

Report to/Rapport au :

**Ottawa Built Heritage Advisory Committee
Comité consultatif sur le patrimoine bâti d'Ottawa**

and/et

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

May 23, 2012

23 mai 2012

**Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person / Personne ressource:

*John Smit, Manager/Gestionnaire, Development Review-Urban Services / Examen des
projets d'aménagement-Services urbains
(613) 580-2424, 13866 John.Smit@ottawa.ca*

Rideau Rockcliffe (13)

Ref N°: ACS2012-PAI-PGM-0138

**SUBJECT: APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT
220 SANDRIDGE ROAD, A PROPERTY DESIGNATED UNDER PART
V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE
ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT**

**OBJET : DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION AU
220, CHEMIN SANDRIDGE, PROPRIÉTÉ DÉSIGNÉE AUX TERMES
DE LA PARTIE V DE *LA LOI SUR LE PATRIMOINE DE L'ONTARIO*
ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU
PATRIMOINE DE ROCKCLIFFE PARK**

REPORT RECOMMENDATIONS

**That the Ottawa Built Heritage Advisory Committee recommend that Planning
Committee recommend that Council:**

1. Approve the application for demolition of the existing building at 220 Sandridge Road;
2. Approve the application for new construction at 220 Sandridge Road as per drawings by Ilg Ilg Design dated May 7, 2012 included as Documents 3, 4, 5 and 6;
3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
4. 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 August 6, 2012.)

(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 Comité consultatif sur le patrimoine bâti d'Ottawa recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande de démolition du bâtiment existant au 220, chemin Sandridge.
2. d'approuver la demande de nouvelle construction au 220, chemin Sandridge comme l'illustrent les plans de conception de Ilg Ilg Design en date du 7 mai 2012 joints en tant que documents 3, 4, 5 et 6.
3. de déléguer au directeur général d'Urbanisme et Gestion de la croissance le pouvoir d'apporter des modifications mineures de conception; et
4. de déléguer le permis en matière de patrimoine, assorti d'une durée de validité de deux années à partir de 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 6 août 2012.)

(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

220 Sandridge Road is a two storey detached house located on the south side of Sandridge Road facing the Rockcliffe Parkway in the Rockcliffe Park Heritage Conservation District (HCD) (Document 1).

This report has been prepared because all applications for demolition and new construction in a heritage conservation district require City Council approval.

DISCUSSION

The Rockcliffe Park HCD was designated 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 the cultural heritage value. The Statement of Heritage Character (Document 7) notes that today the “Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting.”

Sandridge Road is part of the post-war development of Rockcliffe Park east of MacKay Lake. It has houses on the south side of the street that face the Mile Circle, a National Capital Commission park. Lots on Sandridge Road are generally open to the street, and both sides of the street are lined with mature trees, providing a canopy over the roadway. The similar setbacks and lower profiles of most of the houses, in addition to short, straight driveways and modest landscaping contribute to a coherent streetscape (Document 2).

Recommendation 1:

The Rockcliffe Park Heritage Conservation District Study contains guidelines for the management of development in the district. The following guideline is applicable to the application to demolish the existing house:

- 1. Any application to demolish an existing building should be reviewed, with consideration of its historical and architectural significance, its contribution to the streetscape, and the appropriateness of the proposed development. 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.*

220 Sandridge Road is a two storey wood frame house constructed in 1949 (Document 2). This house was constructed for General Hugh Young, Vice President of the Canada Mortgage and Housing Corporation (CMHC) in 1949 and is based on a CMHC house design modified by architect Sam Gitterman, a resident of Rockcliffe, who also worked for CMHC. This house has little design significance in the context of the Rockcliffe Park HCD and the Department does not object to the demolition of the existing house.

Recommendation 2:

The Rockcliffe Park Heritage Conservation District Study contains guidelines for the management of development in the district. The guidelines related to buildings and landscape applicable to this proposal are as follows:

Section iv) Buildings

4. *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 be recommended for approval only where the siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment.*
5. *New buildings and additions should be of their own time, but should also harmonize with the existing cultural landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.*

The proposed house at 220 Sandridge Road is two storeys with a partial third storey. The house has been designed in a contemporary style featuring a two storey glazed pavilion at the front of the house. The second storey is designed in a horizontal manner in order to be sympathetic to the character of the one and two storey streetscape. The proposed materials will be natural stone and a crystallized glass ceramic cladding. The house has a slightly depressed driveway on the east side of the property leading to an integrated garage (Documents 3, 4 and 5)

The house also features a rooftop terrace at the north portion of the roof facing the Mile Circle and the Ottawa River. The east, west and south portions of the roof will be a green roof (Document 6).

