

A CULTURAL HERITAGE IMPACT STATEMENT

445 Green Avenue Ottawa, Ontario



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PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

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1.0 INTRODUCTION

This Cultural Heritage Impact Statement (CHIS) has been requested by City of Ottawa. The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the development of an existing lot with a new infill building. The property is located within the Rockcliffe Park Heritage Conservation District designated under Part V of the Ontario Heritage Act (By-law 97-10). The property is located at 445 Green Avenue in the Rockcliffe Park neighbourhood in the City of Ottawa.

The CHIS is intended to evaluate the impact the construction of a new infill building will have on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6, and the Draft Heritage Conservation District Plan and Guidelines completed by the City in 2015. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The following documents were consulted in the preparation of this report:

- Part V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- Village of Rockcliffe Park, Heritage Conservation District Study Julian Smith & Associates 1997;
- Rockcliffe Park Heritage Conservation District Plan, July 2016 City of Ottawa (By-law 2016-089);
- Heritage Survey and Evaluation Forms – 34 & 38 Acacia and 447-449 Green Avenues;
- Site Plan, Soma Pro Designs, September 2016;
- Landscape Plan, North 44 Land Design Inc., July 26, 2017
- Floor Plans, Elevations, Soma Pro Designs, July 24 2017; and,
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.

A pre-consultation meeting between the client, designer, and planning firm with the City was held on November 15, 2016. A second meeting with the City to discuss preliminary heritage considerations was held on June 5, 2017. The planning firm (Novatech) then completed a massing analysis of seventeen buildings in the 'panhandle' area of the HCD. The massing analysis demonstrated that the massing of the proposed building was well below that reflected by the adjacent building (447-449) fronting onto Green Avenue and the newer developments north of the site on Black Maple Private, and was generally consistent with the average for the wider 'panhandle' neighbourhood. A third meeting was held on June 22, 2017 to discuss the massing and floor space index of the proposed development and further reductions in floor area were made by the client which are reflected in the plans contained in this document. Comments from the Rockcliffe Park Residents Association's review of an early iteration of the development proposal have also been taken into consideration. This revision to the CHIS reflects the revised plans.

1.2 Present Owner and Contact Information

Address:

445 Green Avenue, Ottawa ON,

Current Owner Representative and Contact:

Rakan Abushaar

Smart Living Properties

100 Argyle Avenue, Suite 200

Ottawa ON, K2P 1B6

Email rakan@smartlivingcanada.com

1.3 Site Location, Current Conditions and Introduction to Development Site

The property is located within the former Village of Rockcliffe Park. The site is bound by Carsdale Avenue and Black Maple Private to the north, Green Avenue to the south, Acacia Avenue to the west and Beechwood Avenue to the east (Figure 1). The undeveloped lot is bound to the west by a laneway extending from Green to Carsdale Avenue, Green Avenue to the south, a two-storey side-by-side duplex to the east, and the rear yard of a residence to the north on Black Maple Private. The lot consists of an asphalt parking area fronting on Green Avenue with an expanse of open lawn extending to the boundaries of the property. A number of mature trees are located along the north property line. The proposal is to construct a new single detached residence on the vacant lot.



Figure 1: Aerial view of the property showing its context within the 'panhandle' of Rockcliffe Park. Site arrowed north top of page. Source: Google Earth.

1.4 Concise Description of Context

Green Avenue is a short street extending between Acacia and Beechwood Avenues that provides access to the rear lanes and garages of properties fronting on Acacia and Beechwood Avenues. Five residences

presently have a municipal address on Green Avenue. The area consists primarily of single-family two storey homes that were constructed between circa 1908 when Acacia Avenue was completed through to the present day. The two brick clad residences to the east of the property constructed between 1900 and 1925 are the earliest buildings constructed in the immediate area. The residences to the west of the site fronting on Acacia Avenue consists of one and two storey wood frame cottages constructed between 1926 and 1948. The residences to the north in the block bound by Carsdale and Oakhill date primarily to the 1950 – 1972 era. More recent infill development is located to the north on Carsdale Avenue and Black Maple Private (Smith et. al. Maps 1-6). The property to the south at 448 Green Avenue was developed between 1949 and 1972. Within the context of the Rockcliffe HCD there are four wood frame cottages fronting on Acacia Avenue that are categorized as ‘contributing’ buildings – No. 14, 34, 38 and 40 Acacia Avenue (Figure 2).

