this structure not to be demolished.

2) Minimum requirements

The width of this lot is non-conforming. The Zoning Bylaw (ZBL) requires a minimum of 27 m and the existing which is 25.02m. We acknowledge this can not be changed. But all the more reason the width of this house needs to be taken into careful consideration.

The proposed project **pushes the Zoning Bylaw to the limit** in terms of the side and rear yard setbacks, the FSI, and the lot coverage. See table below

ZONING COMPLIANCE CHART - RIB[1259]		
	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)	27m	25.02m (EXISTING)
MINIMUM LOT AREA (m ²)	925m ²	1,021m ²
MINIMUM FRONT YARD (m)	4.5m	8.2m
MINIMUM INTERIOR SIDE YARD (m)	4.5m	4.5m
MINIMUM REAR YARD (m)	12m	12m
MAXIMUM BUILDING HEIGHT (m)	11m	8.5m
MAX FSI	.375	.372
MAX LOT COVERAGE	30%	28.13%
VEHICULAR ACCESS SIDE YARD SETBACK (m)	1.5m	1.5m
MAX WIDTH OF VEHICULAR ACCESS AT LOT LINE (m)	3.05m	3.05m

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A Heritage bylaw is enacted to protect the attributes and characteristics of a Heritage Conservation District. The Heritage Bylaw **is a higher standard and should provide protection beyond the minimum of the Zoning Bylaw.** Generally to be heritage friendly, proposals should do more than meet the minimum ZBL.

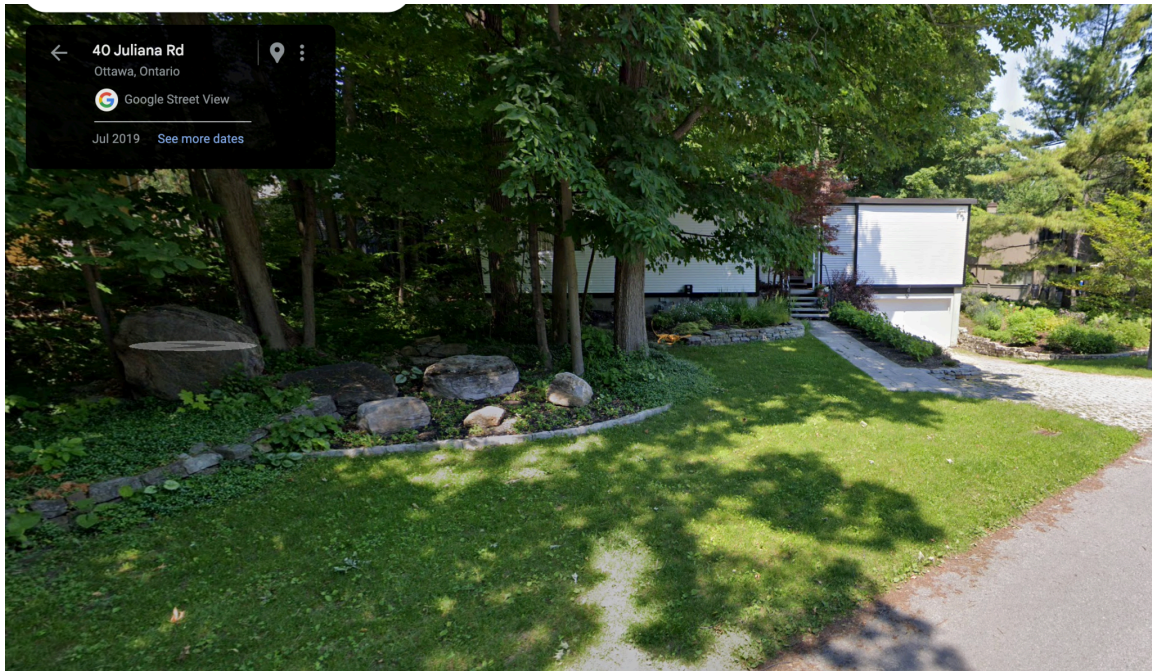
3) Setbacks

7.4.2 Guidelines for New Buildings

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 building are compatible with the Grade I buildings in the associated streetscape.

