

**Cultural Heritage Impact Statement  
565, 575 Old Prospect Road, Ottawa**



Image courtesy of  
Barry J. Hobin Associates

Report Prepared for: **Robin Hamilton Fyfe**

RMA Project No.: **14402**

Date: **June 2, 2014**

*Report Prepared by:*

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## **A. Introduction**

Robertson Martin Architects (The Consultant) was retained in May 2014 by Robin Hamilton Fyfe (the Client) to provide a *Cultural Heritage Impact Assessment* (CHIS) for a proposed development at 565 & 575 Old Prospect Road in Ottawa, Ontario (*the Site*).

Section 4.6.1 of the City of Ottawa Official Plan has policies that outline when a Cultural Heritage Impact Statement (CHIS) is required, which will evaluate the impact of a proposed development on cultural heritage resources when development is proposed that has the potential to:

- Adversely impact the cultural heritage value of properties designated under *Part IV* of the Ontario Heritage Act (OHA).
- Adversely impact the cultural heritage value of districts designated under *Part V* of the OHA.

In addition:

- A CHIS may also be required for development applications adjacent to or within 35 meters of designated buildings and areas.
- A CHIS is required when demolition is proposed.

The Consultant has been provided with copies of the development proposal plans and planning rationale. This CHIS has been written with the understanding that the actual development proposal consists of the design as outlined in the drawings provided in Annex A.

## **B. General Information**

Address of current property: 575 Old Prospect Road. The client proposes the demolition of the existing building, and the severance of the existing lot into two separate lots - each of which will receive a new detached single family dwelling (*Fig. 1*). The City of Ottawa Comprehensive Zoning By-law (2008-250) designates the study area around the subject property as ***Residential First Density (General Urban Area) Subzone B***. This zoning permits detached residential occupancies, as well as ancillary uses.

## **C. Current Conditions/ Introduction to Development Site**

The existing two storey building sits at the corner of Old Prospect Road and Lansdowne Road, and is within the boundaries of the *Rockcliffe Park Heritage Conservation District* designated under *Part V* of the Ontario Heritage Act in 2001. Additionally, the site is near to two buildings that have been recognized as being significant buildings within the district: 400 Lansdowne (Hart Massey House) and 412 Lansdowne (the Israeli diplomatic residence).

The City of Ottawa's *Heritage Evaluation Survey* for the site describes its character as follows:

Old Prospect Road runs east to west between Lansdowne Road and Cloverdale Road. The architectural styles of the street vary, from Cape Cod style to recent designs. Some of the houses on this street are set quite close to the road. Many of the houses are bordered with cedar hedges or sheltered by a variety of tree species. The soft landscape features include extensive tree cover over the entire Village area, and the use of shrubs, hedges and other plantings to provide subtle delineations of private space while allowing visual continuity and flow from one property to another. The sloping terrain on the south side of Old Prospect has been utilized for modest terraced gardens on some properties, and there are low stone retaining walls and naturalized embankments.

Pedestrians and bicycles share the roadways, effectively slowing traffic and reinforcing a more rural sense of place. Overhead wiring and some street lighting is evident on the north side of the street.

Atypical of most properties in Rockcliffe Park, this property is laid out in a way so that the house does not actively form part of the streetscape. Situated on an evenly graded corner lot, the house is shielded from the street by mature well-manicured cedar hedges, shrubs, and mature coniferous trees. Rather than face southward (toward Old Prospect) the front of the house faces westward. The property is delineated from its neighbour to the west by a row of cedar hedges. A driveway is situated just to the east of the hedges and extends to the rear of the property where it curves toward the garage. The front yard features some open space which consists predominantly of lawn but is interspersed with some coniferous trees, many of which are quite large and shield the garage from the street. There is also a walkway that extends from the front of the house straight toward the driveway.<sup>1</sup>

The site is up the street from the Israeli diplomatic residence, and the site's Lansdowne Road frontage sits directly across the street from Hart Massey House.

The Israeli diplomatic residence is a 1934 chateau-inspired building, clad in white stucco and exposed brick. It has a prominent circular two-storey entrance turret as well prominent dormers that create the primary address to the street. The frontage has combination of wrought-iron fence and gates, as well as low cedar hedges that allow for full views of the building from the street.

Hart Massey House is a High Modernist "International Style" residence that is singular in the immediate surroundings in that it does not replicate the traditional architectural revival styles of the district (Cape Cod, Victorian, Tudor Revival, Georgian etc...). Instead, it adopts a bold expression of Modernist architectural ideals, making it stylistically unique in the area. The

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<sup>1</sup> 575 Old Prospect Road, *Heritage Evaluation Survey*, City of Ottawa, 2011.

existing site addresses this frontage with high cedar hedges, creating an effective screening element between the two properties.



**Figure 1:** Aerial view of the existing site and surroundings. (Bing)



**Figure 2:** Looking North onto the existing property. (Google)

## **D. Background Research and Analysis**



### Research and Methodology

The methodology used in the preparation of this assessment includes review and reference to the following:

- Development drawings prepared by Barry J. Hobin & Associates Ltd., dated May 2014;
- Fotenn Consultants, *Planning Rationale - 575 Old Prospect Road*, May 2014;
- On-site visits to the property and surrounding area;
- *Rockcliffe Park Heritage Conservation District Study*, University of Waterloo Heritage Resources Centre, December 2012;
- *Village of Rockcliffe Park Heritage Conservation District Study*, Julian Smith & Victoria Angel, 1997;
- *Standards & Guidelines for the Conservation of Historic Places in Canada*, Parks Canada;
- *A Guide to Preparing Cultural Heritage Impact Statements*, prepared by the City of Ottawa, *Draft, March 2012*;
- 400 Lansdowne (Hart Massey House) Heritage Evaluation Survey, City of Ottawa, 2011.
- 575 Old Prospect Road, Heritage Evaluation Survey, City of Ottawa, 2011.
- Edmond, Martha. *Rockcliffe Park - A History of the Village*. The Friends of the Village of Rockcliffe Park Foundation, Ottawa, 2005.

### Site Analysis and Evaluation

The trees and various conifer hedges and bushes present on the site contribute significantly to the overall aesthetic of the Old Prospect Road and Lansdowne Road streetscapes, creating a sense of privacy and enclosure that is in keeping with the general character of the area. The existing lot is relatively large when compared to other lots in the vicinity - with the proposed lot division creating two new lots whose size is not dissimilar to others in the district and immediate environs. However, the lot is deep within the fabric of the HCD, and therefore any proposed development must be sensitive to the historical fabric and sense of place presented by the surroundings.

The proximity of the site to McKay Lake requires that all development must be sensitive to the drainage and groundwater conditions of the site, in order to avoid any possibility of erosion or soil damage.

The proximity to two significant buildings is a primary concern for the development of the site, as is its inclusion within the HCD. In particular, the development will need to demonstrate sensitivity to the Hart Massey House.

## **E. Statement of Significance**

### **Heritage Conservation District:**

The Village of Rockcliffe Park has an important history, first as a subdivision of the MacKay Estate in 1864, and later as an autonomous municipality which has retained the original intentions of a picturesque village, as set out by its early planner (and executor of the MacKay estate), T.C. Keefer. Large lots, streets which respond to the topography of the area, single family dwellings, few sidewalks, and ample recreational space are all key characteristics that have been retained since the early subdivision of the area.