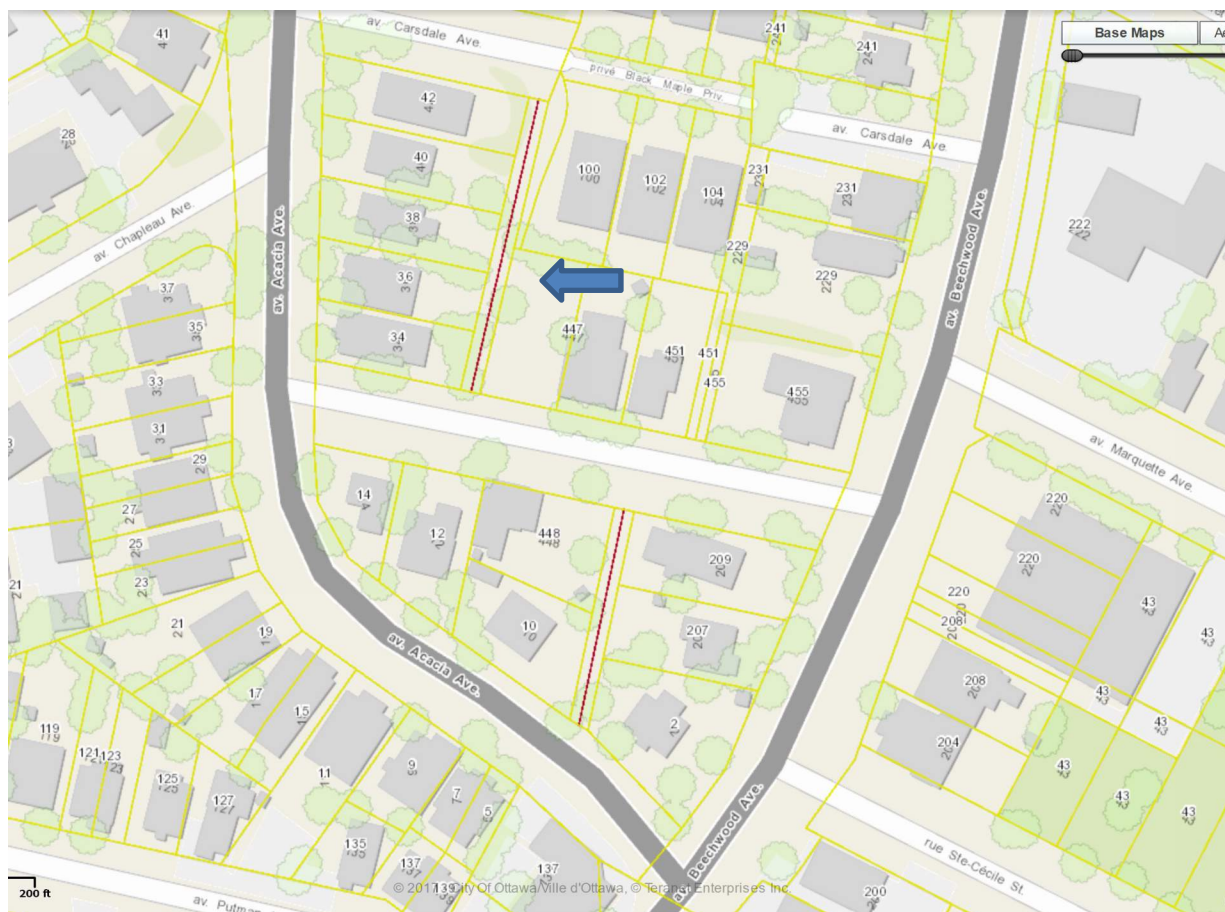


Figure 2: Block plan of the area surrounding the site illustrating the context and lot divisions. Note the laneway extending between Green and Carsdale Avenues to the west of the property and the laneway to the south of Green Avenue servicing the properties fronting on Beechwood and Acacia Avenues. Site Arrowed. Source: Geoottawa.

1.5 Built Context and Street Characteristics



Figure 3: View looking west along Green Avenue to 451 (right centre) and 447-449 (left centre) two of the earliest properties developed in the area located to the east of the development site. The two brick clad Victorian and Edwardian style homes are not typical of the area. Source: Novatech.

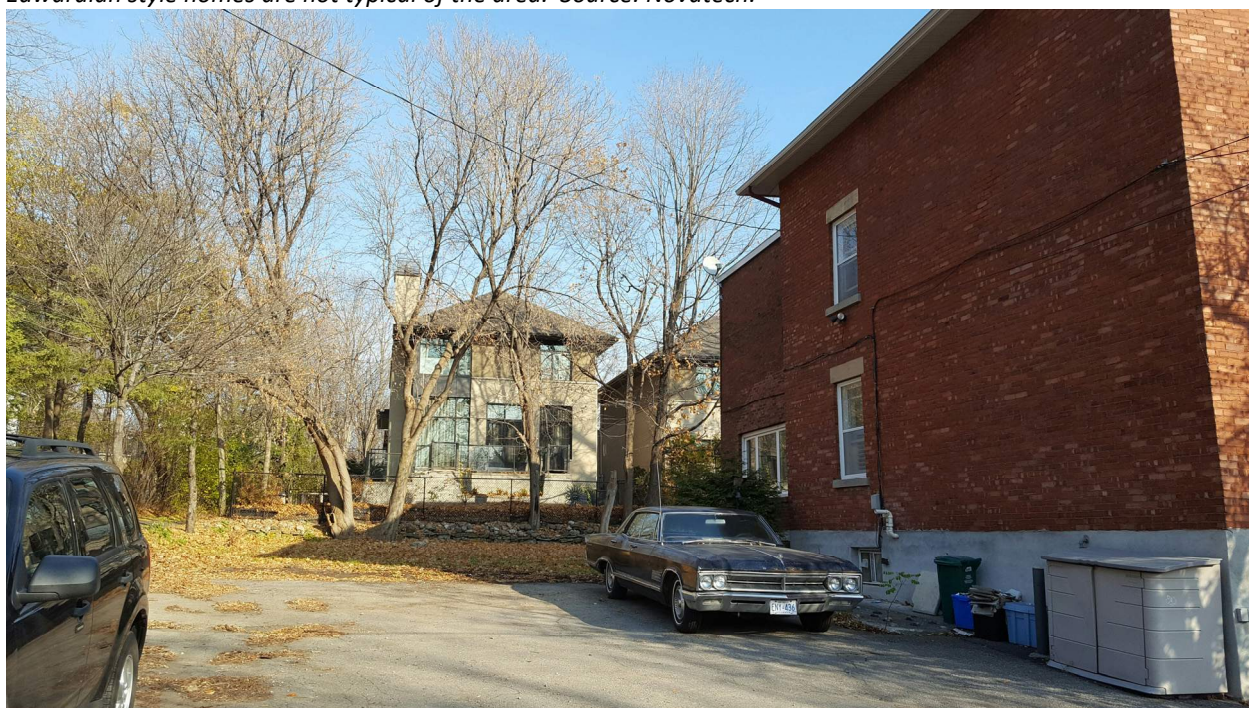


Figure 4: View of the property looking north from Green Avenue with 447-449 to the left and more recent infill development to the north. Source: Novatech



Figure 5: View looking west from the development site across the laneway (foreground) to the rear yards of 34 (left) and 36 (right) Acacia Avenue. The property to the left (34 Acacia) is identified as a contributing property within the context of the HCD. Source: Novattech.