Comments:

According to the HCD plan Bylaw, Grade I homes on the associated streetscape mandate the parameters of acceptable new construction. **Grade I homes are the limiting factor.** There are various Grade I homes on the associated streetscape of Juliana Road: 55,60, 80,100,142, 150, and 175. The current proposal has not taken sufficient account, if any of these homes. It is not enough to compare other non-Grade I properties on the associated streetscape to analyse the siting in relation to the setbacks. The following are photos of the Grade I homes. All with generous front yards and many with wood siding.



55 Juliana Road wide expansive front yard and wood siding. Heritage Survey



60 Juliana Road wide expansive front yard and wood siding. Heritage Survey



80 Juliana Road wide expansive front yard. Google street view



100 Juliana Road wide expansive front yard. Google street view



150 Juliana Road wide expansive front yard and wood siding. Google street view



142 Juliana Road wide expansive front yard and wood siding. Google street view



175 Juliana Road wide expansive front yard (13m) and wood siding. Google street view

7.4.2 Guidelines for New Buildings

*“7. In order to protect the expansive front lawns, and the generous spacing and setbacks of the buildings, identified as heritage attributes of the HCD, the following Guidelines shall be used when determining the location of new houses on their lots: a) **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.”*

7.4.3 Landscape Guidelines – New Buildings and Additions

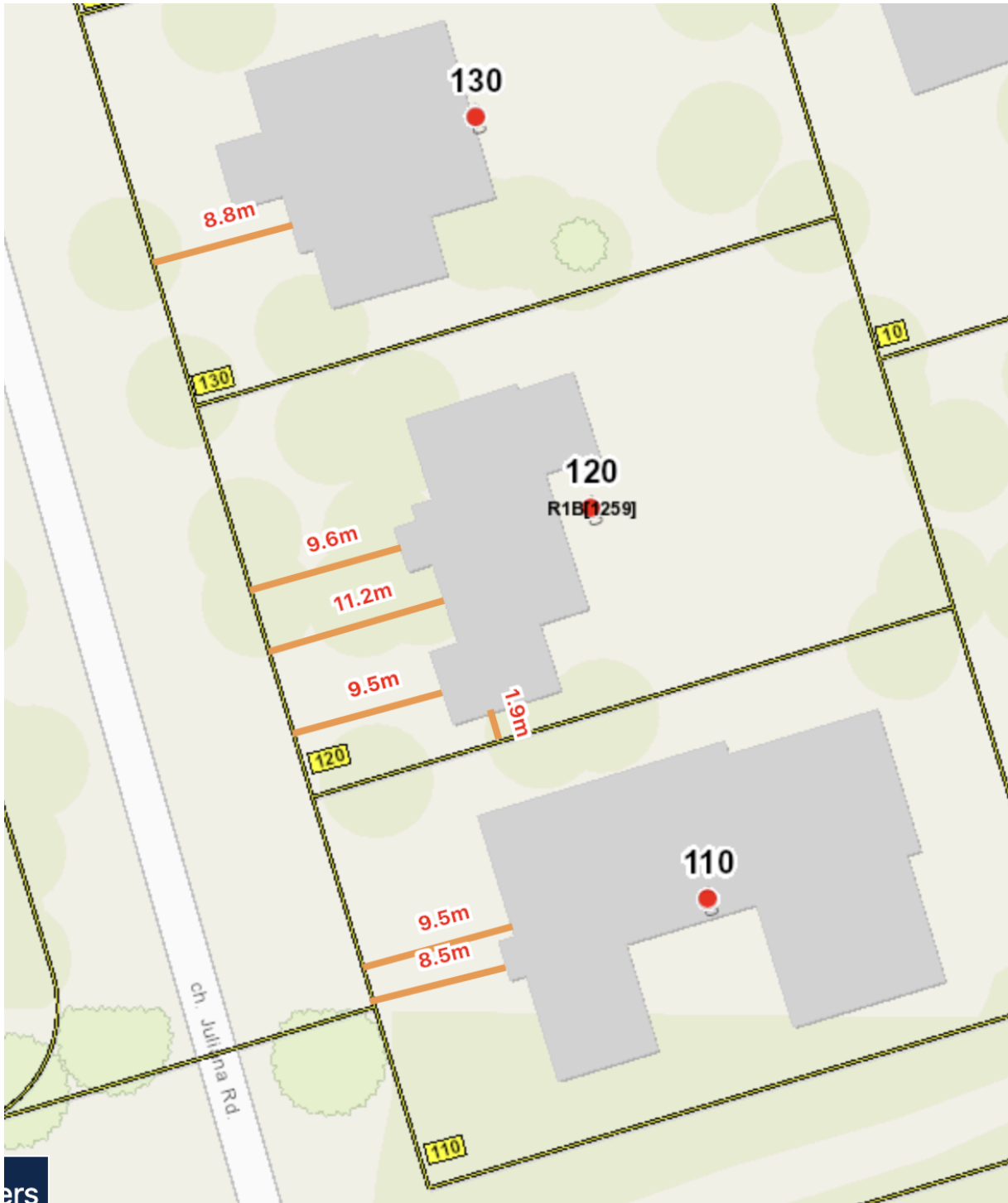
*7. **Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.** This is mandatory language.*

