

- 6. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 35 LAKEWAY DRIVE**
- DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION AU 35, PROMENADE LAKEWAY**

### **COMMITTEE RECOMMENDATIONS**

**That Council:**

- 1. approve the application to demolish 35 Lakeway Drive, submitted on April 6, 2017;**
- 2. approve the application to construct a new building at 35 Lakeway Drive, according to the plans by Andre Spencer, submitted on April 6, 2017;**
- 3. approve the landscape design for the new building at 35 Lakeway Drive, submitted on April 6, 2017;**
- 4. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and**
- 5. issue the heritage permit with a two-year expiry date from the date of issuance.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 5, 2017.)**

**(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)**

### RECOMMANDATIONS DU COMITÉ

Que le Conseil :

1. approuve la demande de démolition du 35, promenade Lakeway, présentée le 6 avril 2017;
2. approuve la demande de construction d'un nouveau bâtiment au 35, promenade Lakeway, conformément aux plans fournis par Andre Spencer le 6 avril 2017;
3. approuve la conception de l'aménagement paysager autour du nouveau bâtiment construit au 35, promenade Lakeway, présentée le 6 avril 2017;
4. délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
5. délivre le permis en matière de patrimoine dont la date d'expiration est fixée à deux ans après la date d'émission.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 5 juillet, 2017.)

Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

### DOCUMENTATION / DOCUMENTATION

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department dated 2 May 2017 (ACS2017-PIE-RHU-0011)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et

du développement économique daté le 2 mai 2017 (ACS2017-PIE-RHU-0011)

2. Extract of draft Minutes, Built Heritage Sub-Committee, 11 May 2017

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 11 mai 2017

3. Extract of draft Minutes, Planning Committee, 23 May 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 23 mai 2017

**PLANNING COMMITTEE  
REPORT 45  
14 JUNE 2017**

**116**

**COMITÉ DE L'URBANISME  
RAPPORT 45  
LE 14 JUIN 2017**

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
May 11, 2017 / 11 mai 2017**

**and / et**

**Planning Committee / Comité de l'urbanisme  
May 23, 2017 / 23 mai 2017**

**and Council / et au Conseil  
June 14, 2017 / 14 juin 2017**

**Submitted on May 2, 2017  
Soumis le 2 mai 2017**

**Submitted by**

**Soumis par:**

**Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'Infrastructure et du développement économique**

**Contact Person**

**Personne ressource:**

**Sally Coutts, Heritage Planner III / Right of Way, Heritage and Urban Design /**

**Services des emprises, du patrimoine et du design urbain / Planning,**

**Infrastructure and Economic Development | Urbanisme, infrastructure et**

**développement économique**

**(613) 580-2424, 13474, Sally.Coutts@ottawa.ca**

**Ward: RIDEAU-ROCKCLIFFE (13)**

**File Number: ACS2017-PIE-RHU-0011**

**SUBJECT:** Application for Demolition and New Construction at 35 Lakeway Drive

**OBJET:** Demande de démolition et de nouvelle construction au 35, promenade Lakeway

## REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to demolish 35 Lakeway Drive, submitted on April 6, 2017;
2. Approve the application to construct a new building at 35 Lakeway Drive, according to the plans by Andre Spencer, submitted on April 6, 2017;
3. Approve the landscape design for the new building at 35 Lakeway Drive, submitted on April 6, 2017;
4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development; and
5. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 5, 2017.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

## RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande de démolition du 35, promenade Lakeway, présentée le 6 avril 2017;

2. d'approuver la demande de construction d'un nouveau bâtiment au 35, promenade Lakeway, conformément aux plans fournis par Andre Spencer le 6 avril 2017;
3. d'approuver la conception de l'aménagement paysager autour du nouveau bâtiment construit au 35, promenade Lakeway, présentée le 6 avril 2017;
4. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
5. de délivrer le permis en matière de patrimoine dont la date d'expiration est fixée à deux ans après la date d'émission.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 5 juillet, 2017.)

Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

## BACKGROUND

The property at 35 Lakeway Drive is a through lot with frontage on both Lakeway Drive and Hillsdale Road between Sandridge and Placel Roads in the eastern part of the Rockcliffe Park Heritage Conservation District (RPHCD). This area of the RPHCD was initially developed in the 1950s and 1960s, and is a mix of simple bungalows, split level houses and two storey dwellings similar in style and design to post war buildings constructed in suburbia across North America at the time (see Location Map, Document 1).

The RPHCD 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 Heritage Character notes that today the Village of Rockcliffe Park is a distinctive community of single family houses and related institutional properties within a park setting.

This report has been prepared because demolition and new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council.

## **DISCUSSION**

### Recommendation 1

This application is to demolish the existing house at 35 Lakeway Drive and to construct a new building. In 1997, the former Village of Rockcliffe Park was designated under Part V of the *Ontario Heritage Act*. The original Rockcliffe Park had Guidelines regarding the management of change in the heritage conservation district, including some regarding demolition and new construction.