The character of the existing landscape in Rockcliffe Park is a heritage attribute of the heritage conservation district. There are guidelines associated with landscaping in the Rockcliffe Park Heritage Conservation District Study:

Section v) Soft and Hard Landscape

1. *The dominance of soft landscape over hard landscape should be recognized as an essential feature of the past history and present character of the Village.*
2. *New buildings, fences and other landscape features or alterations and additions to existing buildings and features, should be designed and sited so as to protect and enhance significant qualities of the existing landscape.*

The existing site has extensive landscaping including a number of mature trees, including a large (70cm DBH) red oak tree and a mature white spruce along the west property line. These trees will be retained through the new construction. The existing coniferous tree in the front yard will be removed and replaced with a native deciduous tree to help re-establish the tree canopy along Sandridge Road. There are two other mature trees in the rear yard that require removal to accommodate the proposed swimming pool. The property also features a significant cedar hedge along the east and

south property lines. Given the proposed site plan, it will be impossible to retain the hedges along the east side of the property. The applicant has proposed removal of the existing cedar hedge along the rear property line and replacing it with cedar trees around the perimeter of the property. Additional deciduous trees will be planted. The applicant will undertake the following tree protection measures:

- Under the guidance of an arborist, erect a fence at the critical root zone (CRZ) of trees where the CRZ is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height. The CRZ is calculated as DBH X 10 cm.;
- Not place any material or equipment within the CRZ of the tree;
- Not attach any signs, notices or posters to any tree;
- Not raise or lower the existing grade within the CRZ without approval;
- Tunnel or bore when digging within the CRZ of a tree;
- Not damage the root system, trunk, or branches or any tree;
- Ensure that exhaust fumes from all equipment are NOT directed towards any tree canopy.

The proposed building is of its own time, utilizes natural building materials and elements of the existing landscape will be maintained and enhanced. For these reasons, the Department supports the application for new construction.

Recommendation 3:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning and Growth Management Department to approve these changes.

Recommendation 4:

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 projects are completed in a timely fashion and according to the approved heritage permit.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Property owners within 30m of the property were notified by letter and offered the opportunity to provide written or oral submissions.

The Rockcliffe Park Residents' Association was consulted on the application and provided the following comments:

We do not oppose demolition of the existing house.

Obviously the proposed house will not be similar in scale and/or massing to its neighbours, however, we feel that it will still compliment the streetscape with its unabashed modern, two and a half storey, flat-roofed design. Anything to reduce the overall height, however, would be beneficial.

Similarly the material selection is unique and, if detailed correctly, should be quite striking.

Our primary concern regards the top floor. We feel the impact of its height should be minimized by reducing the roof overhang and setting it as far back from the frontal plane as possible. We are also concerned about overlook issues for the neighbours from the roof terrace – we encouraged very wide planters, rather than simply a parapet or guard, to prevent access to the edge of the roof. We were advised by the applicant that they intended to meet with the neighbours to address their concerns.

Heritage Ottawa is aware of the application.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Clark is aware of the application and has no objections.

LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

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.

ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

C1 Contribute to the improvement of my quality of life.
HC4 Improve Arts and Heritage