The Rockcliffe Park Heritage Conservation District (HCD) was established in 1997, as a precursor to the Village of Rockcliffe amalgamating with the City of Ottawa. The initiative to classify the area as an HCD was a joint initiative between the Local Architectural Conservation Advisory Committee (LACAC), and various residents' associations and public bodies of the Village.

The principal values of the HCD taken from the, *Rockcliffe Park Heritage Conservation District Study (1997)*, are as follows:

1. the significance of its original design intentions (English Picturesque Landscape);
2. the continuity of its evolution;
3. the richness of its current urban condition;
4. its relationship with its wider setting; and
5. the importance of its historical associations.

The study also states that, *"In the case of the Village of Rockcliffe Park, the architectural character of individual residential and institutional properties is secondary to their landscaped settings. A diverse collection of styles and period is represented, tied together by a shared approach to site development and a self-conscious development of village character. If there is a theme to the architectural diversity, it is the use of revival styles such as the Tudor, Georgian and Queen Anne. The country theme is expressed in Rockcliffe Park by an architecture that uses careful siting, natural materials, and careful proportioning to create an informal elegance appropriate to the idea of rural ambience within a larger urban setting."*

Key features of the English Picturesque tradition include curving roads, extensive plantings, naturalistic settings, large lots, a cohesive landscape approach, and the setting aside of land for recreational use.<sup>2</sup>

Historic value:

The original building was constructed in the post WW2 era, and is typical of Canadian post-war housing design. The main source of heritage significance for this lot comes from its inclusion within the HCD, and not from the building itself.

However, in the context of this development, the proximity to the Hart Massey House is also a factor for consideration. The house is named for its architect and original owner, Hart Massey; son of the Governor General Vincent Massey, and an architect of note. Massey's designs in the Ottawa area include the Hog's Back Park pavilion, as well as the Vincent Massey Park pavilion and associated outbuildings. The house itself is an example of International Style Modernism with a distinctly Canadian interpretation and relationship to its surroundings. In keeping with the distinctiveness of individual homes in the HCD, the Hart Massey house builds on this original intention to provide an example of how integration with the surroundings, and sensitivity to the HCD is not necessarily a function of style, but of quality of design.

Although the greater distance between the two properties minimizes the risk of adversely impacting the heritage value of the Israeli diplomatic residence, its distinctive style and historic significance also warrant mentioning. The building was designed in 1934 by American architect John W. Ames. Despite being designed by a foreigner, the inspiration for its design was the Canadian *Chateau de Ramezay*, built in Montreal in 1705.<sup>3</sup> The building takes advantage of the sloping terrain to create three stories of living space that overlook the lake - a strategy that was later emulated by its neighbor, the Hart Massey House.

Architectural value:

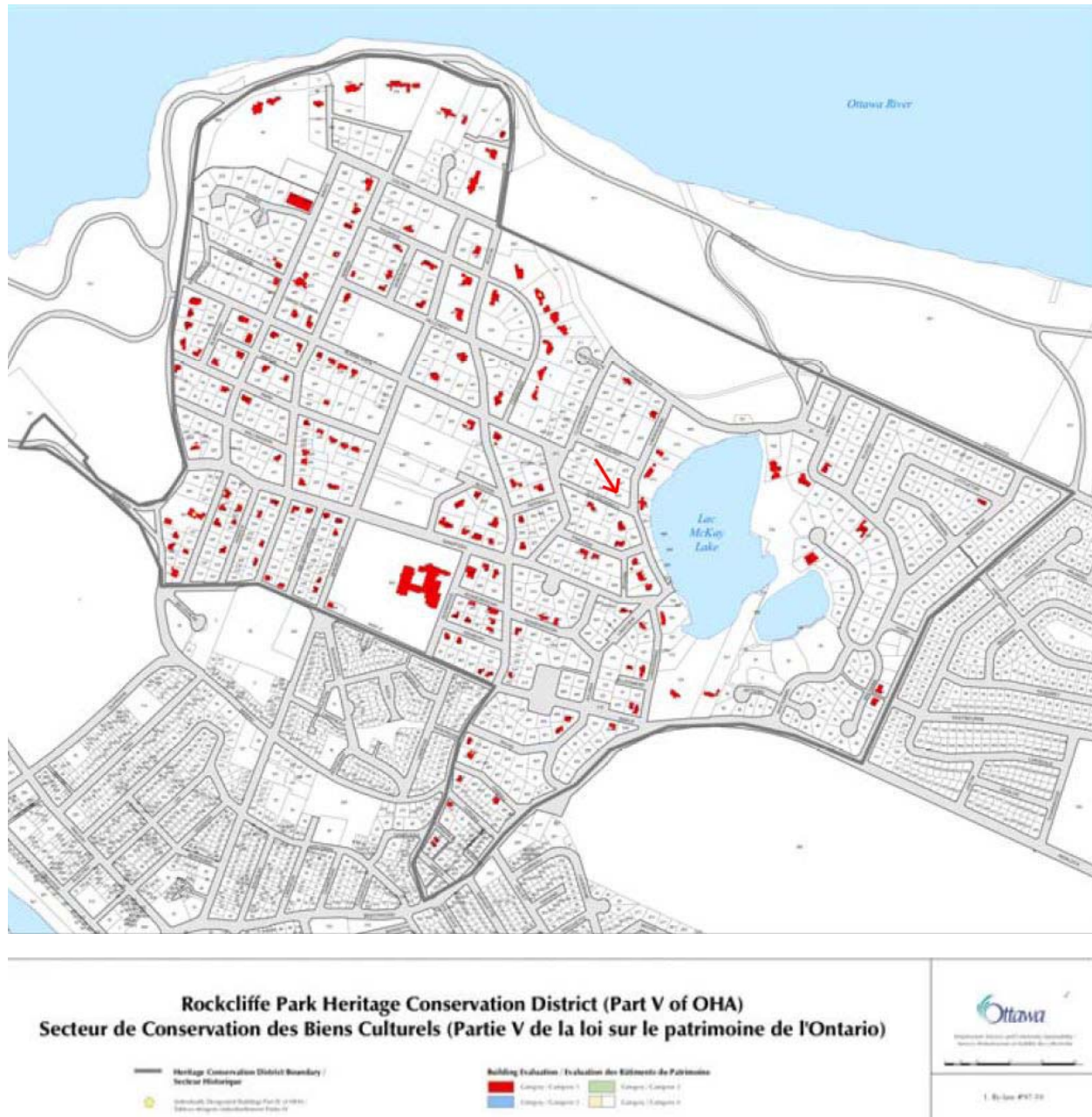
The existing two storey residence has a rectangular plan with a medium-sloped, hip roof. Its construction is of high quality, but is stylistically typical and does not present any particular character-defining elements or heritage values beyond its inclusion within the heritage district.

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<sup>2</sup> Smith, Julian. *Village of Rockcliffe Park Heritage Conservation District Study*, 48.

<sup>3</sup> Edmond, Martha. *Rockcliffe Park - A History of the Village*, 214.