Figure 6: Context view of three properties to the south of the development site on Green Avenue. 448 Green Avenue (left), 12 Acacia (centre) and 14 Acacia (far left) which has been identified as a 'contributing' building within the context of the HCD. Source: Novatech



Figure 7: Context view of the streetscape along Green Avenue looking east from the development site. Source: Novatech

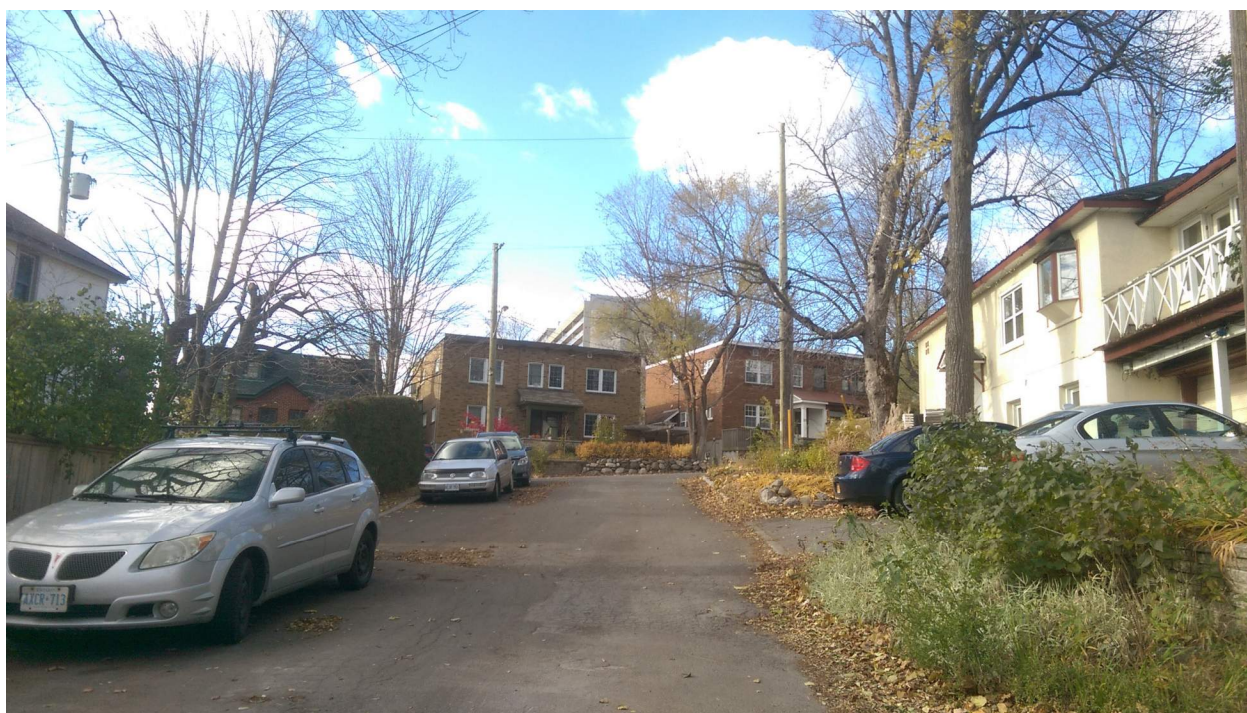


Figure 8: Context view of the streetscape looking west along Green Avenue to Acacia. The residence to the right 34 Acacia has an enclosed garage fronting onto Green Avenue. Source: Novatech



Figure 9: Context view of 209 Beechwood Avenue constructed between circa 1908-1925 (Smith et. al. Map 1908-25). The flat roof form is atypical of the 'panhandle' of the HCD, however is a common roof form in the adjacent neighbourhoods of Vanier and Lindenlea. Source: Novatech

1.6 Relevant Information from Council Approved Documents

The following council approved documents are relevant to the assessment of the new infill development including:

Rockcliffe Park Heritage Conservation District Study completed in 1997; and,
Rockcliffe Park Heritage Conservation District Plan, 2016.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Description

The history of Rockcliffe Park is delineated in detail in Julian Smith & Associates *Heritage Conservation District Study* completed in 1997. As noted in the heritage assessments of the properties the 'panhandle' has a distinct character that is not typical of the development pattern in the rest of the HCD and serves as a transitional zone between the surrounding neighbourhoods of Lindenlea and Vanier. The area referred to as the "Panhandle" is characterized by smaller lots with multi-unit buildings, and more modest houses that characterize the south and west boundaries of the District.

2.2 Site Development History

The development site is a vacant lot in an area of the HCD developed between 1900 through to the present day. Green Avenue was developed as a through street to provide access to two lanes that provide access to garages located at the back of properties fronting onto Acacia and Beechwood

Avenues (Figure 2). Adjacent to the development site is a circa 1917 two-storey Edwardian style brick clad double residence that is unique to the HCD; however, the building is not considered to ‘contribute’ within the context of the HCD. The development site is adjacent to the rear yard of 34 Acacia Avenue that is categorized as a ‘contributing’ building in the context of the HCD. The Arts and Crafts style residence, constructed in 1938, is sited prominently on a corner lot on the north side of Green and east side of Acacia Avenues. Parking is located at the rear of the property in an integral garage with a garage facing Green Avenue (Figure 8).