In March 2016, City Council approved a new heritage conservation district plan for the RPHCD, which is currently under appeal. Since then, heritage staff have used this plan as policy, and also have regard to the 1997 Heritage District plan when assessing applications.

As part of the process leading up to the recently-approved Rockcliffe Park Heritage Conservation District Plan, each property in the district was researched and evaluated and scored for its Environment, History and Architecture. The property received a low score overall, and is a Grade II building (see Heritage Survey Form, Document 2, and current view, Document 3).

The original Rockcliffe Park HCD Guidelines discuss the demolition of buildings in Section IV) Buildings:

1. Any application to demolish an existing building should be reviewed with consideration of its historical and architectural significance, its contribution to its streetscape, and the appropriateness of the proposed redevelopment. Demolition should be recommended for approval only where the existing building is of little significance and the proposed redevelopment is sympathetic to the surrounding environment.

The RPHCDP also discusses demolitions

1. 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. All new construction will comply with the relevant Guidelines contained within this plan.

Both the original Rockcliffe Guidelines and the new RPHCDP anticipate that buildings in the heritage conservation district may be demolished and replaced. Staff have no objection to the demolition of this structure, given its limited cultural heritage value.

#### Recommendation 2

The replacement building at 35 Lakeway Drive is a one and a half storey bungalow type building with a modified cross-gabled roof and many features associated with traditional bungalows, including large overhanging eaves with exposed rafters and brackets, open and screened porches, and wood cladding. The front façade, which faces east, has a recessed front entrance, and features two gabled dormers and a central gable above the main entrance. The rear façade which is one storey in height, faces Hillsdale Road and features two porches, one of which is open, and a screened-in porch that is cantilevered over the double car garage that is located at grade. (See renderings, Document 4, and elevations Document 5.)

There are two Guidelines in the original Rockcliffe Park Heritage Conservation District Study Section IV.1.iv that deal with new construction:

- Any application to construct a new building or addition should be reviewed, with consideration of its potential to enhance the heritage character of the Village. New construction should only be recommended for approval only where the siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment.
- New buildings and additions should be of their own time, but should also harmonize with the existing cultural heritage landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.

The proposed building respects these Guidelines. In terms of siting, it is located 9.76 metres back from the front lot line, about five metres more than the existing building. Its low, semi-bungalow form is consistent with neighbouring houses, and its wooden cladding and details reflect the eclectic character of buildings in the HCD.



The new RPHCDP also addresses replacement buildings, stating that new buildings shall contribute to, and not detract from the heritage character of the HCD and its attributes, that new buildings should be compatible with Grade 1 heritage buildings in the associated landscape, that buildings should be of their own time, that integral garages should be located in a manner that respects the streetscape, and that existing grades should be maintained. Further applicable Guidelines encourage the use of natural materials and may be either wood or metal clad wood. (see Document 6, Section 7.4.2 Guidelines for new buildings).

The proposed building respects these Guidelines. There are two Grade 1 buildings on the Lakeway Drive, one at 14 and one at 55. The house at 14 Lakeway Drive is a one storey, L-shaped bungalow, and the one at 55 Lakeway Drive is a two storey, wooden structure with Prairie Style influences. The scale of these residences is representative of the variety of architectural designs found on the street, which together form a unified streetscape. The building is also compatible with its neighbours, fitting in well in terms of massing and height. (For proposed streetscape, see Document 7.)

In addition, the use of wood and natural stone, the building's design which is of its own time, but inspired by historic precedents, all make it an appropriate addition to the streetscape.

### Recommendation 3

Currently, the property at 35 Lakeway Drive features a large paved forecourt directly in front of the house's attached garage, and a semi-circular driveway. There is a large deck to the rear of the house, overlooking a pool. The proposed landscape/ site plan dramatically alters the character of the lot. A new driveway, for which a private approach has been approved, will lead from Hillsdale Road, to the proposed two car garage at the rear of the new house. The existing driveway and the paved forecourt facing Lakeway Drive will be removed and replaced with a lawn and new flowerbeds and plantings and original trees and shrubs will remain. A flagstone path will lead from Lakeway Drive to the house and the rear of the property. (see Documents 8 and 9, Site and Landscape Plans).

Section IV.1.v, 1-6, "Soft and hard landscaping" of the original Rockcliffe Park plan addressed landscape conservation, encouraging the dominance of soft over hard landscapes, the preservation of existing trees and shrubs, and the sensitive siting of new buildings to protect landscape character. This proposal, which involves the removal

of a driveway and parking court, the creation of new flowerbeds and the protection of existing trees, is consistent with those Guidelines.

The RPHCDP, approved by Council in 2016, but currently under appeal, also has guidelines to encourage the conservation and enhancement of the existing cultural heritage landscape. These include an emphasis on soft over hard landscaping, tree preservation, the location of driveways, and the preservation of existing landscape character. (See Section 7.4.3, 1-7, attached as Document 10.)