**Figure 3:** The extents of the Rockcliffe Park HCD, with the site indicated with a red arrow. Hart Massey House and the Israeli Diplomatic Residence are shown in red, indicating their recognition as significant buildings. (City of Ottawa)

## F. Description of the Proposed Development

The proposed site plan (Fig. 1) retains much of the existing greenery and foliage, including most of the existing mature coniferous trees along Lansdowne Road, the mature cedar hedges that ring the perimeter of the eastern side of the property, and the mature trees along the Old Prospect Road frontage. The existing asphalt driveway is proposed to be demolished and replaced with three smaller driveways: one for Lot A (on Old Prospect Road), a crescent style loop for Lot B (on Old Prospect Road), and an access lane and parking space for Lot B off of Lansdowne Road. These changes do not constitute a significant difference in area between the existing and proposed paved areas on the site.

The removal of the existing building in favour of two detached dwellings results in a site that is more prominent overall, but is still well within the normal conditions for the HCD with regards to prominence on the street, setbacks, lot coverage and foliage. In comparison to nearby lots, the two new lots are of average size, and do not constitute a break from the normal patterns of lot division on Old Prospect Road.

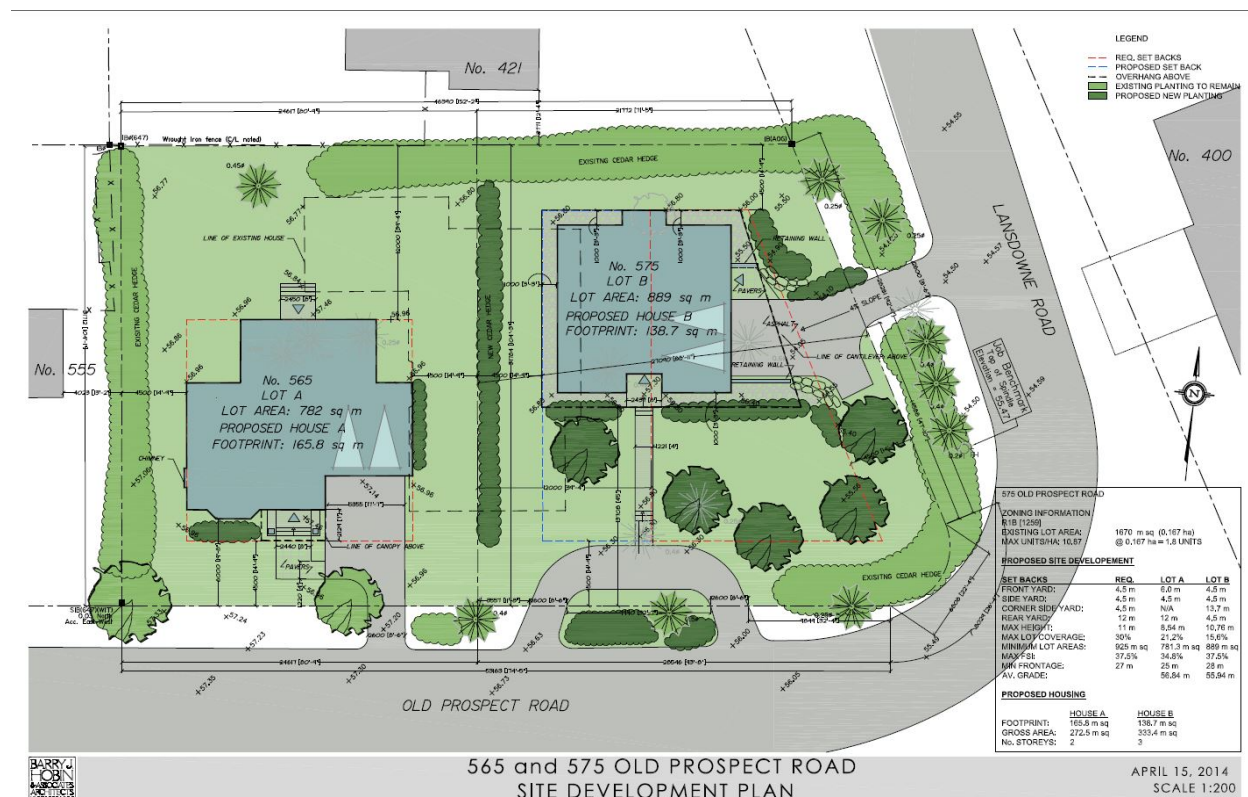


Figure 4: The Development Proposal- Site Plan (Barry J. Hobin)

Lot A (no. 565):

Lot A proposes a two storey detached dwelling with a footprint of approximately 166m<sup>2</sup>, and an overall gross floor area of 275m<sup>2</sup>. It is a traditional hipped roof building with deep eaves. The material palette is a combination of light brick and cedar shakes. The flat-roofed garage allows for a patio on the east side of the building, and is framed by two wings of the house. The south elevation includes a cedar clad bay window and a flat roof covering the entrance steps and porch.



**Figure 5:** Looking North-West at Lot A. (Barry J. Hobin)



Lot B (no. 575):

Lot B proposes a three storey detached dwelling with a footprint of approximately 139m<sup>2</sup> and a gross floor area of 333m<sup>2</sup>. This building's expression is more contemporary than Lot A, with a flat-roofed design, articulated stacked massing, floor to ceiling glazing, second floor cantilevers and contemporary materials. The material palette includes horizontally-oriented dark wood siding, light natural stone and large glazed areas.



**Figure 6:** Looking North-East at Lot B. (Barry J. Hobin)

## **G. Existing Heritage Guidelines and Recommendations**

This section will identify the recommendations and guidelines set out in the *Village of Rockcliffe Park Heritage Conservation District Study (Section IV - Management Guidelines)* as it relates to the development proposal. These guidelines and recommendations form the basis for the analysis and conclusions reached in this CHIS.

### Lot Division (Section IV.1.iii of the study)

With regards to the construction of new buildings within the district, the study makes the following statements:

The pattern of lot division is surprisingly rich and varied for an urban area, with a very large range of sizes and shapes... With Keefer's 1864 prospectus, a deliberate attempt was made to create a more picturesque pattern of irregular lots on curving roads. Over time, some of the larger estates were further subdivided, each with its own internal pattern of through streets and cul-de-sacs. Lot sizes reflected market conditions as different time periods, and also responded in different ways to topographical conditions.

The associated recommendations are as follows:

1. The existing pattern of lot division should be protected, including the wide variety of sizes and shapes.
2. The retention of existing larger lots should be encouraged, particularly where there is an existing house on the Inventory of Heritage Resources.
3. All new development by plan of subdivision should protect and conserve the existing landscape and natural features of the village. This includes respect for existing buildings, settings, lot patterns, natural topography, and tree canopy. Consideration should be given to providing varied lot sizes to ensure appropriate siting for new properties.
4. All lots should be large enough to provide generous open space around buildings, thus protecting the continuity and dominance of the soft landscape.