Figure 10: Plan of the southern ‘panhandle’ portion of the HCD identifying contributing properties in red. The area in which the development site is located is arrowed. Source: City of Ottawa

3.0 STATEMENT of CULTURAL HERITAGE VALUE OR INTEREST

3.1 Introduction

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD.

3.2 Statement of Cultural Heritage Value

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada’s natural landscape from 18th century English precedents. Originally purchased from the Crown by Thomas MacKay, it was laid out according to the principles of the Picturesque tradition in a series of “Park and Villa” lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the MacKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area. Rockcliffe Park today is a remarkably consistent reflection of Keefer’s original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have

survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park. Beechwood Cemetery and the Rockeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various border lands create important gateways to the area, and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful. Many of the houses were designed by architects, in a variety of the architectural styles that have been popular since the first decades of the 20th century, including Georgian Revival, Tudor Revival, and Arts and Crafts. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.

The attributes of the Rockcliffe Park HCD are:

- The siting of the houses on streets and the generous spacing relative to the neighbouring buildings;
- the variety of mature street trees and the dense forested character that they create;
- the profusion of trees, hedges, and shrubs on private property;
- varied lot sizes and irregularly shaped lots;
- spacing and setbacks of the buildings;
- cedar hedges planted to demarcate property lines and to create privacy;
- the dominance of soft landscaping over hard landscaping;
- wide grass verges;
- the high concentration of buildings by architect Allan Keefer;
- the rich mix of buildings types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;
- the predominance of stucco and stone houses and the relative rarity of brick buildings;
- the narrow width of many streets,
- the road pattern that still reflects the original design established by Thomas Keefer when he originally laid out the area for residential development;
- the low, dry stone walls that demarcate property lines in certain areas of the Village;
- Informal landscapes character with simple walkways, driveways, stone retaining walls and flowerbeds;

- the “dog walk,” a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;
- the public open spaces including the Village Green and its associated Jubilee Garden;
- institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;
- the multi-unit buildings, small lots, and more modest houses in the area referred to as the “Panhandle,” that characterize the south and west boundaries of the District,

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Introduction

The proposal is to construct a new single detached two-and-one half storey residence with a partial basement on a pre-existing lot that was never developed. The building setback from the street is 5.2m which is 1.95m more than the adjacent building at 447-449 Green Avenue. The residence features an integral single bay garage accessed from Green Avenue with a third floor deck with a glass railing set back from the street. The four elevations will be clad in brick and the third floor will be clad in fibre cement board (Figures 13, 14, 15, & 16).

The proposal responds to the topography of the street that slopes down from Acacia Avenue to the adjacent building at 447-449 which is set on a full foundation on a ridge. The massing of the infill development also responds to the unusual massing of the adjacent building.

The street elevation features a raised entry framed with planters, and soft landscaping including shrub beds and a small lawn. Two trees are being planted along the street to promote the development of a tree canopy (Figure 12).