This proposal meets the requirements of the new RPHCDP with regards to landscape as the paved parking forecourt and semi-circular driveway are to be removed, which will emphasize the large lawn of the building and contribute to the re-greening of Lakeway Drive in this location, which has been affected by the establishment of large paved areas.

#### Recommendation 4

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. In this instance, a two year expiry date, unless otherwise extended by Council, is recommended to ensure that the project is completed in a timely fashion.

#### Recommendation 5

Minor changes to a building sometimes emerge during the working drawing phase. This recommendation is included to allow Planning, Infrastructure and Economic Development to approve these changes.

### **Standards and Guidelines**

City Council adopted the "Standards and Guidelines for the Conservation of Historic Places in Canada" in 2008. The applicable standards for the application are:

Standard 1: Conserve the heritage value of an historic place.

The proposal conserves the cultural heritage value of the RPHCD. The existing house, of little architectural significance, will be replaced by a new structure that respects the guidelines for new construction in both the 1997 and 2016 plans. The improvement to the landscape, including the replacement of the paved parking forecourt and semi-circular driveway will improve the quality of the streetscape.

## **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

## **Conclusion**

Staff in Right of Way, Heritage and Urban Design (ROWHUD) have no objection to the proposed demolition and construction project. The new building in its landscaped setting is consistent with 1997 Guidelines for Rockcliffe, and the 2016 Guidelines that are under appeal but being used as policy. The new house will fit into the existing streetscape in terms of height and massing, it will reduce the hardscaping facing Lakeway Drive and it is of its own time.

## **RURAL IMPLICATIONS**

Not applicable.

## **CONSULTATION**

The Rockcliffe Park Residents Association Heritage Sub-Committee met with the applicant in January 2017. The applicant initiated changes to the design of the proposed house in response to these comments. These included reducing the height of the roof and the footprint of the building and increasing the front yard setback of the proposed new building.

Heritage staff circulated the final plans to the committee for further comments. These are:

The Rockcliffe Park Heritage Committee supports this application for demolition of the existing house and its proposed replacement. We have worked closely with the applicant to arrive at a proposal which we believe will enhance the property, fit well in the streetscape, and contribute positively to the character of Rockcliffe Park.

## **Notification**

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment wither at the Built Heritage Sub-Committee or Planning Committee meetings.

### **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor is aware of this application.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with adopting the recommendations contained within this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications association with the recommendation in this report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with the report recommendations.

### **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

HC4 – Support Arts, Heritage and Culture

Governance, Planning and Decision Making

### **APPLICATION PROCESS TIMELINE STATUS**

The application was processed within the 90 day statutory requirement under the *Ontario Heritage Act*.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Heritage Survey Form