#### The Construction of New Buildings (Section IV.1.iv of the study)

With regards to the construction of new buildings within the district, the study makes the following statements:

Most of the buildings are private residences. They do not reflect one dominant period of development; rather they have emerged in significant numbers at every phase of Village history... There are some common characteristics, however. Most of the buildings are carefully sited to take advantage of the natural features and topography of the area, and to allow for gradual transition from public to private space through related landscaping. They often exhibit irregular massing and eclectic revival styles which are part of a picturesque tradition. There is a rich palette of materials, with a preponderance of stone, stucco, and wood over brick, which is unusual for the Ottawa area.

The report then goes on to make recommendations for the development of future buildings:

1. Any application to demolish an existing building should be reviewed, with consideration of its historical and architectural significance... 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.

2. Any application to alter an existing building which is listed on the Inventory of Heritage Resources should be reviewed, with consideration of the impact of the proposed alteration of the heritage character of the building and its setting.
3. Designated property grants and other forms of financial and technical assistance should be made available for those alterations to buildings on the Inventory of Heritage Resources which involve conservation or restoration of original features.
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 also be encouraged.

Soft and Hard Landscape (Section IV.1.v of the study)

With regards to the construction of new buildings within the district, the study makes the following statements:

An extraordinary level of visual continuity is provided by a mature and picturesque urban landscape. The soft landscape in particular ties together, and makes sense of, the irregular road layout, the diverse lot arrangements, and the eclectic mix of building styles. Both soft and hard landscape elements have been carefully designed and nurtured over many years to provide an appropriate setting for the individual properties and natural features of the area.

Soft landscape features include extensive tree cover of the entire Village area, and the use of shrubs, hedges, and other plantings to provide subtle delineations of private space while allowing visual continuity and flow from one property to another. With a pattern of generous front and side yard setbacks, the plantings become equally important streetscape elements as the individual building facades. Specimen plantings, flower gardens, and a variety of groundcovers add visual interest to the open lawns and highlight the aesthetic quality of individual properties.

The soft landscape of individual properties is carried over into the extensive parkland within and around the Village. The scale increases but the approach remains similar, with informal but elegant plantings of trees, shrubs and groundcover creating a relaxed and picturesque atmosphere.

Hard landscape features include a wide variety of fencing materials, including stone walls, picket fences, and ironwork. These delineate public and private space, but in subtle and transparent ways which allow for continuity and overlap. Private laneways continue the informal treatment of the public roads, with soft edges, curved lines, and an overlap of pedestrian and vehicular movement.

Within the public roadways, hard landscape features include light standards, signage and amenities such as benches and litter baskets. These are designed to be as unobtrusive as possible, simple in design and painted with dark colours. The most difficult element to control has

been the signage, which serves many different and competing functions, and which can be visually disruptive.

The report then goes on to make recommendations regarding the landscaping:

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. Existing trees, shrubs and other plantings should be protected and enhanced through appropriate maintenance, protection and replacement. (...) In the institutional and private residential domain, this protection should be carried out by the concerned property owners with technical assistance from the public authorities.
3. The retention of existing mature trees and other significant plant material and hard landscape features should be encouraged. Removal should be recommended for approval only where it does not compromise heritage character, or if required for reasons of public safety.
4. 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.
5. Public and institutional parkland both within the Village and on adjacent lands should be maintained and redeveloped in ways which ensure protection and enhancement of heritage character(...).
6. Public facilities including lighting, signage and street furniture, should be maintained in their present form insofar as they contribute to the heritage character of the Village. (...)

## **H. Impact of Proposed Development**

Our assessment attempts to identify any positive and negative impacts the proposed development may have on the heritage value of cultural heritage resource(s). Assessment is made by measuring the impact of the proposed works on the significance and heritage attributes defined in the *Village of Rockcliffe Park Heritage Conservation District Study* (Smith, 1997), particularly with regard to those recommendation which have been outlined in the previous section.

Positive impacts of a development on cultural heritage resources districts typically include, but are not limited to:



- restoration of a building or structure, including replacement of missing attributes,
- restoration of an historic streetscape or enhancement of the quality of the place,
- adaptive re-use of a cultural heritage resource to ensure its ongoing viability, and
- access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.

Negative impacts include, but are not limited to:

- Demolition of any, or part of any, heritage attributes or features,
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building or structure,
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape,
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship,
- Obstruction of significant identified views or vistas within, from heritage conservation districts,
- Obstruction of significant identified views or vistas within or from individual cultural heritage resources,
- A change in land use where the change affects the property's cultural heritage value, and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

Of relevance to the proposed development at 575 Old Prospect Road, the *Village of Rockcliffe Park Heritage Conservation District Study* emphasizes the preservation of the deliberate rural character of the Village, as well as the importance of the emphasis on the English Picturesque in the landscape design and lot divisions.

As in any Heritage Conservation District (HCD), a respect for the general aspect of nearby buildings is required when undertaking new construction work, including the Hart Massey House.

Additionally, part of the historical character of the HCD is derived from the original owner's and builders' strong sense of individualism. As the Rockcliffe Park HCD developed over time, the individual buildings all adhered to the pastoral qualities and neighbourly traditions of the Village. Beyond these characteristics, there is no distinct building style, material palette, or aesthetic

requirements that govern the development of the district. Indeed, there is a large variety of styles and architectural philosophies that govern both new and old buildings within the district. The Hart Massey House is a perfect example of how a stylistically distinct building can contribute meaningfully to the fabric of the district.

For the proposal:

Within the HCD, there is a combination of new and old buildings that generally fall into the following categories:

- Heritage, period buildings that remain true to their historical aesthetics and roots (Victorian, Tudor-revival, mid-century Modern, etc...);
- Contemporary buildings which emulate period buildings through the replication of period-specific features, including additions; and
- Contemporary buildings which do not mask their contemporary provenance, but remain sensitive to the larger ideals of the HCD.

Each of these strategies has been proven to be acceptable and successful within the confines of the Rockcliffe Park HCD.

**For Lot A**, the strategy is one of emulation; meaning that the proposal is attempting to blend in with the dominant architectural styles of the district. In this case, the materials, massing, and roof design all work towards this end. This is in keeping with the eclectic revival period buildings which are in the majority within the district. In this case, the deep eaves and massing reference a prairie style revival, and the residential works of Frank Lloyd Wright. Lot A is buffered from the Hart Massey House by the proposed building on Lot B, and it has no visual relationship to the Israeli diplomatic residence - negating its risk to adversely impact either of these two buildings directly.

**For Lot B**, the strategy is to adopt a contemporary style while remaining sensitive to the requirements of the HCD - just as the Hart Massey House did in its time. This strategy follows the recommendations for new building development as outlined in the 1997 study (recommendation 5 of the previous section).

That these two buildings share the same street frontage creates an opportunity for dialogue between architectural "generations" for the two structures - with each one acting as an ambassador for a prominent local architect of their time. The fact that the site plan illustrates the retention of most of the existing trees and hedges along the Lansdowne Road frontage, combined with the building's low massing, mitigates any risk that the new building may

somehow visually overpower Hart Massey House. The distance between the structures is more than sufficient to ensure that each building inhabits its lot respectfully, and without negative impact to its neighbour.

With regards to the Israeli diplomatic residence, the plan to retain the hedges and trees on the site, as well as the natural curvature of Lansdowne Road, means that the proposed building will not be able to be seen from the same areas that offer the best views of the diplomatic residence. The buildings are far enough apart that their direct impact to one another will be negligible.