APPLICATION PROCESS TIMELINE STATUS

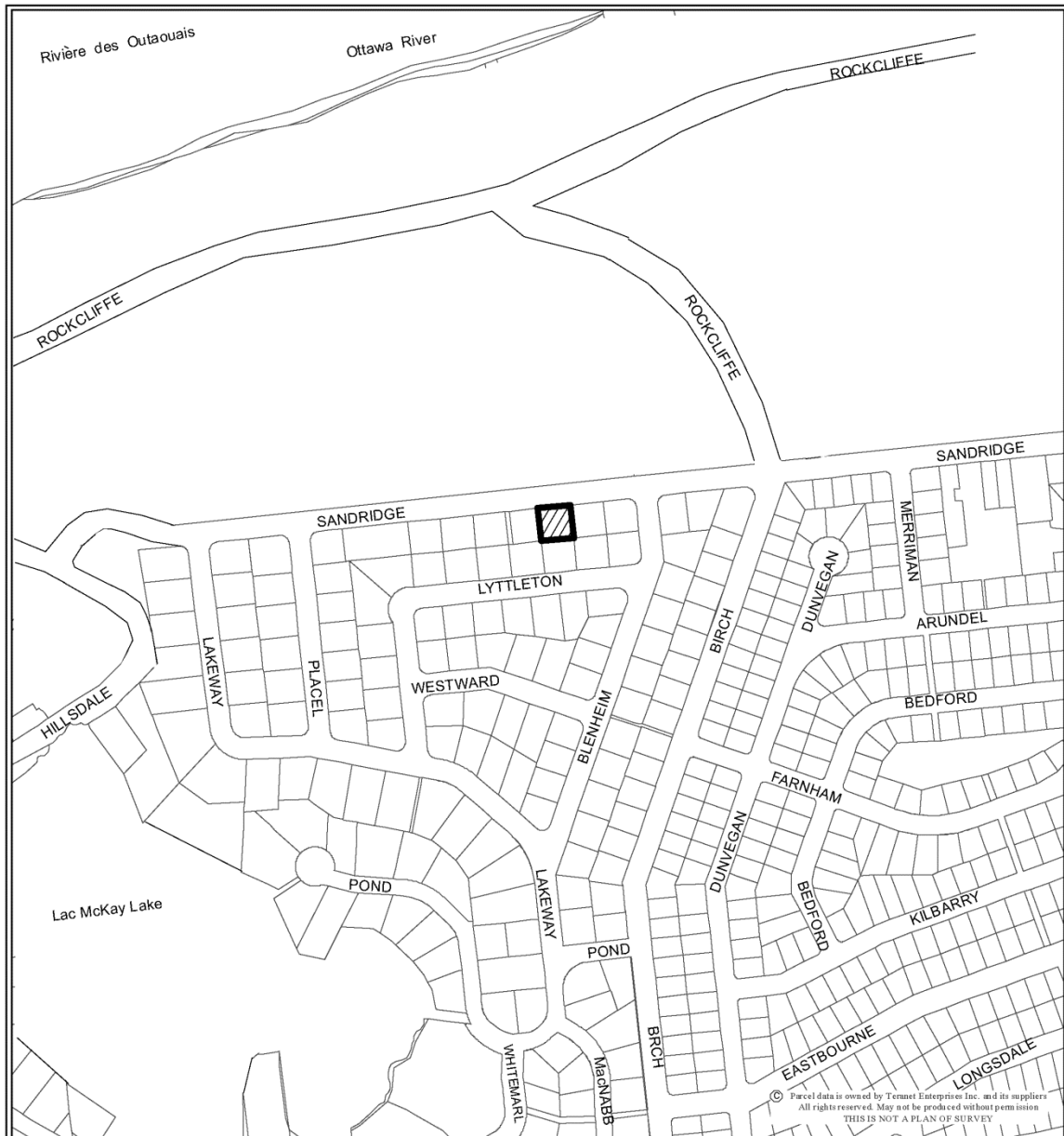
This application was completed within the 90-day time period prescribed by the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map
Document 2 Current Conditions
Document 3 Site Plan
Document 4 Elevations
Document 5 Renderings and Streetscape
Document 6 Landscape Plan
Document 7 Statement of Heritage Character

DISPOSITION

City Clerk and Solicitor Department, Legislative 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.



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Ottawa
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and Community Sustainability
Produit par le Services d'infrastructure
et Viabilité des collectivités

D09-01-SAND220	12-0635-C
I:\CO\2012\Heritage\Sandridge220	
2012 / 05 / 08	
REVISION DATE	DE RÉVISION


Location Map / Plan de révision
Heritage / Patrimoine
220 SANDRIDGE ROAD

Échelle
N.T.S.
Mètres



Scale
N.T.S.
Metres

CURRENT CONDITIONS

DOCUMENT 2



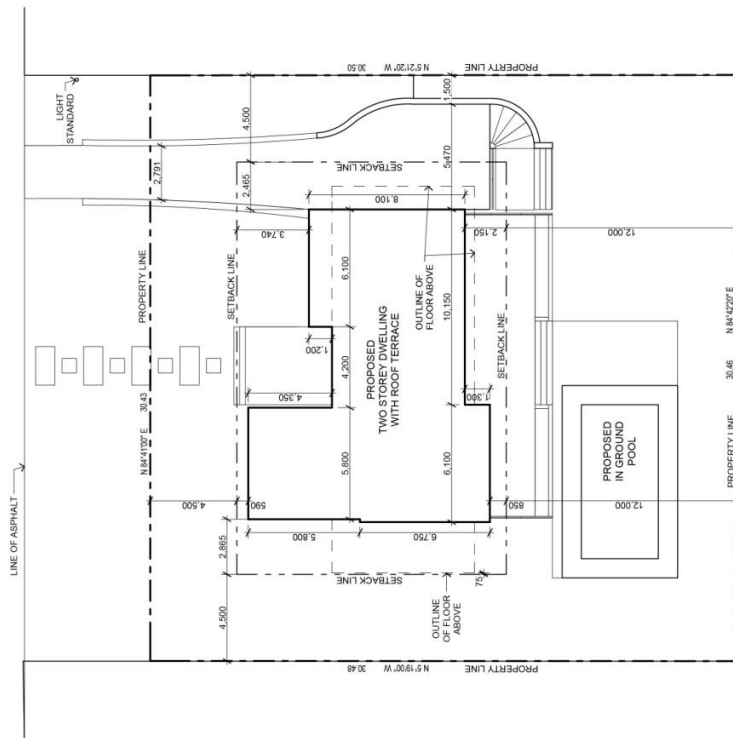


SITE INFORMATION:
 LOT 10,
 REGISTERED PLAN M.87,
 CITY OF OTTAWA.
 SITE PLAN INFORMATION IS BASED ON
 TOPOGRAPHIC SURVEY PREPARED BY
 J.D. BARNES LTD.
 MARCH 9, 2012.