Document 3 Current view

Document 4 Renderings

Document 5 Elevations

Document 6 Section 7.4.2, Guidelines for new buildings

Document 7 Streetscape

Document 8 Site plan

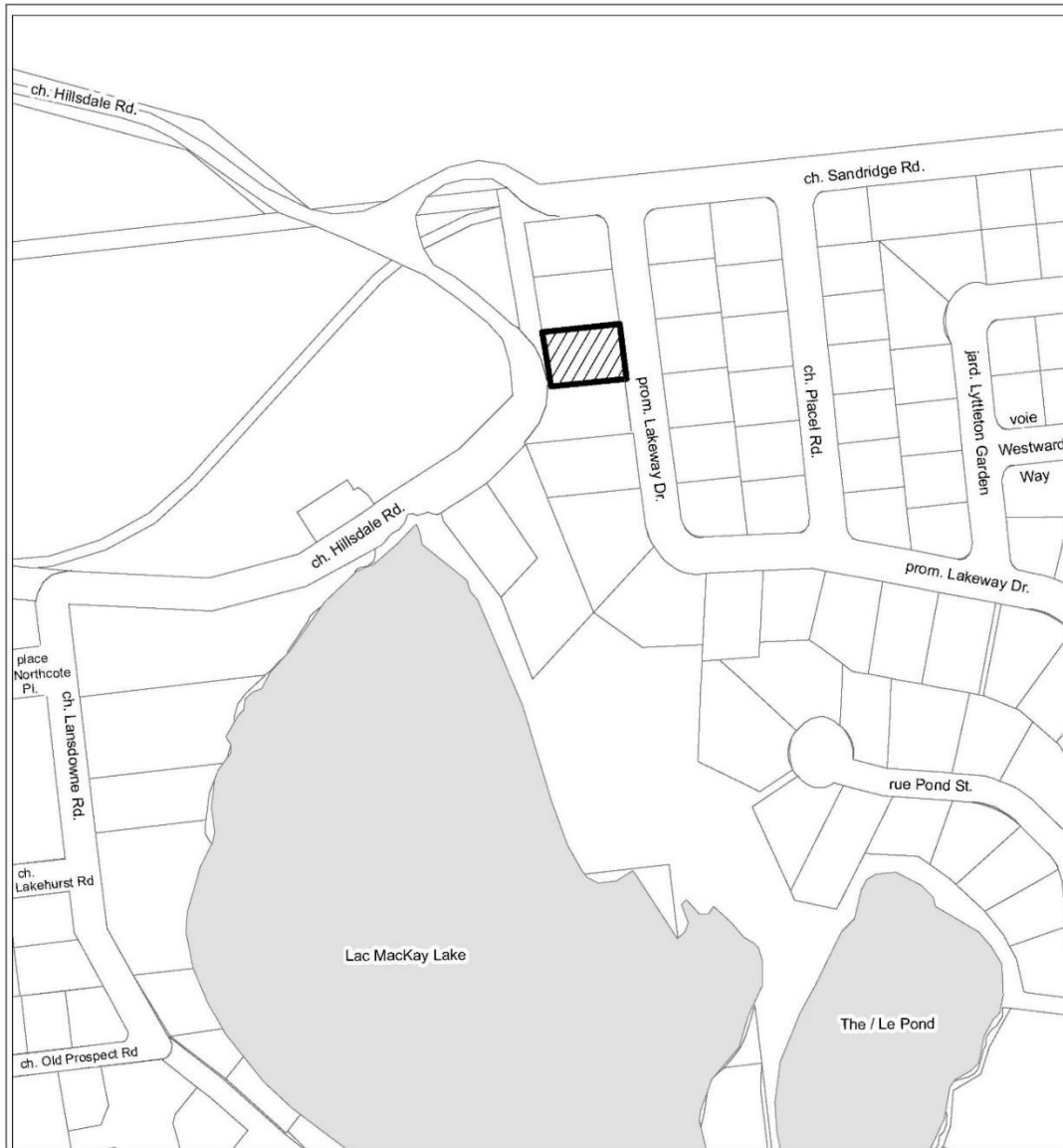
Document 9 Landscape plan

Document 10 Section 7.4.3, Landscape Guidelines

**DISPOSITION**

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-LAKE35	17-0612-C	 <b>35 prom. Lakeway Dr.</b>	
I:\CO\2017 \Heritage \Lakeway 35			
<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 appartient à Teranet Enterprises Inc.          et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit          sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		 <small>NOT TO SCALE</small>	
REVISION / RÉVISION - 2017 / 04 /21			

Document 2 – Heritage Survey Form



**HERITAGE SURVEY AND EVALUATION FORM**

Municipal Address	35 Lakeway Drive	Building or Property Name	042280045			
Legal Description	PLAN M-90 LOT 56	Lot		Block		Plan
Date of Original Lot Development		Date of current structure	1956			
Additions	1967: family room and bedroom added; 2001: kitchen addition, deck for future sunroom addition; 2003: porch enclosed at side of house	Original owner	John and Leslie Kingston			



Main Building

<b>Landscape / Environment</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Heritage Conservation District name	Rockcliffe Park
<b>Character of Existing Streetscape</b>	
<p>Lakeway Drive follows the natural curves of McKay Lake's east side and the pond, winding north-westerly between Pond Street and Sandridge Road. The road itself does not back on McKay Lake, but on Pond Street. Lakeway is intersected at various points by Blenheim Drive, Lyttleton Gardens and Placel Road.</p> <p>Lakeway is characterized almost entirely by single-story post war houses. The street was part of the "New Rockcliffe" subdivision plan of 1949 to include Sandridge, Birch, and Lakeway. Architectural styles tended to reflect the influence of modernist such as Frank Lloyd Wright, Walter Gropius and Mies Van der Rohe. While individual house styles vary, and some have been re-faced with recent materials, there is a distinct continuity in their scale, massing and street setbacks. Some houses have been modified, or demolished to create two-story houses closer to Sandridge.</p> <p>The front yards along Lakeway are predominantly flat, are the majority are open to the street with modest landscaping using shrubs, bushes and combination of annuals and perennials. Most yards have a mixture of young and mature trees, including pine, maple and birch. There are no curbs or sidewalks along Lakeway, allowing pedestrians, cyclists and vehicle traffic to share the roadway. There is some street lighting but no overhead wiring.</p>	
<b>Character of Existing Property</b>	
<p>The property is open to the street and features a semi-circular asphalt driveway stretching across the yard. Coniferous shrubs line the exterior walls of the house. The south side yard is lined with shrubs and trees. The space between the driveway and the street contains a garden bed with shrubs, rocks and flowering plants. The rest of the yard is open lawn dotted with trees. Two maples and a pine tree are planted in a row in the front of the yard.</p>	