**For the landscaping and siting strategy**, the development proposes a more architecturally prominent site overall, but manages to retain a high level of visual continuity, and minimal disruption of the existing picturesque landscape. The major natural elements (mature trees, hedges) on the site have been retained, and the asphalt surfaces have been reduced and separated into three smaller elements - constituting a general improvement in the quality of the green space on the site, and reinforcing the primacy of the soft landscape elements. Each of these elements is in keeping with the recommendations set out in *Section IV.1.v* of the Rockcliffe Park HCD study.

The existing house does not have a street-facing facade, instead turning inwards to its own lane, making it an outlier in the district regarding the method with which it addresses the street. By contrast, the development proposal creates a condition which is consistent with the strategy of the surrounding properties - also constituting a general improvement to the heritage fabric of the area.

**With regards to the proposed lot division**, the new lot sizes are smaller, but do not fall outside of the normal ratio of lot coverage and size within the district, particularly in relation to nearby properties. In terms of the effects on the immediate surroundings, the lot division will not create a visual discontinuity when compared to the surrounding lots. In other words, if approved, the subdivision should be compatible and indistinguishable within the existing pattern of development. However, it should be noted that the smaller lot sizes are in conflict with *recommendation 2 - Section IV.1.iii* of the study: larger lot sizes should be encouraged, particularly where there is an existing house (not applicable in this case) on the Inventory of Heritage Resources.



Figure 7: Surrounding lot divisions (Google)

## **I. Alternatives and Mitigation Strategies**

The CHIS must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the heritage value of cultural heritage resources.

Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) include but are not limited to:

- Alternative development approaches that result in compatible development and limit negative impacts,
- Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas,
- Limiting height and density or locating higher/denser portion of a development in an manner that respects the existing individual cultural heritage resources or the heritage conservation district,
- Including reversible interventions to cultural heritage resources.

For the proposal:

In any case where the demolition of a heritage resource (or within a heritage district) is proposed, the replacement structure must be sensitive to its environment and to the potential for negative impacts. Additionally, any new construction within a heritage district should not only conform to the requirements, but should also seek ways to improve upon the fabric and character of the area.

**With regards to House A**, there is a difference between the two proposed buildings in terms of their ability to engage with the surroundings. As discussed, House B offers an interesting improvement to the fabric of the district, with regards to its architectural strategy and design.

In contrast, House A (while still a viable proposition) could be improved by responding meaningfully to some aspect of its immediate surroundings. This follows *Recommendation 4* regarding new buildings as outlined in the 1997 study: "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."<sup>4</sup>

Otherwise, House A is assessed as being compliant with the recommendations of the study, particularly regarding the guidelines relating to its irregular massing, prairie style revival design, and materials.

**With regards to House B**, there is a broader recognition of the underlying historical trends in the HCD without engaging in historical mimicry.

House B is assessed as being compliant with the recommendations of the study, particularly regarding its response to the terrain and landscape features (view towards the lake), its contemporary expression (*Recommendation 5, Section IV.1.iv*), and its irregular massing.

**With regards to the landscaping and siting strategy**, the proposal meets the recommendations outlined in the study, particularly with regard to the primacy of soft landscape elements, retention of mature plantings, enhancement of the streetscape, and reduction of the visual impact of the paved surfaces.

**With regards to lot division**, the proposal remains continuous with the character-defining elements of the district, including the varied lot sizes, generous green space, respect for topography and tree canopy. The study does indicate a preference for larger lots within the district, and in this sense any potential lot division is in some degree of conflict - which in this case is minimized by the large original lot and the lack of a significant original building.

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<sup>4</sup> Smith, *Village of Rockcliffe Park Heritage Conservation District Study*, 57.

However, the study also indicates that the lot pattern of the HCD has been fluid over time, and that lot sizes tend to reflect the market conditions at the time of construction.

## **J. Conclusion**

**While the proposal certainly constitutes a noticeable change for the site, the proposal is continuous with the documented heritage value of the Rockcliffe Park Heritage Conservation District.**

**The development proposal meets the requirements of the HCD, as well as the requirements imposed by its proximity to two significant buildings in the following ways:**

- **It retains a high level of visual continuity, and respects the picturesque characteristics of the HCD;**
- **it remedies the atypical existing conditions of the property, including its orientation to the street and large asphalt laneway;**
- **the proposed buildings are both assessed as being acceptable regarding the spirit and character of the district; and**
- **the proposed lot division and site plan allows for the retention of the key foliage and plantings, as well as respecting the District's tradition of small building footprints on generous lots.**

**The new buildings can exist comfortably in their surroundings without negatively impacting the character of the Heritage Conservation District.**

Please do not hesitate to contact the undersigned should you have any questions or wish to discuss any aspect of this assessment.



**Robert Martin** OAA, MRAIC, CAHP, LEED AP

## **K. Glossary**

### **Adversely impact**

A project has the potential to “adversely impact” the cultural heritage value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the defined cultural heritage value of a resource.

### **Built Heritage**

Includes buildings, structures and sites that contribute to an understanding of our heritage and are valued for their representation of that heritage. They may reveal architectural, cultural, or socio-political patterns of our history or may be associated with specific events or people who have shaped that history. Examples include buildings, groups of buildings, dams and bridges.

### **Cultural Heritage Resources**

Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people.

### **Cultural Heritage Landscape**

Any geographic area that has been modified, influenced, or given special cultural meaning by people and that provides the contextual and spatial information necessary to preserve and interpret the understanding of important historical settings and changes to past patterns of land use. Examples include a burial ground, historical garden or a larger landscape reflecting human intervention.

### **Preservation**

Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.