PROJECT ZONING:
 DESIGNATION: ROCKCLIFFE PARK
 HERITAGE CONSERVATION DISTRICT
 CURRENT ZONING: R1B (1259)
 PROPERTY AREA: 929 M² (10,000 FT²)
 FLOOR SPACE INDEX: 0.375

GROSS FLOOR AREA:
 GROUND FLOOR: 151.0 M² (1,625 FT²)
 SECOND FLOOR: 176.25 M² (1,900 FT²)
 TERRACE: 21.0 M² (225 FT²)
 TOTAL FLOOR AREA: 348.25 M² (3,750 FT²)

BUILDING HEIGHT:
 PERMITTED MAXIMUM HEIGHT: 11 METRES
 PROPOSED HEIGHT: 10.87 METRES
 TERRACE ROOF: 10.87 METRES
 1ST 2ND FLOOR FACADE: 8.16 METRES



SCALE: 1 : 200

SITE PLAN

ILG ILG DESIGN
 220 SANDRIDGE ROAD, OTTAWA

MAY 7, 2012

A1

ELEVATIONS

DOCUMENT 4

DRAWING NOTES:

- 1 NATURAL STONE VENEER
- 2 NEOPARIES; CRYSTALLIZED WHITE GLASS PANELS
- 3 GLAZING
- 4 METAL AND GLASS RAILING
- 5 METAL AND GLASS CANOPY
- 6 FRONT ENTRANCE CANOPY

NORTH ELEVATION SCALE: 1 : 100

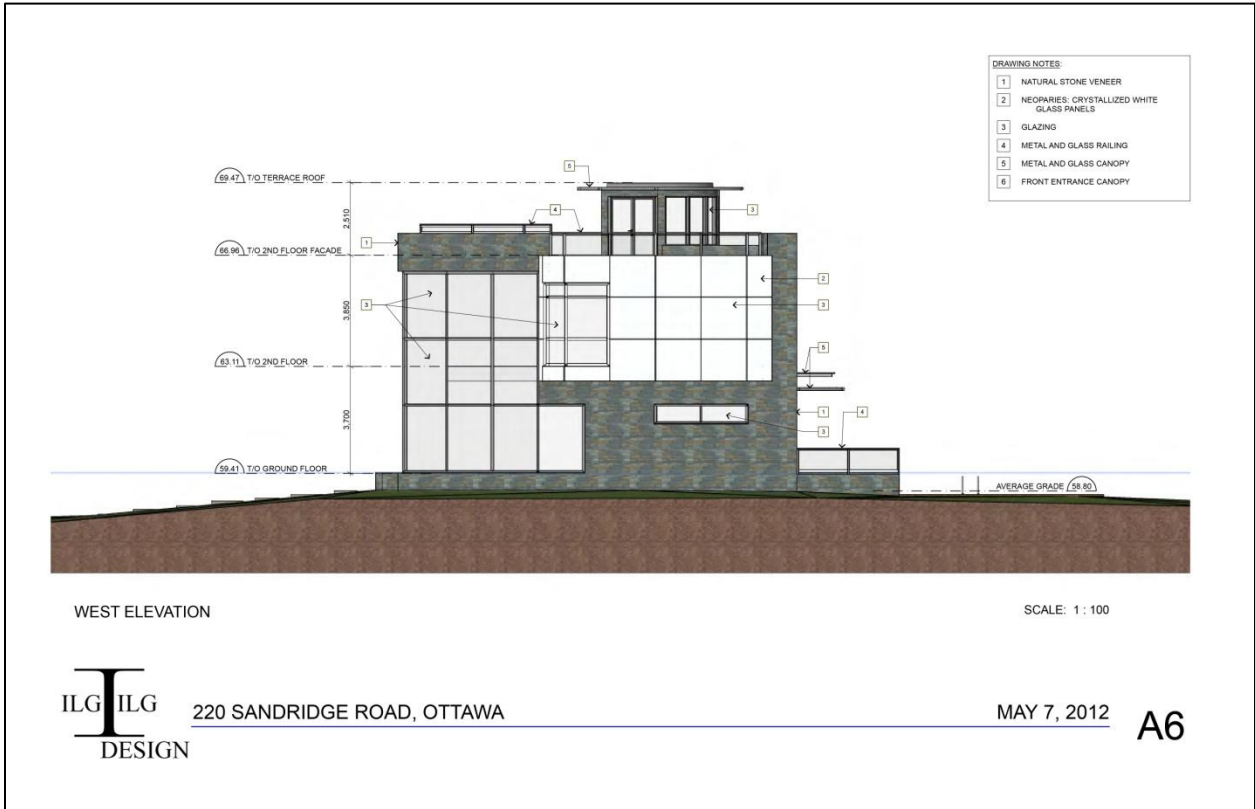
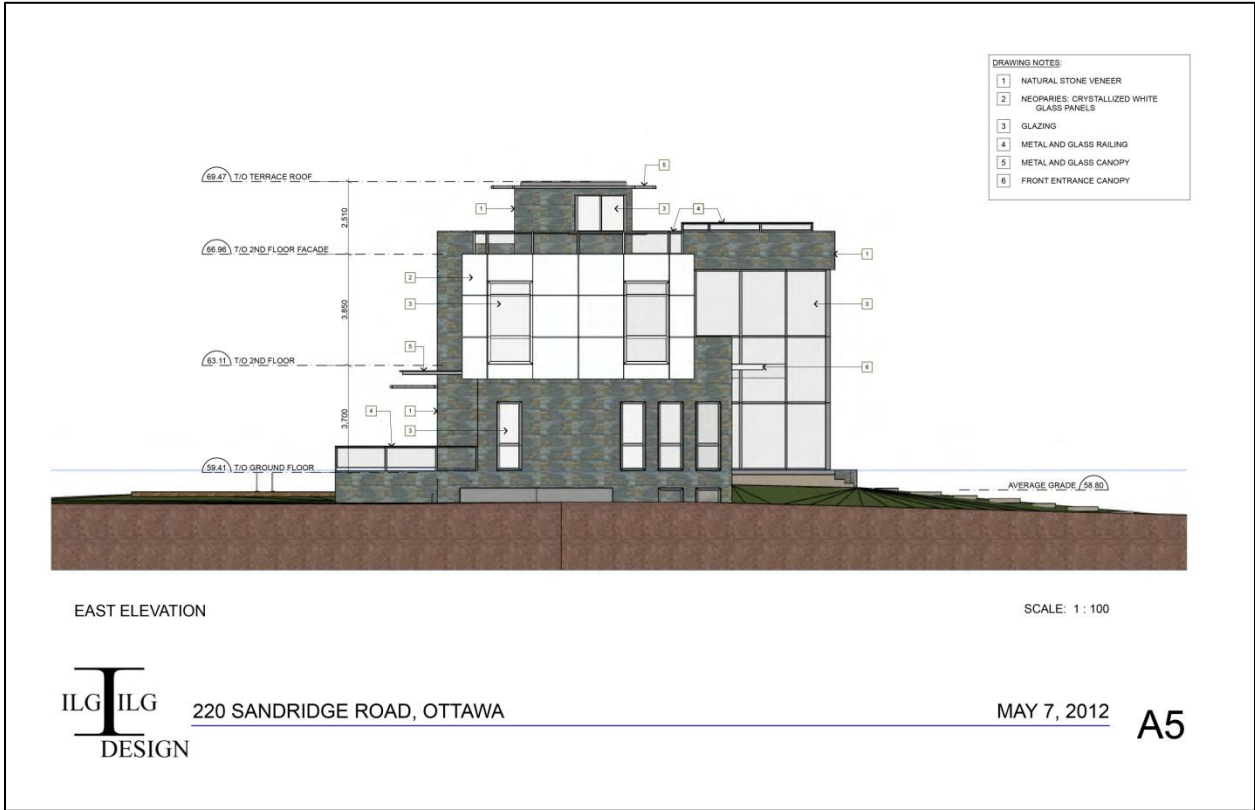
ILG DESIGN 220 SANDRIDGE ROAD, OTTAWA MAY 7, 2012 **A3**