<b>Contribution of Property to Heritage Environs</b>	
<p><b>Landscape/Open Space</b></p> <p>The landscape qualities of this property, particularly the set back of the residence, the relatively open front lawn, modest tree plantings, and garden beds containing low-lying plantings and shrubs, are consistent with nearby properties located on this and surrounding streets. These features contribute to a unified character of the streetscape and residential area.</p> <p><b>Architecture/Built Space</b></p> <p>This area of Rockcliffe is typified by one and two storey residences constructed in mid-20<sup>th</sup> to late century architectural styles. The scale and setback of this residence is consistent with that of most other nearby residences which together form a unified streetscape, despite the variety in architectural designs.</p>	
<b>Landmark Status</b>	
The house is visible from Lakeway Drive, located on the east side of Rockcliffe Park.	
<b>Summary / Comments on Environmental Significance</b>	
This property is one of several mid- 20 <sup>th</sup> century residences constructed during the 1950s and 1960s which relate to each other in materials and design, mostly being one, one and one-half, and split-level residences constructed in brick, siding, and stucco, many of which have prominent garages. This property, like others nearby, features a relatively shallow front yard dotted with trees and low-lying garden beds. Together these properties create a coherent residential neighbourhood in the northern portions of Rockcliffe Park situated east of the lake.	
<b>History</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Date of Current Building(s)	1956
<b>Trends</b>	
Despite efforts by the Rockcliffe Park Village Council, the untouched woodland, east	

of McKay Lake, was subdivided in 1949 by the Rockcliffe Realty Company into about a hundred lots. The Blenheim and Lakeway developments were unusual for their time, since the properties were sold as undeveloped lots, and independent architects were commissioned to design the individual houses. The subdivisions sold very quickly, a new phenomenon for Rockcliffe. The post-war boom had created a constant demand for residential properties in the Ottawa and Rockcliffe's location was no longer perceived as being at a great distance from the downtown core.

This area contains an excellent representative collection of houses that show what happened in the volatile and fast-changing post-war decades of the 1950s and 1960s when a new society was taking shape and searching intensely for house-forms to fit new needs in life. This is an area of about thirty acres where each house was built to an individual personal choice. The postwar development of suburbs was coupled with the expansion of the automobile industry and increased prevalence of cars as the primary means of transportation. As such, these suburbs and the architecture of the buildings within them were organized around the increasing cultural reliance on automobiles.

#### Events

#### Persons / Institutions

1960, 1966: John and Leslie Kingston

1970: Paul R. Cazaillet

#### Summary / Comments on Historical Significance

The historical significance of this property is due to its role in some of the earliest phases of residential development east of McKay Lake in the mid-20<sup>th</sup> century.

#### Historical Sources

City of Ottawa File

Rockcliffe LACAC file

Edmond, Martha. *Rockcliffe Park: A History of the Village*. Ottawa: The Friends of the

<p>Village of Rockcliffe Park Foundation, 2005.</p> <p><i>Village of Rockcliffe Park Heritage Conservation District Study, 1997.</i></p> <p><i>Village of Rockcliffe Park LACAC Survey of Houses, 1988</i></p> <p>Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985.</p> <p>Might's Directory of the City of Ottawa</p>	
<b>Architecture</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>35 Lakeway Drive is a single storey residence with an L-shaped plan and a moderately pitched cross gable roof. The south side of the house features a projecting double car garage wing with a front gable roof with windowless dormers. Facing the street there is a rectangular bay window projection and two small paned square windows. The main wing of the house features two entrances; a small paned French door with sidelight on the south end of the house, and a single unglazed door towards the garage. There is a bay window and a six-over-six single hung sash window. The house is clad in fabricated stone and board and batten siding.</p>	
<b>Architectural Style</b>	
<p>The house has undergone several modifications and does not resemble any particular architectural style.</p>	
<b>Designer / Builder / Architect / Landscape Architect</b>	
<p>Designed by architect, J.L. Kingston: A local architect active in the 1950s. Kingston built a few properties in Rockcliffe Park, such as 177 Coltrin Place, 575 Old Prospect Road, and his own at 35 Lakeway Drive.</p>	
<b>Architectural Integrity</b>	
<p>Many alterations and additions. In 1967, there was an addition of a family room and a bedroom. In 2000, a new ground floor kitchen was added, ground floor and basement alterations done, and a deck built for a future sunroom addition. In 2003, the porch</p>	

was enclosed to become the new sunroom. Probable alterations between 1967 and 2000.
Outbuildings
Other
Summary / Comments on Architectural Significance
This property is an example of mid-century architecture that characterizes the region of Rockcliffe east of the Lake, a region that was developed from the beginning with a focus on higher density housing. The majority of houses were built from a small range of plans with similar scales of one to two storeys.