### **Rehabilitation**

Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

### **Restoration**

Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

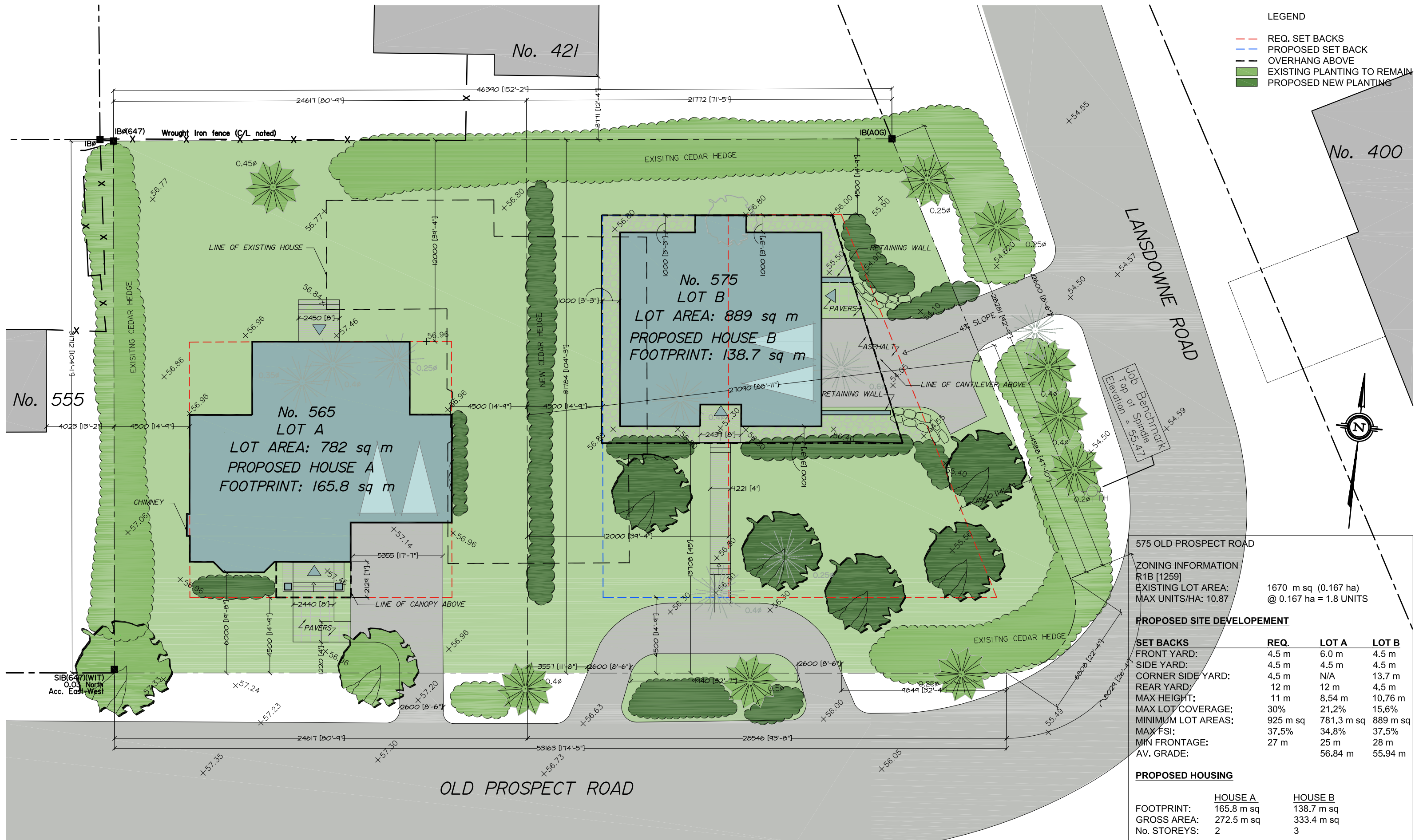


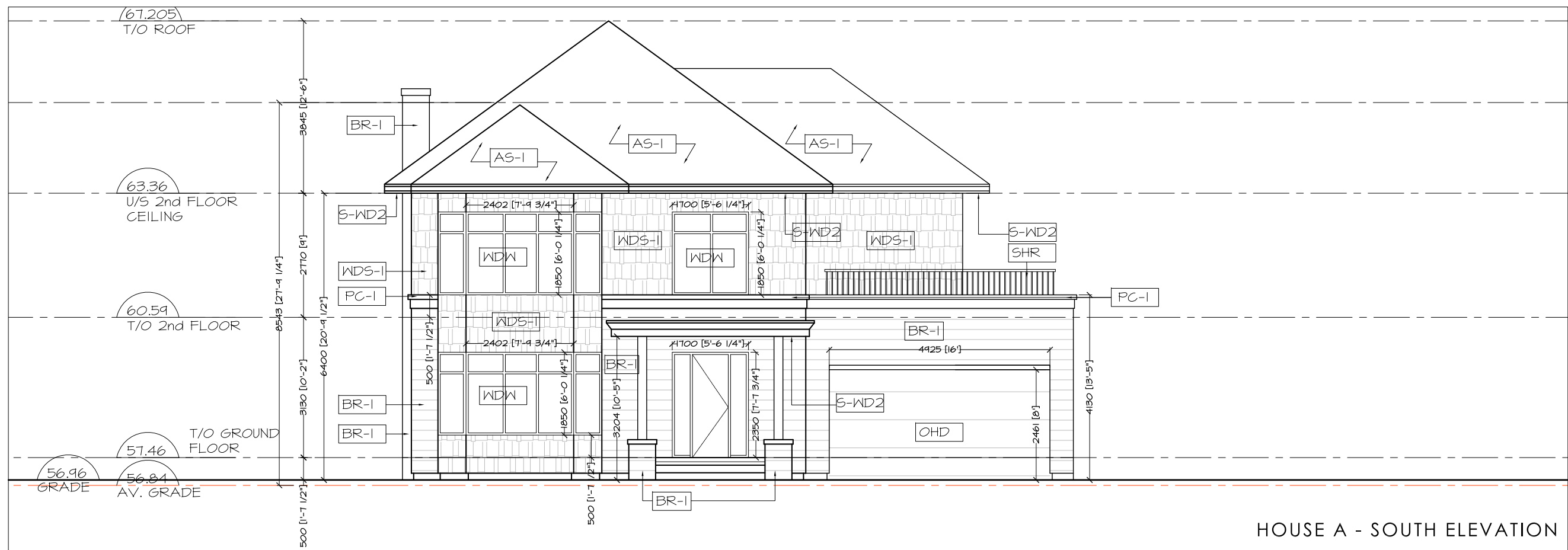
# **Cultural Heritage Impact Statement 565, 575 Old Prospect Road, Ottawa**

## **Annex A - Design Drawings**



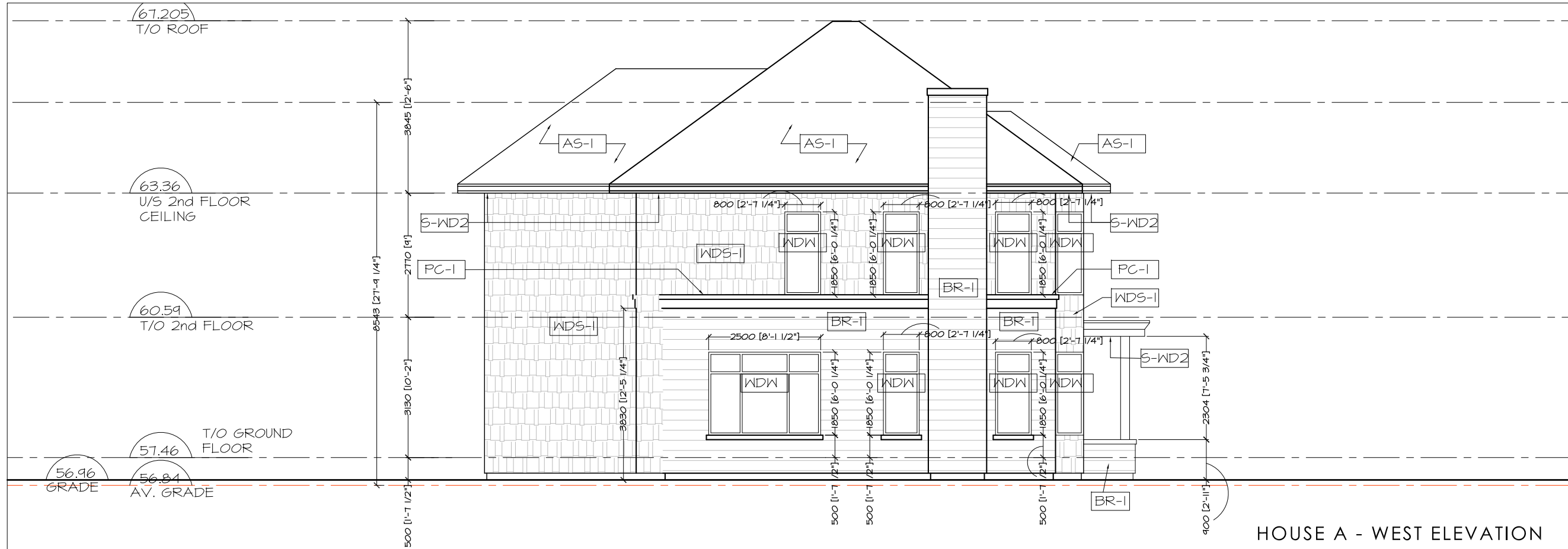
Image courtesy of  
Barry J. Hobin Associates