DRAWING NOTES:

- 1 NATURAL STONE VENEER
- 2 NEOPARIES; CRYSTALLIZED WHITE GLASS PANELS
- 3 GLAZING
- 4 METAL AND GLASS RAILING
- 5 METAL AND GLASS CANOPY
- 6 FRONT ENTRANCE CANOPY

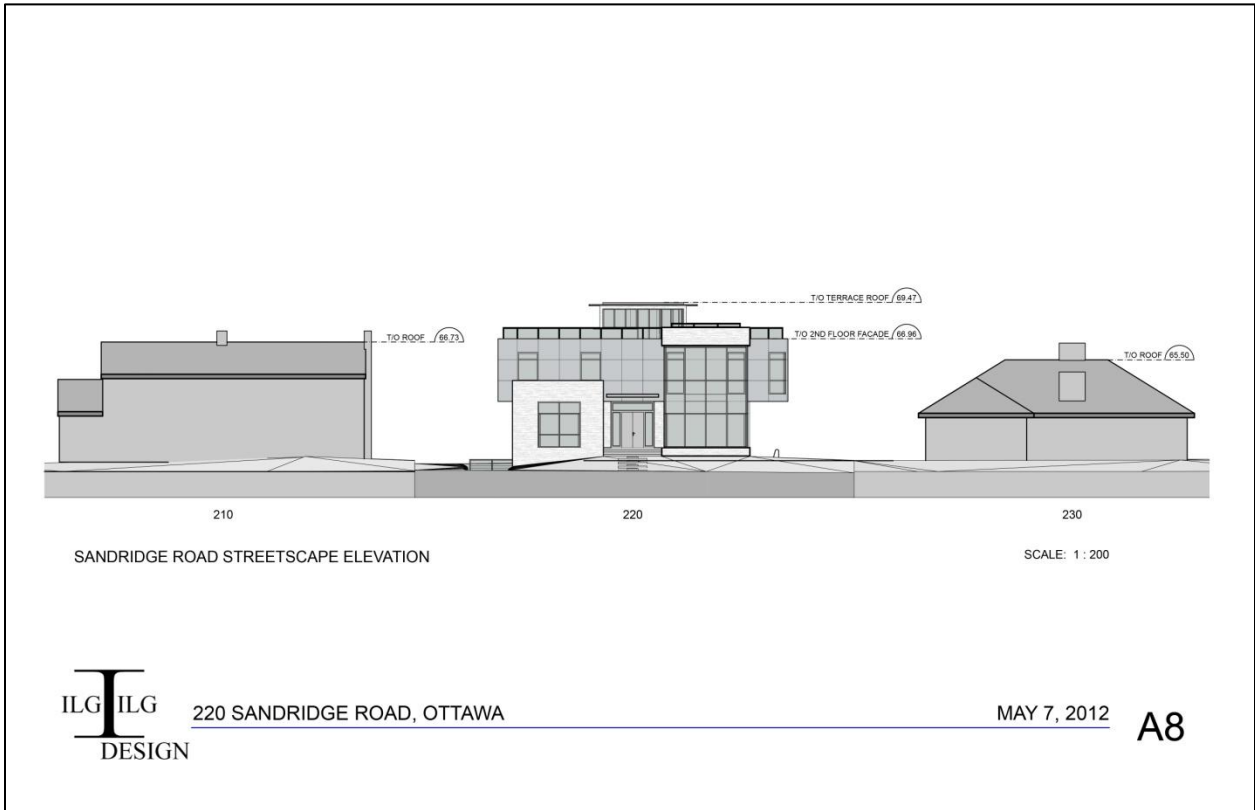
SOUTH ELEVATION SCALE: 1 : 100

ILG DESIGN 220 SANDRIDGE ROAD, OTTAWA MAY 7, 2012 **A4**



PERSPECTIVES AND STREETScape

DOCUMENT 5





ILG
DESIGN

220 SANDRIDGE ROAD, OTTAWA

MAY 7, 2012

A11

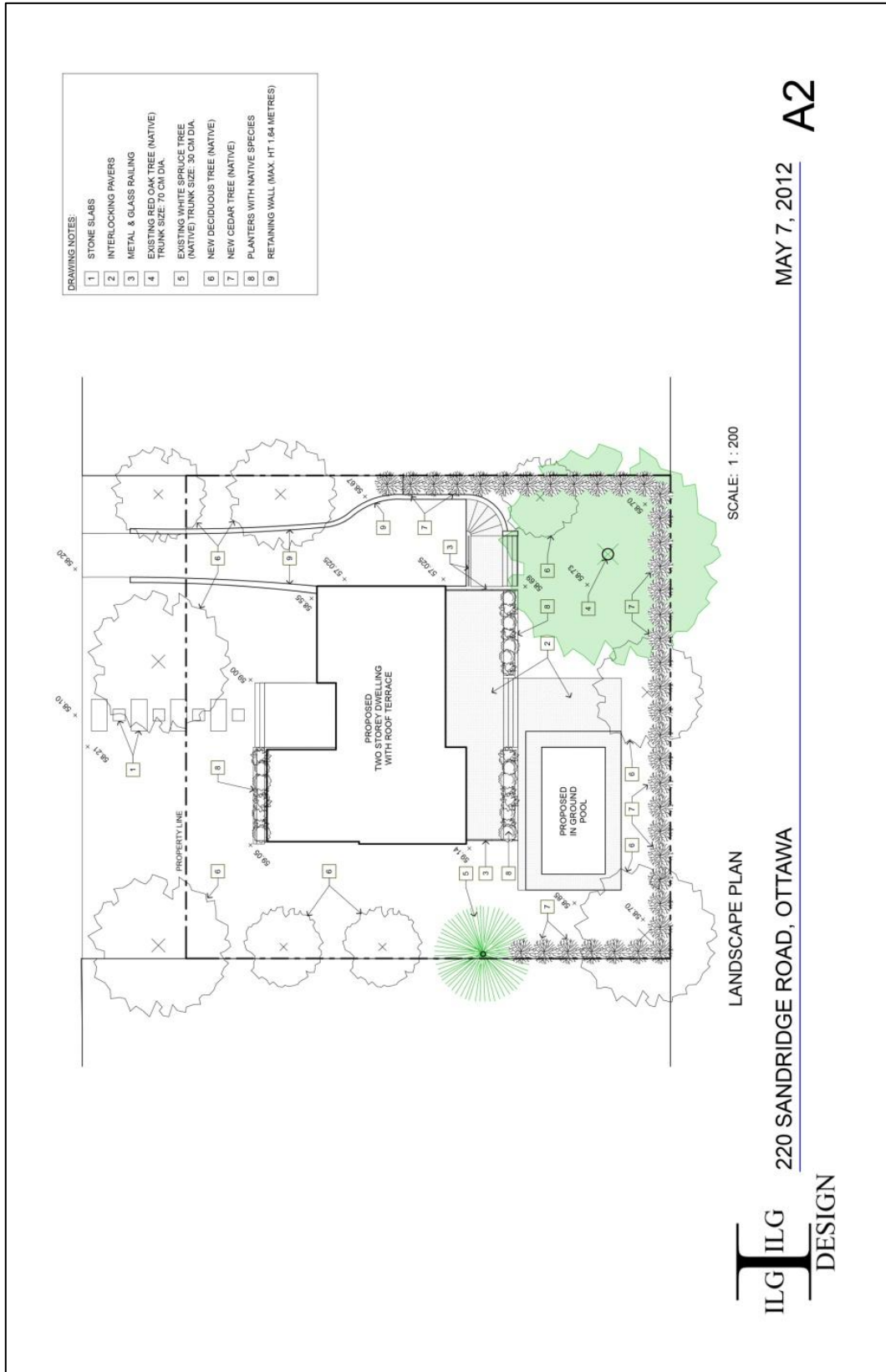


ILG
DESIGN

220 SANDRIDGE ROAD, OTTAWA

MAY 7, 2012

A12



STATEMENT OF HERITAGE CHARACTER

DOCUMENT 7

i) Description

The Village of Rockcliffe Park is a planned residential community first laid out in 1864 by Thomas Keefer. It was created as a partial subdivision of the large estate belonging to his father-in-law, Thomas McKay. Development occurred slowly, but in 1908 a Police Village was created, and by 1926 the Village of Rockcliffe Park had been incorporated. The boundaries established in 1908 have remained intact, and the present Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting, still true to the spirit of Keefer's original vision.

ii.) Reasons for Designation:

The Village of Rockcliffe Park is proposed for designation as a heritage district because of:

- The significance of its original design intentions;
- The continuity in its evolution;
- The richness of its current urban condition;
- Its relationship with its wide setting, and
- The importance of its historical associations.

iii.) Original Design Intentions

The Village of Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted in Canada from 18th Century English precedents. McKay had adopted this approach in his initial development of the estate, and the original McKay villa and grounds survive as Rideau Hall, the estate of the Governor General of Canada, on the western boundary of the village. When, in 1864, Keefer advertised his Park and Villa lots for private residences, he focused on the picturesque qualities of the scenery, and the importance of curving roads, extensive plantings, and naturalistic settings as key features in any future development. Lots were sold as components of the larger Estate, implying a cohesive landscape approach- purchasers were enjoined from erected anything that would be "inconsistent with the maintenance of the Estate as a park for private residences." Tree planning on road fronts was an immediate requirement on purchase, and commercial and industrial uses were explicitly banned. This type of 'suburban' or borderland development is also a reflection of a particularly North American response to rapid industrialization and urbanization in the 19th Century, with its emphasis on healthy living in a rural or country setting.

iv.) Continuity in Evolution

The Village of Rockcliffe Park today is a remarkably consistent reflection of the ideas set out by Keefer. Although development of the residential lots has taken place very gradually, the ideas of Estate management, of smaller lots as part of a larger whole, of picturesque design, of residential focus, have survived as controlling aspects of the