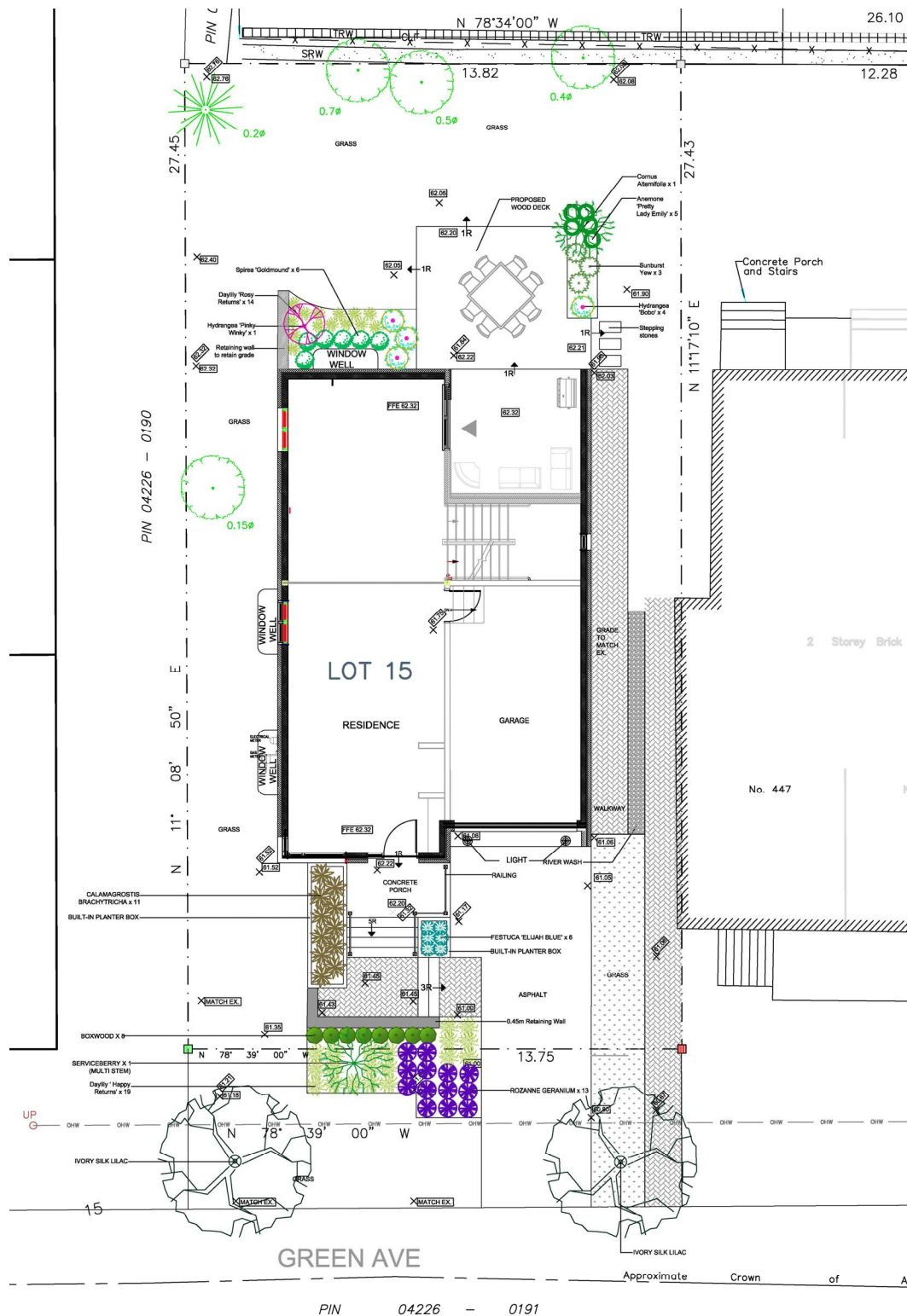


Figure 12: Landscape plan for the proposed development illustrating the hard and soft landscape treatment and the buildings relationship with the adjacent building at 447-449 Green Avenue. Source: North 44 Land Design.

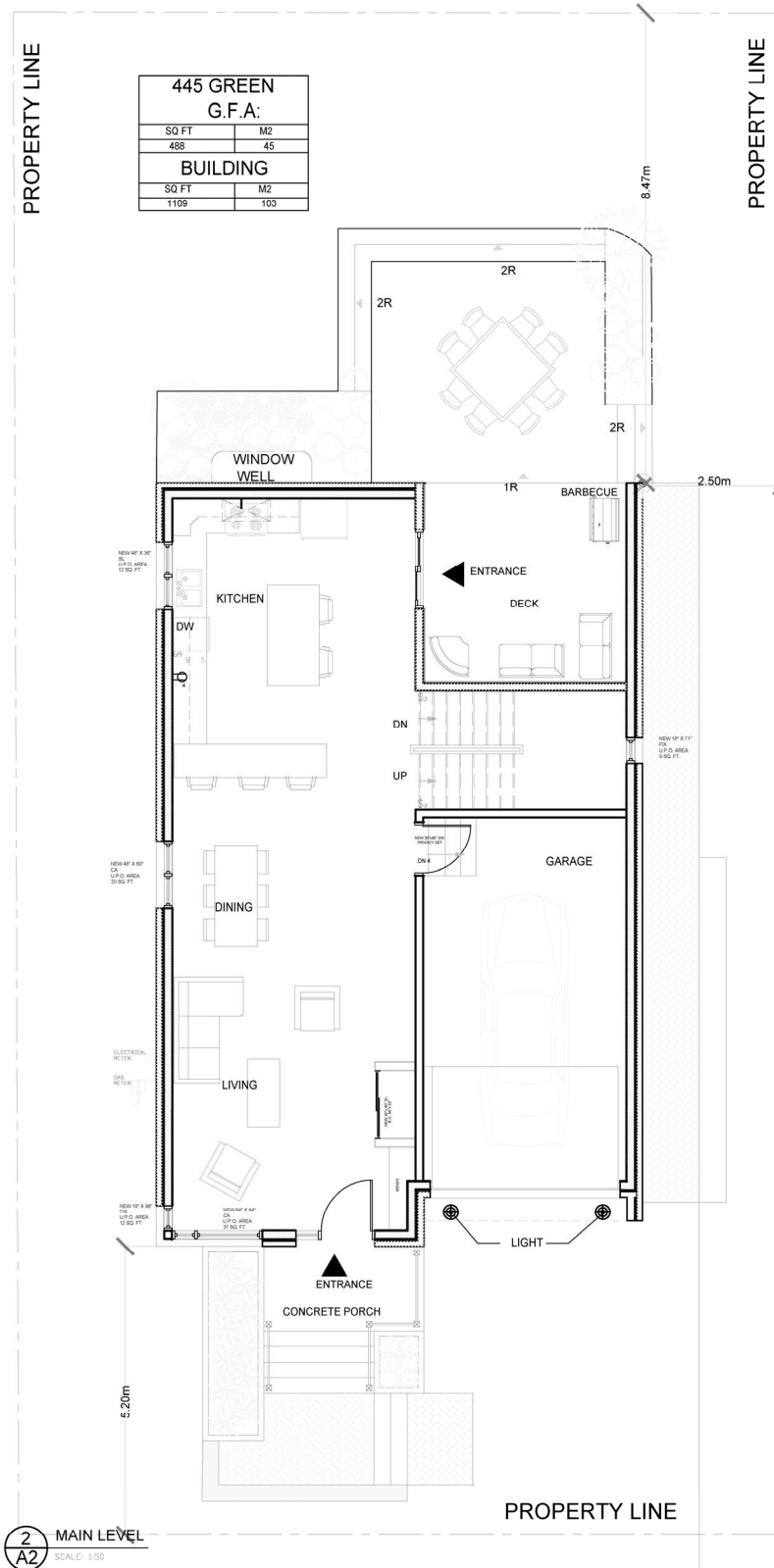


Figure 13: Ground floor plan of the proposed development. Source: Soma Pro Designs



Figure 14: Rendered perspective view of the proposed infill development (centre) with 447-449 (right) and 34 Acadia Avenue (left). Source: North 44 Land Design