# LEGEND

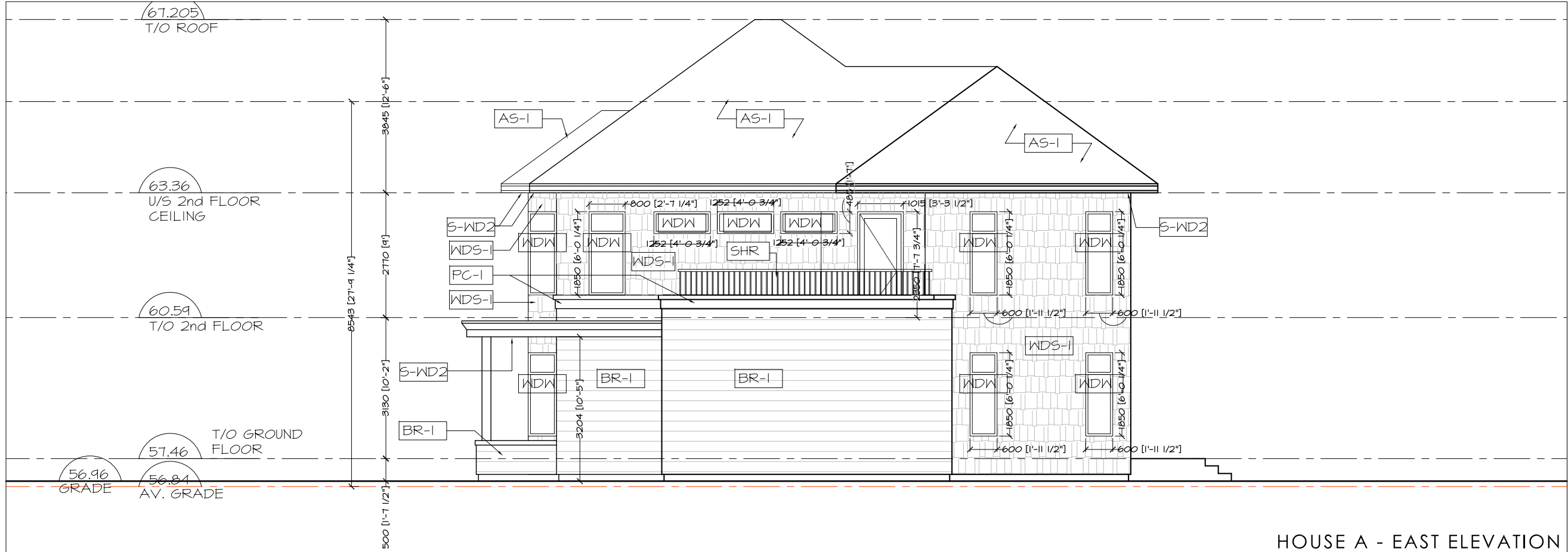
- BR-1 BRICK - BUFF COLOURED
- WDS-1 WOOD SHINGLES  
GREY SOLID STAIN FINISH
- S-WD2 WOOD SOFFIT - PAINTED  
FINISH COLOUR TBD
- WDW ALUMINUM CLAD WOOD  
WINDOW - CHARCOAL FINISH
- PC-1 PRECAST CONCRETE  
COPING
- AS-1 ASPHALT SHINGLES -  
CHARCOAL
- OHD OVERHEAD DOOR - PAINTED
- SHR STEEL PICKET HANDRAIL -  
PAINTED



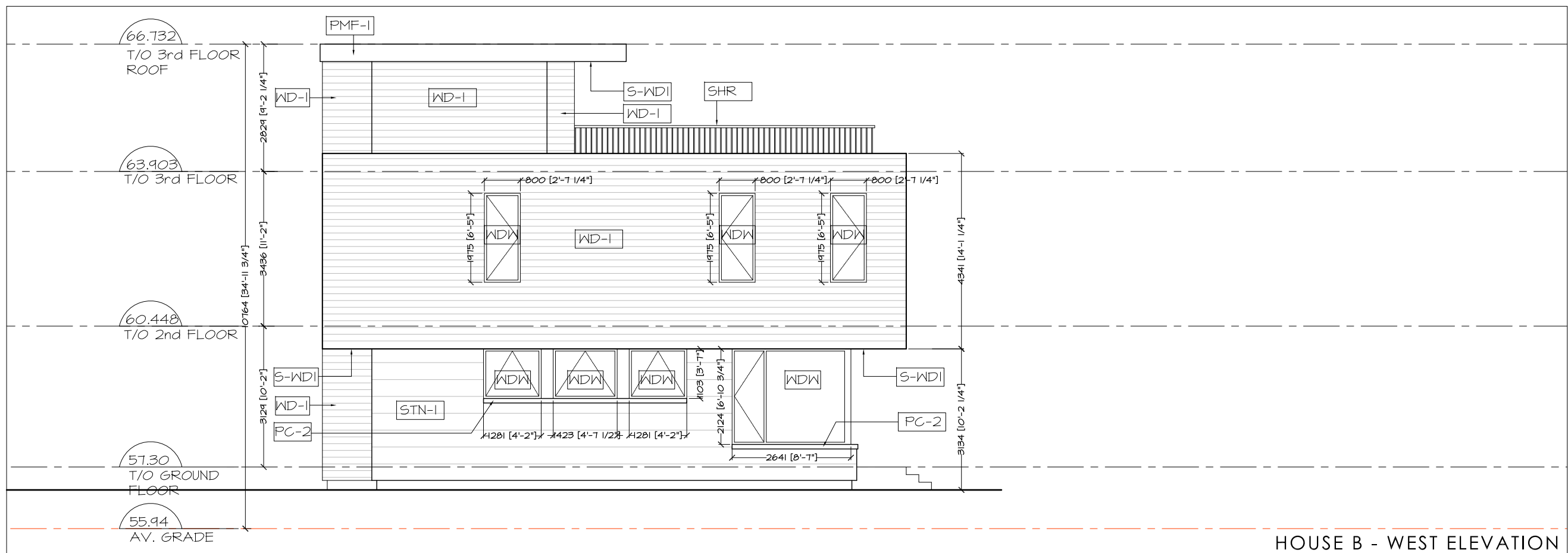
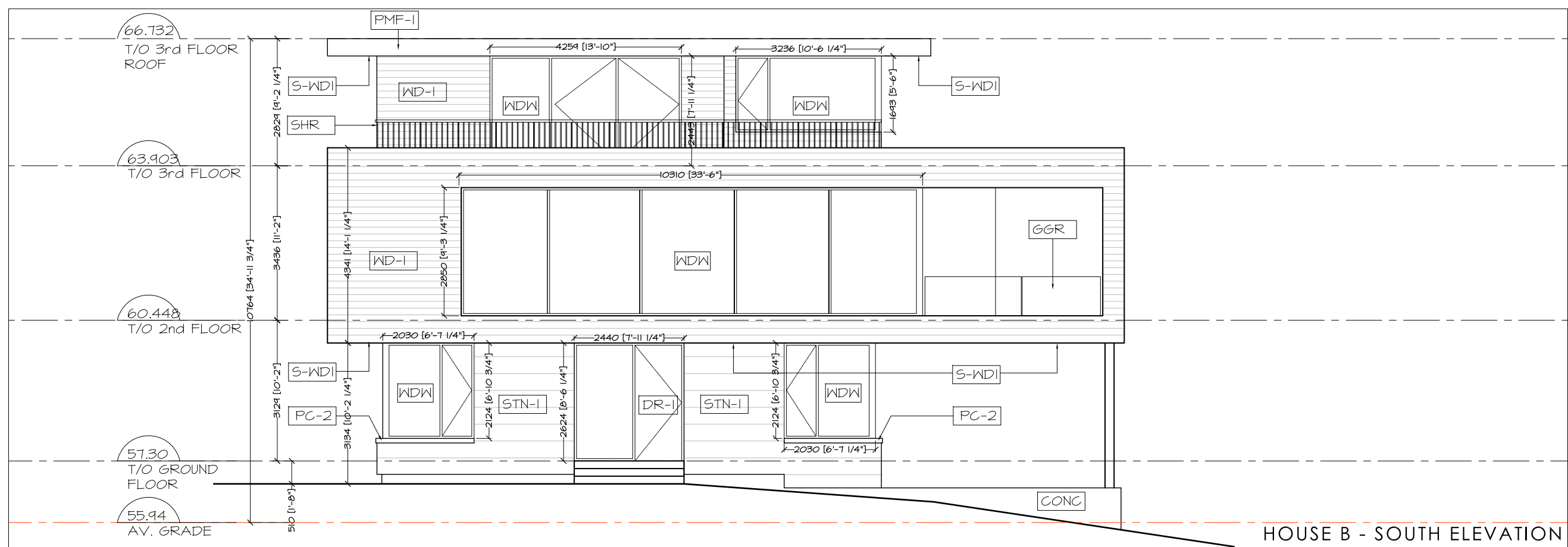