Comments:

This proposal is set closer to the road than the original and the adjacent properties and **the current front yard setback is not preserved.** The existing home has an average setback of 10m . While the proposed 8.2m setback is an improvement on the original proposal of 6m and the 4.5m minimum under the ZBL, the proposed house is set closer to the road than

- i) the existing original, than
- ii) the adjacent neighbours and
- iii) more than half of the Grade I homes on the associated streetscape.

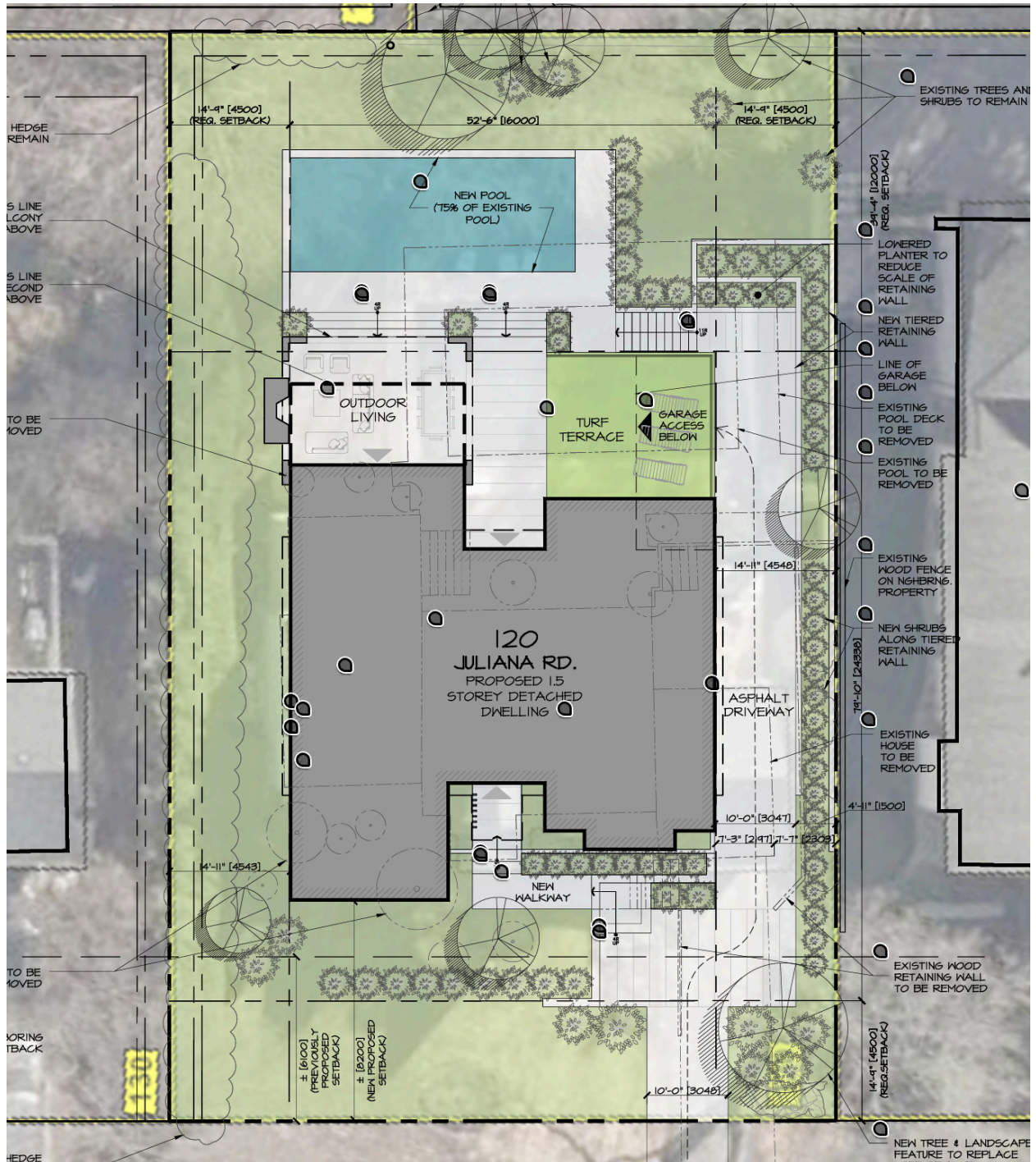
This decreased setback has a negative effect on the associated streetscape by bringing the mass of this house closer to the road, therefore encroaching on the greenspace of the public realm. The setbacks should be increased to comply with the Heritage bylaw.