Village's form and character. This has been in part somewhat fortuitous and unconscious- the cumulative effect of precedent and example. The early estates such as the MacKay villa and Rockcliffe were followed quickly by Birkenfels and Crichton Lodge, which in turn inspired smaller estates on Buena Vista, Mariposa, and Acacia and later Crescent Road. These types of properties continue to establish a Rockcliffe image, which is continually translated by architects and designers into individual variations on the theme. The strong landscape setting is able to embrace a rich diversity of lot and building sizes and configurations.

However, the continuity has also been provided by an active effort by overseers and residents. In the early years, Thomas Keefer and his associates developed special arrangements to control public and private initiatives as Trustees of the MacKay Estate. Later this effort fell to the overseers of the Police Village and then the councillors of the incorporated Village. Considerable energy has been spent by every successive generation to manage development and change, through formal and informal reviews and by a variety of by-laws, planning directives, and special designations. In most communities such initiatives have focused on economic development and minimum property standards; in Rockcliffe there is an extraordinary effort to maintain the scenic qualities, the park setting, the natural features and plantings, the careful informality of streets and services. This continuity of vision is very rare in a community where development has occurred on such a relatively large scale over such a long time period.

v) Current urban condition:

The Village of Rockcliffe Park has combined public and private initiatives to create an unusually rich urban landscape. The deliberately curved roads, without curbs or sidewalks, and the careful planting of the public spaces and corridors, together with the careful siting and 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 dramatic Ottawa River shoreline, the internal ridges and slopes, and the various outcroppings, has reinforced the design intentions. The architectural design of the residences and associated institutional facilities is similarly deliberate and careful, but in the casual elegance and asymmetry of the various English country revival styles which predominate throughout the Village. The generosity of space around the homes, and the flowing 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. This informal elegance has been a consistent theme throughout the long process of development from the mid-19th Century to the present. There are relatively few examples of the strict neo-classicism that would suggest a more geometric ordering of the landscape.