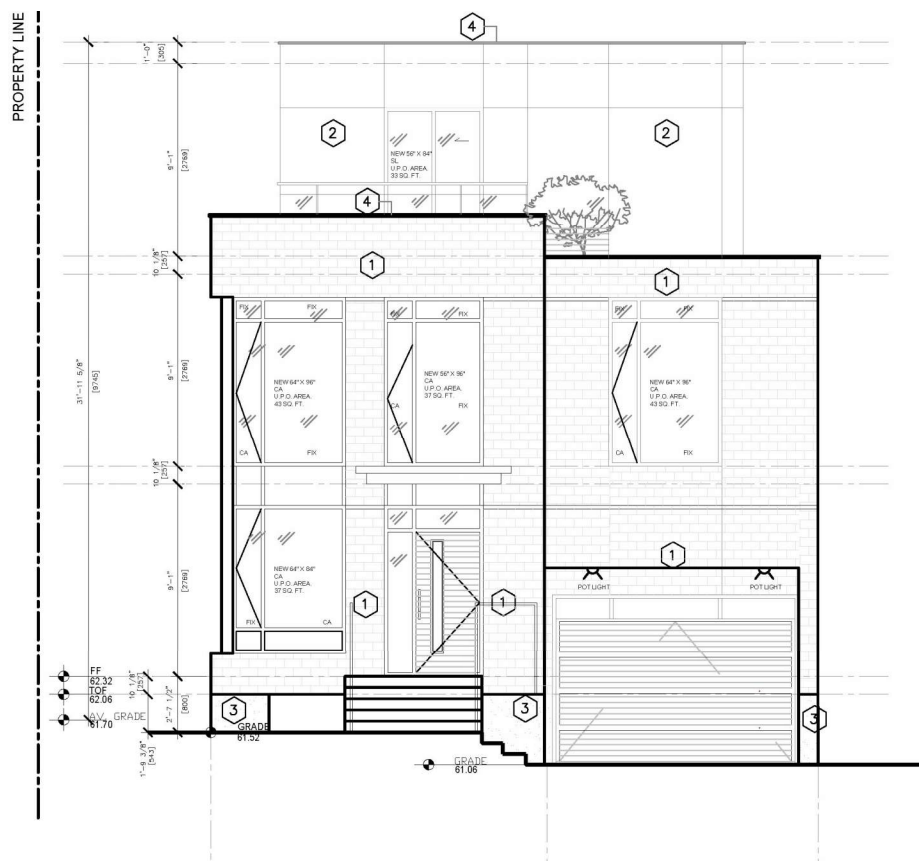


Figure 15: South elevation of the proposed infill development. Material legend: 1 –brick, 2- cement fibre board; 3 – cement pargé coat; 4 – metal flashing, wood entrance and garage doors. Source: Soma Pro Designs.

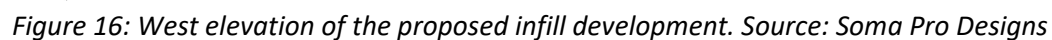


Figure 17: Rendered perspective of the proposed infill development. Source: North 44 Land Design.

5.0 IMPACT OF PROPOSED DEVELOPMENT

5.1 Proposal

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the HCD. The heritage attributes of the HCD are itemized in Section 3.0. This proposal is assessed using the policies and guidelines contained in the *Rockcliffe Park Heritage District Plan* and are in *italic*.

For the purposes of the guidelines, properties classified as Categories 1, 2 and 3 are considered **contributing** buildings in the HCD, meaning that they contribute to the cultural heritage value of the HCD through their landscaped setting, architecture and environment (Figure 10). Category 4 buildings are considered **non-contributing buildings** in the HCD, meaning that they are buildings that do not contribute to the heritage character of the HCD. **Non-contributing buildings include those constructed outside of the period of highest significance, buildings that are not sympathetic to the character of the HCD and vacant lots.** Non-contributing buildings may also include more recent buildings that are sympathetic in scale or style to character of the HCD.

5.2 Rockcliffe Park Heritage Conservation District Management Guidelines

The management guidelines for the HCD provide direction for the conservation of existing buildings and landscapes, for the preservation of Rockcliffe Park's distinctive cultural heritage landscape and to provide design guidelines for new buildings and additions to existing ones.

5.3 Guidelines Landscapes, Front yards, plant material, trees and walkways

Guidelines contained in the HCD Plan are in *italic*.

Guideline	Discussion
1. <i>The proportion 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.</i>	As noted in the statement of heritage attributes for the HCD the panhandle area is characterized by smaller lot sizes and buildings which infers smaller areas for landscaping than in the rest of the HCD. The proportion of hard landscape has been reduced to the extent that is feasible. The front yard features an asphalt driveway leading to an integral single bay garage, with concrete steps with interlocking pavers leading to the main entrance. A paved walkway between the new and existing building leads to the rear of the property and helps to prevent erosion from roof runoff. The front yard features a number of planting beds with native ornamental shrubs, grasses and two street trees. (Figure 12).

2. <i>Landscape projects shall respect the attributes and established character of the associated streetscape and the heritage conservation district.</i>	The proposed landscape respects the attributes and established character of Green Avenue which can be considered atypical of the HCD.
3. <i>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.</i>	The proposed landscape plan features native shrubs, planting beds, two street trees, and a small lawn in the front yard which is similar in character to the adjacent property at 447-449 Green Avenue.
4. <i>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.</i>	No mature trees are being removed to allow for the new construction.
5. <i>The street tree canopy of Rockcliffe Park is a key character-defining element of the HCD. Mature trees that succumb to age or disease should be replaced in order to continue and maintain the tree canopy.</i>	The landscape plan includes the planting of two trees at the southwest and southeast corners of the lot.
10. <i>Visual continuity across property lines is strongly encouraged. Where dividing lines are required, hedges are an appropriate alternative to fences.</i>	The landscape plan enhances the visual continuity across the property line adjacent to the laneway. No fences or hedges are proposed.