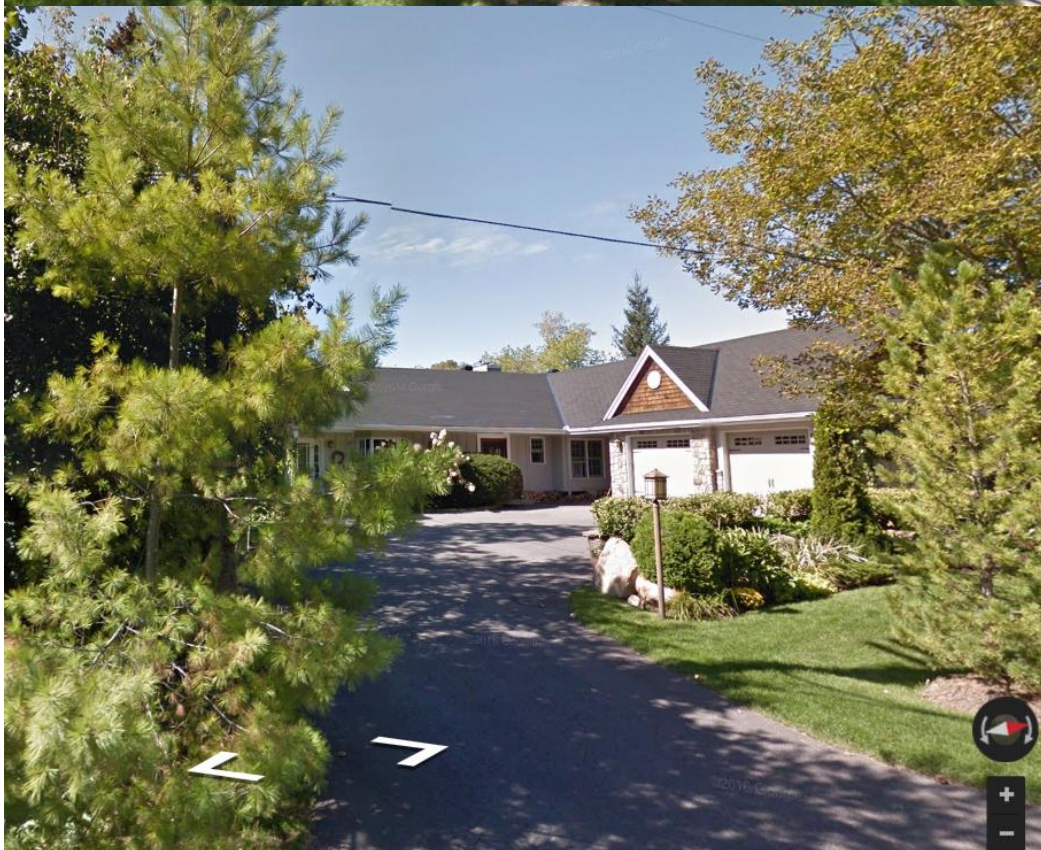
<b>PHASE TWO EVALUATION</b>					
<b>ENVIRONMENT CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status				X	0/10
Environment total					40/100
<b>HISTORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					22/100
<b>ARCHITECTURE CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder			X		3/10
4. Architectural Integrity				X	0/10
Architecture total					30 /100

RANGES	EXCELLEN	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to	1926 to	1949 to	After 1972

Category	Phase Two Score, Heritage District
Environment	40x 45% =18
History	22x 20% =4.4
Architecture	30x 35% =10.5
Phase Two Total Score	32.9/100 <b>=33</b>

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group				

Document 3 – Current views



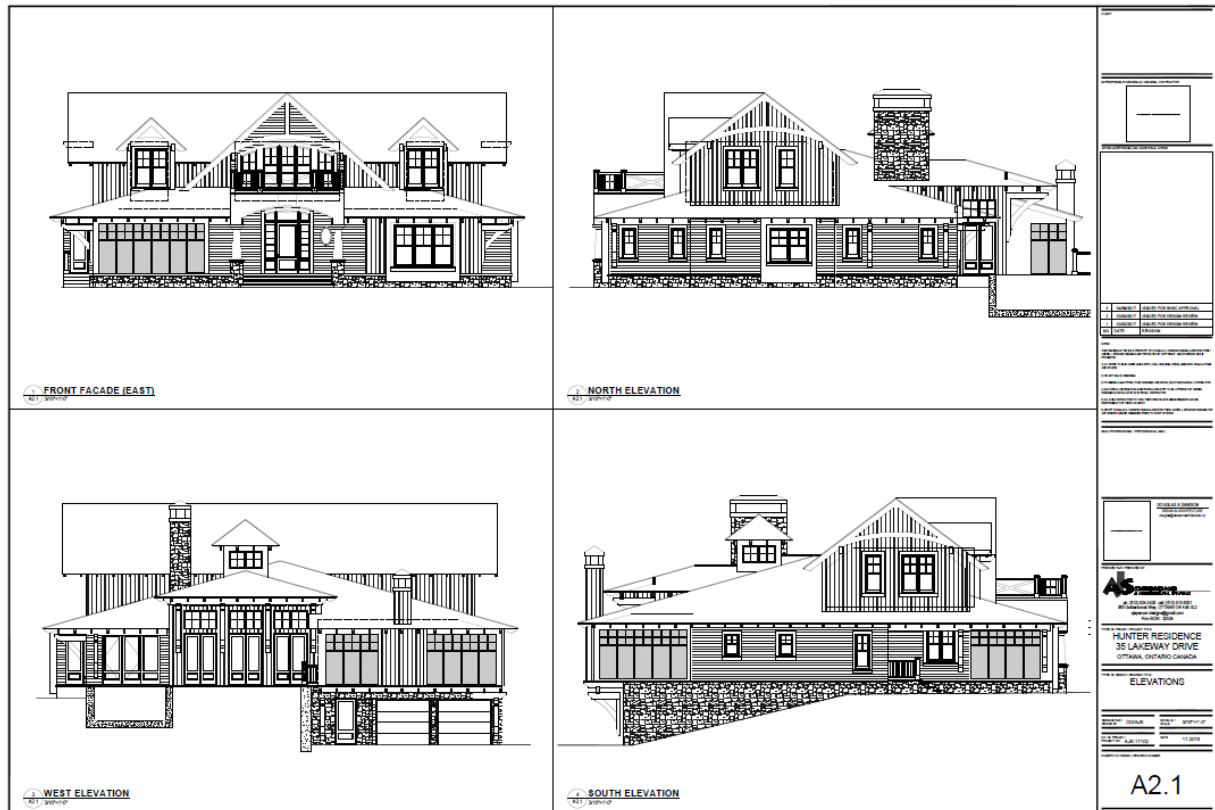
Document 4 – Renderings (Note that these are for illustrative purposes only)