There is also a set of community practices, intangible rituals that are both public and private, which continue to make sense of this environment- individual and collective outdoor activities, pedestrian and vehicular movement, areas of congregation and encounter, areas of dispersal and isolation. The urban landscape is also sustained by a variety of ongoing planning regulations, reflected most particularly in the current Official Plan and related zoning by-law.

vi.) Relationship with its wider setting:

The Village of Rockcliffe Park has an important and integral association with its larger setting, as a result of patterns of historical development. With the Rideau Hall estate there is a symbiosis that dates back to Keefer's original vision of the village set within the larger grounds of this original villa. With Rockcliffe Park, there is a deliberate relationship again defined by Keefer, who saw the park as a natural extension and highlighting of the village's picturesque setting. This relationship was further strengthened with the expansion of the park to the east, and with the addition of the Rokeries. Beechwood Cemetery has also served as a compatible landscape boundary to the southeast from the earliest period of settlement through to the present. These various border areas create important gateways to the village, and help establish its particular character. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the picturesque quality of the Village. These extensions also form an integral part of the Village's environmental ecosystem. It is unusual to have the internal character of a neighbourhood so strongly reinforced by adjacent land uses; it once again reflects the foresight of the original planners.

vii.) Historical Associations

The most important historical associations of the village as a whole are with the MacKay/Keefer family, major players in the economic, social, cultural and political development of Ottawa. The village today is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this key piece of Canadian landscape. Additional associations have occurred more randomly throughout the history of the village, as people of regional, national, and international significance have resided here and made this community their home base. Such associations are in some ways more private than public, and are an aspect of the village that is preserved more in the intangible continuities and oral traditions of village life than in the stones and mortar of monuments and plaques.

There are also specific associations with individuals who, whatever their prominence elsewhere, have made special contributions within the Village at a public and private level. These people have been part of an unusual form of self-governance, which has blurred the lines between formal and informal participation in the affairs of the Village.

APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 220 SANDRIDGE ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION AU 220, CHEMIN SANDRIDGE, PROPRIÉTÉ DÉSIGNÉE AUX TERMES DE LA PARTIE V DE LA LOI SUR LE PATRIMOINE DE L'ONTARIO ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE ROCKCLIFFE PARK

ACS2012-PAI-PGM-0138

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

That the Ottawa Built Heritage Advisory Committee recommend that Planning Committee recommend that Council:

1. Approve the application for demolition of the existing building at 220 Sandridge Road;
2. Approve the application for new construction at 220 Sandridge Road as per drawings by Ilg Ilg Design dated May 7, 2012 included as Documents 3, 4, 5 and 6;
3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
4. 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 August 6, 2012.)

(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.)

Lesley Collins, Heritage Planner, provided an overview of the report.

Bobby Ilg, ILG and ILG Design, Architect, clarified that the second floor of the proposed construction is in line with the rooftop of the existing house and will carry out the same character as the rest of the buildings in the neighbourhood while still creating a contemporary design. Mr. Ilg described the materials and other architectural features that will be used to have the property be less imposing on neighbours. He noted that following two community meetings,

issues were raised regarding the roof-top terrace he feels these issues have been addressed in the design.

Kathleen Day, owner of a neighbouring property, indicated in addition to speaking on behalf of herself, she was also asked to speak on behalf of Thomas Goodwin and Megan Malone, also neighbours. She noted that they are collectively all opposed to the roof top terrace and would like it removed from the proposal. Ms. Day spoke to concerns related to the impact the terrace would have on the neighbourhood and stressed the importance of the applicant meeting with the community to address these concerns. She made reference to the Heritage Committee, Rockcliffe Park Residents Association, noting they met and moved a motion for OBHAC to not make a decision on the application for new construction at 220 Sandridge Road until the applicant has met with the neighbours to address their concerns.

The committee received the following correspondence on this matter, copies of which are held on file with the City Clerk:

- Fax (Comment Sheet) dated 4 June 2012 from Grant Lindsay, Principal Municipal Planner, National Capital Commission
- Fax (Comment Sheet) dated 4 June 2012 from Marcel and Ghislaine Cadieux
- Fax (Comment Sheet) dated 5 June 2012 from Allan Lutfy
- Email dated 5 June 2012 from Dr. Claude and Carole Massicotte
- Email dated 5 June 2012 from Thomas Goodwin and Megan Malone
- Email dated 7 June 2012 from Anthony Keith, Secretary, Heritage Committee, Rockcliffe Park residents Association (RPRA)
- Email dated 6 June 2012 from Richard and Kathleen Day

The report recommendation was moved by Pierre Maheu and CARRIED as presented, with Virendra K. Sahni dissenting.