5.4 Driveways, landscape features, lighting

Guideline	Discussion
1. <i>Driveway design that minimizes the amount of hard paving is encouraged.</i>	The driveway leading to the single bay integral garage has been kept to a minimum.
2. <i>Narrowing driveway widths to comply with the Zoning Bylaw is encouraged when the opportunity arises.</i>	The proposed driveway complies with the zoning bylaw.
3. <i>The establishment of new driveways to supplement existing driveways will not be permitted. If a driveway must be moved because of an addition, the new driveway will be established in conformity with these Guidelines and other municipal by-laws.</i>	<i>Not applicable.</i>

5.5 Lot sizes

This section makes recommendations regarding new lots and development upon them with the understanding that new lots are not created under the Ontario Heritage Act. New lots are created either by subdivision or severance, processes under the Planning Act. The policy framework for decisions on lot severance is provided by the Official Plan, the Rockcliffe Secondary Plan, and the Zoning By-law, and these guidelines.

Guideline	Discussion
1. <i>The wide variety of lot sizes and shapes found throughout the HCD contributes to its diversity and uniqueness. The retention of existing lots, large and small, is important to the HCD. New lots created either through severance or by joining smaller lots together shall reflect the size of other lots in the immediate vicinity. New lots shall be consistent with the general lot size and shape of other properties on the street and respect the character of the streetscape.</i>	The lot is an undeveloped pre-existing lot and is consistent with the size of other properties in the panhandle area of the HCD.
2. <i>New development on lots created through severance shall be consistent with the guidelines for new buildings in the heritage conservation district.</i>	See Section 5.6 New Construction.

5.6 New Construction

Guideline	Discussion
1. <i>Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.</i>	The owner has retained a design team – architectural and landscape – as well as a heritage professional to review the design.
2. <i>New buildings shall enhance contribute to and not detract from the heritage character of the HCD.</i>	As noted in the statement of cultural heritage value the panhandle area is not typical of the HCD as it contains smaller lots and residences. The infill building contributes to the HCD as it mitigates the scale of the adjacent heritage building that is set on a high foundation on top of a ridge. The development fills in a gap in the streetscape.
3. <i>Construction of new buildings will only be approved when the siting, form, materials and detailing contribute to the surrounding cultural heritage landscape.</i>	<p>Siting: The building is set back from the adjacent heritage building and separated from the homes fronting on Acacia by a laneway.</p> <p>Form: Two storey front portion with a partial third storey with a deck fronting onto Green Avenue, enclosed with flat roofs. The only building within the ‘Panhandle’ with a flat roof is 209 Beechwood Avenue. A second storey deck is located at the rear of 34 Acacia Avenue overlooking the property.</p> <p>Materials: The design incorporates a tan brick, on the all four façades which is consistent with the two properties to the east of the development site. The third storey is clad in a panelized fibre-cement board. The colour choice for the brick –</p>

	tan - contrasts and compliments the red clay brick cladding of the two residences to the east. The building fits visually with the adjacent building and visually mitigates the scale and massing.
4. <i>Construction of new buildings will only be approved when the location of the proposed building is consistent with the lot patterns and setbacks, respects the existing topography of the associated streetscape, and preserves and enhances the existing trees and landscape characteristics.</i>	The location of the proposed building on the lot is consistent with the adjacent building at 447-449 Green Avenue and respects the existing topography.
5. <i>New buildings shall be of their own time but sympathetic to the character of their neighbours in terms of massing, height, form, facade proportions, and materials. New buildings are not required to replicate historical styles</i>	<p>Massing: The proposed infill with a two storey front portion with a third storey at the back of the building helps to mitigate the scale of the building in relation to the street and the neighbouring building's massing which is unusual in that the building is set on a ridge with a full basement.</p> <p>Height: The height of the building is less than the adjacent heritage building which visually helps to integrate the building into the streetscape.</p> <p>Form: The form of the proposed infill design is consistent with the adjacent property – two-and-one-half storey with the exception of the flat roofs.</p> <p>Facade Proportions: The width of the infill building approximates the width and height of the adjacent building's facade that is two-and-one-half storeys in height.</p>
6. <i>The mass and height of new buildings shall respect and not exceed the buildings in the streetscape and contribute to the landscape character of the HCD as a whole.</i>	The development site is adjacent to a large two-and-one-half storey building with a hip roof set on a ridge with a full basement. The mass and height of the proposed infill building steps down with the natural topography visually mitigating the unusual massing and height of the adjacent building at 447-449 Green Avenue. The laneway to the west of the property helps to visually mitigate the scale of the building in relation to the building at 34 Acacia Avenue.
7. <i>New buildings shall generally maintain front yard alignment with adjacent existing buildings' front walls, and not project further forward than the average of the two adjacent houses. In the case of corner lots, the setbacks</i>	The proposed infill building is set back from the adjacent building by 1.95m The portion of the facade with the garage door is set back 0.8m from the wall with the main entrance.

<i>of buildings in the associated streetscape may be used.</i>	The increased setback of the front yard alignment mitigates the massing of the infill development.
<i>8. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.</i>	No specific details provided. The fenestration pattern is functional and of its own time.
<i>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, perforated pre-painted aluminium soffits, EIFS, and manufactured stone will not be supported.</i>	The façade features brick and a coloured fibre cement board which is consistent with the recent infill development to the north of the site.
<i>10. Terraces on the top storey may be permitted if they are set are back from the roof edge and are not obvious from the street. Terraces below the top storey may be recommended for approval if they do not have a negative effect on the character of the surrounding cultural heritage landscape.</i>	A terrace is located on the third floor level and is set back from the principal façade and enclosed with a glass railing.
<i>11. Brick and stone cladding will not be limited to the front façade but will extend to all facades.</i>	Brick finishes will be applied to all elevations. The third floor will be clad in a fibre cement board.