Document 5 – Elevations



### Document 6 – 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.
2. New buildings shall contribute to and not detract from the heritage character of the HCD and its attributes.
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. Where there are no Grade I buildings in the associated streetscape, the height and mass of the new building shall respect the character of the existing buildings and shall not have a negative impact on the associated streetscape or the cultural heritage value of the HCD. These situations will be reviewed on a case-by-case basis in consultation with the community in accordance with Section 4.1 of this Plan.
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.
5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.
6. Existing grades shall be maintained.
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:



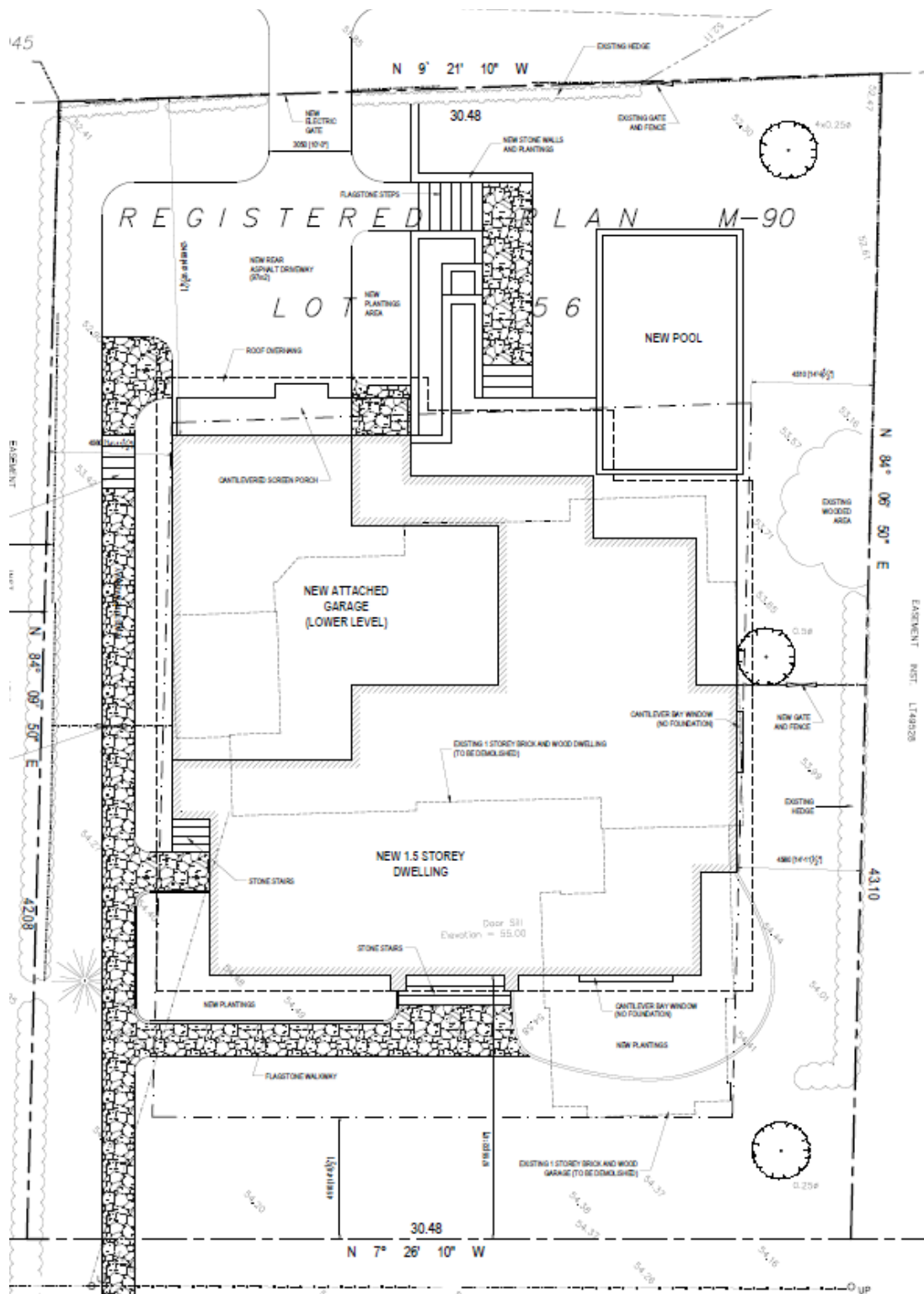
- a) New buildings on interior lots shall be sensitively sited in relation to adjacent buildings. Unless a new building maintains the front yard setback of a building it is replacing, the front yard setback of the new building shall not be less than that of the adjacent building that is set closest to the street. A new building may be set back further from the street than adjacent buildings.
  - b) In general, unless a new building on a corner lot maintains the setbacks of the building it is replacing, the new building shall not be closer to the street than both adjacent buildings. The new building may be set back further from both streets than the adjacent buildings. If the front yard setbacks of the adjacent buildings cannot reasonably be used to determine the front yard and exterior side yard setbacks of a new building, the new building shall be sensitively sited in relation to adjacent buildings on both streets.
- 8. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
  - 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, aluminum soffits, synthetic stucco, and manufactured stone will not be supported.
  - 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.
  - 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 effect on the character of the surrounding cultural heritage landscape.
  - 12. Brick and stone cladding will extend to all facades.