Geotowa Setback measurements of neighbouring and existing home

4) Hard landscaping

7.4.3 Landscape Guidelines – New Buildings and Additions 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.**



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Comments:

Aside from the space occupied by the building, the soft landscaping does not dominate the remaining property. Much of the green landscape is taken up by the

hard landscape of the pool and terraces. The “green turf” material is not specified, but could be interpreted as an artificial covering and not green scape.

5) Mass and Massing

7.4.2 Guidelines for New Buildings

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.*

Comments:

The proposed *arrangement* of mass, known as massing, is different for the current house which distributes the mass by having the garage drop in height to more closely follow the contours of the lot.



Heritage Survey form

The proposed house however, is laid out as a long mass across the majority of the lot with no drop to follow the grade/contours of the lot.



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7.4.2 Guidelines for New Buildings

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 building are compatible with the Grade I buildings in the associated streetscape.

Comments:

The height of the existing house is not specified, nor has a height analysis of the Grade I homes on the associated streetscape been provided. The height of the proposed building at mid gable is 8.3m which is within the ZBL, however the new structure appears to be higher than the existing structure. We do not know how it compares to the Grade I homes on the associated streetscape **as required by the HCDPlan bylaw.**

6) Grades

7.4.2 Guidelines for New Buildings

6. Existing grades shall be maintained.

7.4.3 Landscape Guidelines – New Buildings and Additions

7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.

10. Existing grades shall be maintained. (second mention)

Comments:

The architect indicates that “This design approach [reverse grade driveway] has been implemented many times across the Village to minimise the impact of garage and parking on the streetscape.”

The use of reverse grade driveways is very limited in the RP HCD. Though the existing grade of the lot slopes downward toward the south side, the grade is still changed to accommodate the reverse grade driveway. The current garage faces the front of the house so the lot could accommodate this without resorting to changing the grading. A forward facing garage could be grandfathered. See previous image.

We acknowledge the effort in concealing the driveway to avoid looking straight down a driveway, by placing a curve in the driveway and the placement of the tree on the corner which replaces the tree that was removed previously in addition to the planted step back of the retaining wall. All should be requisites if the reverse grade driveway is approved.

7) Materials

5.0 Statement of Objectives

“To ensure the use of natural materials for new construction to reflect the existing character of the area”.

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 building are compatible with the Grade I buildings in the associated streetscape.

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.

Comments:

We understand that the proposed design is not required to replicate an historical structure, however, while the wood shingles are natural, they are not a common material used in the Village (except on roofs) or on the associated streetscape. Direction needs to be taken from the associated streetscape, in particular the Grade I homes. The vast majority of the houses facing Juliana Road are wood siding and 5 of the houses on the same side are wood siding. Wood shingles, though a natural material, are not sympathetic to the associated streetscape. See photos above.

Conclusion:

It is apparent to the RPRA that the City is likely to approve demolition of the current structure which, as demonstrated, is of significance. In order to preserve the character of the associated streetscape which is a requisite of the plan, we ask that as a condition of approval, that the **front yard setback be increased** to at least match the average setback of the existing structure and that the **materials** be changed to wood siding to reflect the character of the associated streetscape, all as required by the HCDPlan bylaw.

Thank you.