Garages and Accessory Buildings

Guideline	Discussion
<i>1. New garages and accessory buildings shall be designed and located to complement the heritage character of the HCD and the design of the associated building. In general, new garages should be simple in character with a gable or flat roof and wood or stucco cladding.</i>	Not applicable.
<i>2. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape and shall not dominate it.</i>	The integral garage is set back from the main entrance and is consistent with garages in heritage building fronting onto Green Avenue namely 34 Acacia Avenue.

5.7 Landscape guidelines – New Buildings and Additions

Guideline	Discussion
<i>1. New buildings and additions to existing buildings will respect the character-defining elements of the lot's existing hard and soft landscape, including but not limited to trees, hedges and flowerbeds, pathways, setbacks</i>	The lot features a large asphalt parking area adjacent to the street with open lawns extending to the property lines. No pre-existing landscape features are evident on the undeveloped lot. Soft landscaping dominates the property to the extent

<i>and yards. Soft landscaping will dominate the property.</i>	that is feasible within the confines of a small lot and is consistent with the adjacent building.
<i>2. New buildings and additions will respect the established landscaped character of the streetscape.</i>	The proposed landscape respects the character of the landscape on the adjacent building at 447-449 Green Avenue.
<i>3. The existing landscaped character will be preserved, when new buildings and additions are constructed.</i>	The present landscape character of the lot is inconsistent with neighbouring properties and the guidelines for the HCD.
<i>4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.</i>	The proposed hard and soft landscape of the infill development protects the continuity of the streetscape in that it is consistent with the arrangement of the landscape in the front yard of the adjacent building. The side yard adjacent to the laneway features a lawn.
<i>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 Bylaw. The Private Approach By-law prohibits the establishment of driveways parallel to the front façade of a building (semi-circular driveways).</i>	Not applicable.
<i>6. To ensure landscape continuity, new buildings shall be sited on generally the same footprint and oriented in the same direction to ensure that the existing character of the lot and its associated landscape are preserved.</i>	Not applicable.
<i>7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.</i>	Not applicable.
<i>8. All applications for new construction shall be accompanied by a detailed landscape plan. The plan must clearly indicate the location of all trees, shrubs and landscape features to be preserved and those to be removed, and illustrate all changes proposed to the landscape.</i>	A landscape plan has been developed illustrating hard and soft landscape features (Figure 12).
<i>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.</i>	No mature trees are being removed to accommodate the infill building.
<i>10. Existing grades shall be maintained.</i>	Existing grades are being maintained.
<i>11. Artificial turf shall not be permitted in front and side yards.</i>	Not applicable.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

A number of alternative designs for the building and site were explored in order to meet the policies and guidelines contained in the Rockcliffe Heritage Conservation District Plan, the Official Plan, and city bylaws. As noted in the HCD plan, the panhandle area is atypical of the majority of district in that the lots and residences are typically smaller, and the area contains multi-unit, and single detached housing. The development site is also unique in that it sits adjacent to a large two-and-one-half storey building set on a ridge with a full basement to the east, and a laneway to the west. The proposed two-and-one-half storey infill building is appropriate for the site given the adjacent context, as it mitigates the unusual scale of the adjacent building to the benefit of the continuity of the sloping streetscape.

In a pre-consultation meeting with City planners, a suggestion was put forward to explore the possibility of relocating the parking to the rear of the property in order to reduce the massing and scale of the infill development. However, there are a number of properties fronting onto Acacia and Beechwood Avenues that access integral and detached parking garages from Green Avenue, including 34 Acacia to the west of the site.

In response to the heritage planner's comments on the initial design discussed during the pre-consultation meeting the massing and scale of the building has been reduced substantially in order to provide more green space around the building to the extent that is feasible on the relatively small lot. The materiality of the design has been simplified to three materials – brick, a coloured fibre cement board, and wood finishes on the entrance and garage door.

In regards to the landscape treatment, the building has been set back 1.95m further than the adjacent property to the east to allow for more planting beds at the street edge. The installation of a hedge along the property line adjacent to the laneway was reviewed; however, in the interest of visual continuity across property lines, which is noted to be a desirable attribute of the heritage conservation district it was decided not to install a hedge to demark the property line. The laneway to the west of the property could be considered open space, which helps to mitigate the perceived scale of the infill development in relation to the lot size.

6.2 Mitigation Measures

Mitigation measure may include:

The choice of a neutral colour for the brick as opposed to the high contrast black tone helps to visually integrate the building into the streetscape and is consistent with the two buildings to the east of the development site;

The proposed infill development is physically and visually compatible with, and distinguishable from other properties in the 'panhandle' of the HCD.

The proposed infill development recognizes the surrounding older architectural vocabulary and reference this in the scale, proportion and materials of the new infill.

6.3 Conclusions

The proposed design is an appropriate fit within the context of the panhandle area of the heritage conservation district and responds to the adjacent heritage context.

7.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

Bibliography

- Part IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements (City of Ottawa);

List of People Contacted

Anne Fitzpatrick Heritage Planner City of Ottawa

8.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors, including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

1015 Bank Street, Lansdowne Park, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.

1120 Mill Street, Manotick, Ottawa, Ontario.

Ontario Place, Waterfront Park and Trail Toronto, Ontario.

Fort William Historical Park, Thunder Bay, Ontario.

Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.

101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.

Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.

Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.

LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.