

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 18, 2012
18 mai 2012**

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

*Contact Person / Personne ressource: Contact Person/Personne-ressource :
John Smit, Manager/Gestionnaire Development Review-Urban Services/Examen des
projets d'aménagement-Services urbains, Planning and Growth
Management/Urbanisme et Gestion de la croissance
(613) 580-2424, 13866 John.Smit@ottawa.ca*

Rideau Rockcliffe (13)

Ref N°: ACS2012-PAI-PGM-0137

SUBJECT: APPLICATION TO ALTER 129 HOWICK STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

OBJET : DEMANDE DE MODIFICATION DU 129, RUE HOWICK, PROPRIÉTÉ DÉSIGNÉE EN VERTU 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 to alter 129 Howick Street as per plans submitted by S.A.I. Consulting on May 7, 2012 included as Documents 3 and 4;**

2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
3. 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 modification du 129, rue Howick conformément aux plans soumis par S.A.I. Consulting le 7 mai 2012 et inclus comme documents 3 et 4;
2. de déléguer le pouvoir d'approuver des modifications mineures à la conception au directeur général d'Urbanisme et Gestion de la croissance;
3. de délivrer un permis en matière de patrimoine assorti d'un délai d'expiration de deux ans à compter de la date de délivrance.

(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

129 Howick Street is a one-and-one-half storey house in the Cape Cod style built in 1935. The property is located in the Rockcliffe Park Heritage Conservation District (HCD).

This report has been prepared because alterations to designated properties require City Council approval.

DISCUSSION

The Rockcliffe Park HCD 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 the cultural heritage value. The Statement of Heritage Character notes that today the “Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting” (Document 5).

Howick Street is a small road that runs north-south one block between Mariposa Road and Maple Lane (Document 1). There are no sidewalks or curbs and the street is lined with a variety of mature trees planted informally on the lots. The front yards generally consist of lawns dotted with gardens and cut by pathways.

Recommendation 1:

The Rockcliffe Park Heritage Conservation District Study contains guidelines for the management of development in the district. The guidelines related to buildings are applicable to this proposal and 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 alterations include the demolition of an existing south wing constructed in a number of phases beginning in 1939. The proposed replacement is a one-and-one-half storey gable roofed addition to replace the existing south wing and a two storey addition at the rear of the house. The addition is slightly recessed from the front wall of the existing house and is slightly lower in height than the original building. The proposed addition will be clad in stucco to match the existing house and features a central gabled dormer to match the dormers in the original building. The only alterations proposed to the front of the original house are the addition of a new gabled dormer in the central portion of the front façade and a new canopy over the front door (Documents 3, 4).

The proposal also includes demolition of an existing detached garage and replacement with a larger garage in the rear yard.

The proposed addition is subordinate to the original house and is compatible in character to the existing building and the streetscape. This style and location of the addition is common for Cape Cod style houses and will replace an existing addition in a similar style. The existing mature landscape will be retained. For these reasons, the Department supports the application to alter.

Recommendation 2:

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 3:

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

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

- The driveway should narrow considerably at the street - 50% less asphalt
- The roof pitch of the garage should match the roof pitch of the main house
- Soffits and fascias should be painted wood - minimize all proposed aluminum
- Details for the front porch should be provided - should be all painted wood
- Provide a more appropriate front door - looks like a kitchen door
- We don't have enough information to comment on the proposed increase to the permitted FSI. We are generally opposed to any increase in FSI for what is, essentially, new construction.

Heritage Ottawa is aware of the application

Property owners within 30m of the subject property were notified by letter of the application and offered the opportunity to make submissions.

COMMENTS BY THE WARD COUNCILLOR

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 associated with this application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology 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

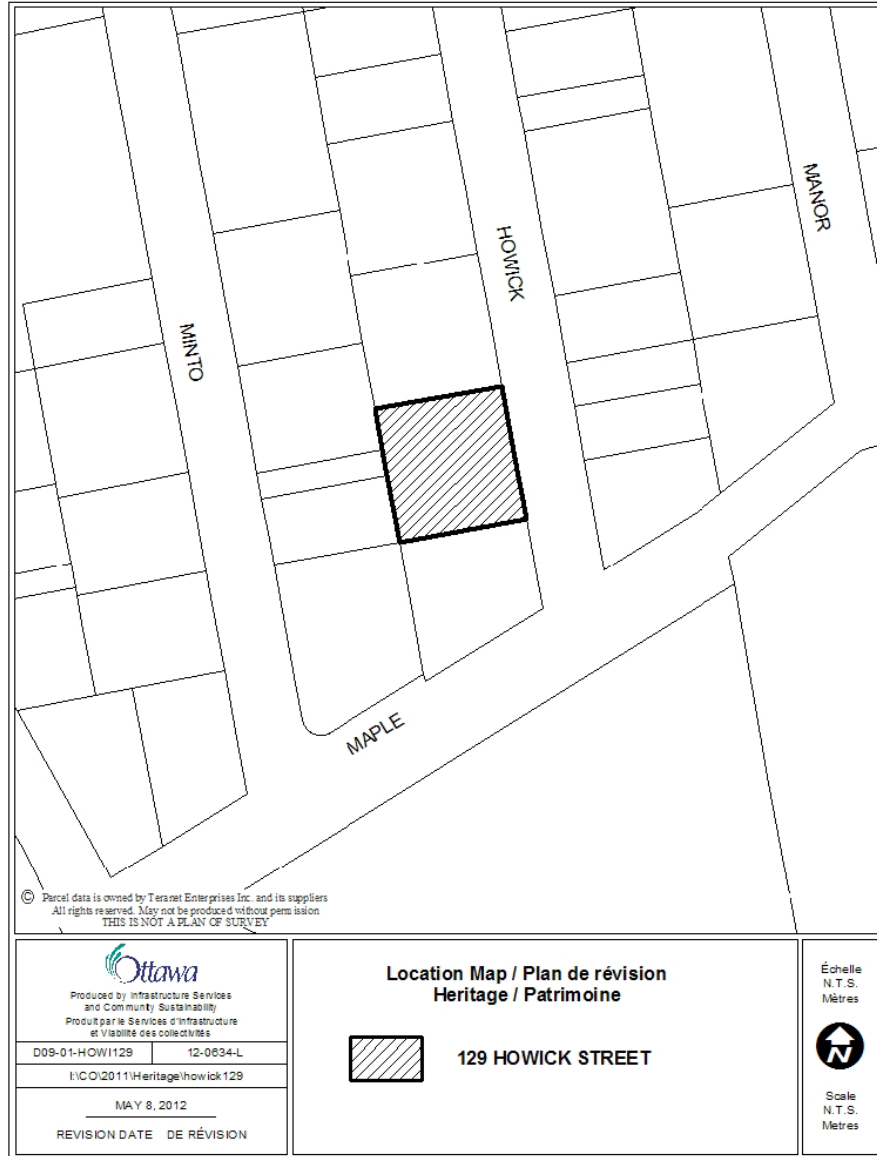
Document 4 Elevations

Document 5 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.

LOCATION MAP



CURRENT CONDITIONS

DOCUMENT 2



STATEMENT OF HERITAGE CHARACTER

DOCUMENT 5

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 Rockeries. 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.

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RIDEAU-ROCKCLIFFE (13)

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The committee received a comment sheet dated 5 June 2012 from Michael Borish stating he has no objections to this application.

The report recommendation was moved by Virendra Sahni and CARRIED as presented.