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.

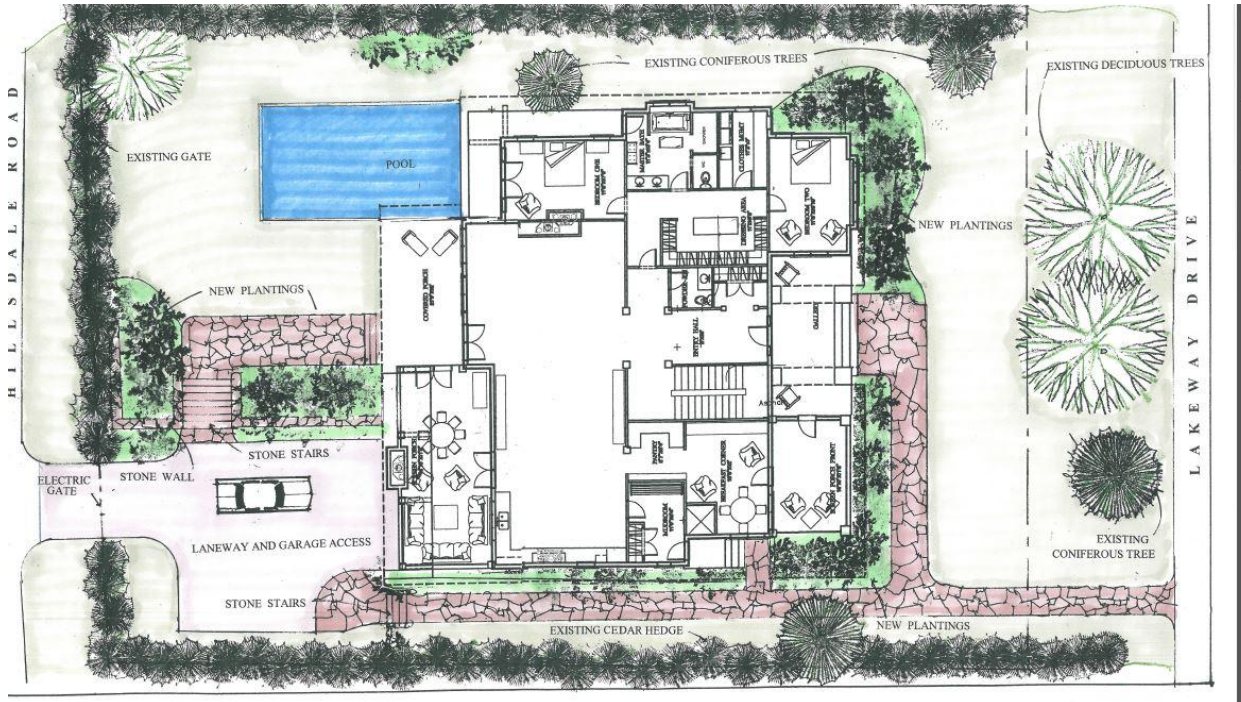
**Document 7 – Streetscape**



Document 8 – Site plan



Document 9 – Landscape Plan





**Document 10 – 7.4.3 Landscape Guidelines**

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.
2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.
3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.
4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.
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*.
6. To ensure landscape continuity, new buildings shall be sited on generally the same footprint and oriented in the same direction as the buildings they replace to ensure that the existing character of the lot, its associated landscape and the streetscape are preserved.
7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.
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 including those to be preserved and those to be removed, and illustrate all changes proposed to the landscape.
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.
10. Existing grades shall be maintained.
11. Artificial turf shall not be permitted in front and side yards.