# LEGEND

- BR-1 BRICK - BUFF COLOURED
- WDS-1 WOOD SHINGLES  
GREY SOLID STAIN FINISH
- S-WD2 WOOD SOFFIT - PAINTED  
FINISH COLOUR TBD
- WDW ALUMINUM CLAD WOOD  
WINDOW - CHARCOAL FINISH
- PC-1 PRECAST CONCRETE  
COPING
- AS-1 ASPHALT SHINGLES -  
CHARCOAL
- OHD OVERHEAD DOOR - PAINTED
- SHR STEEL PICKET HANDRAIL -  
PAINTED

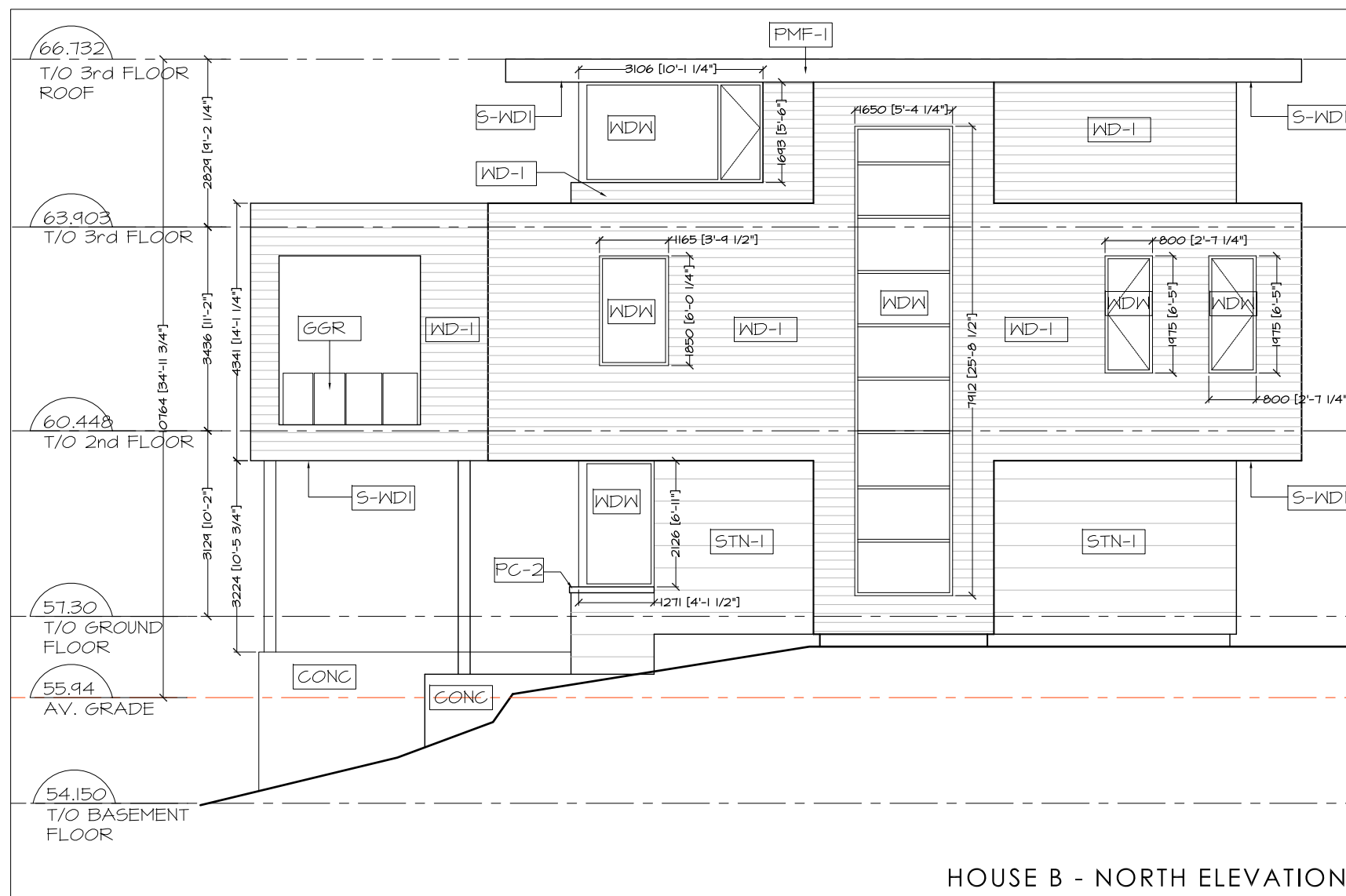




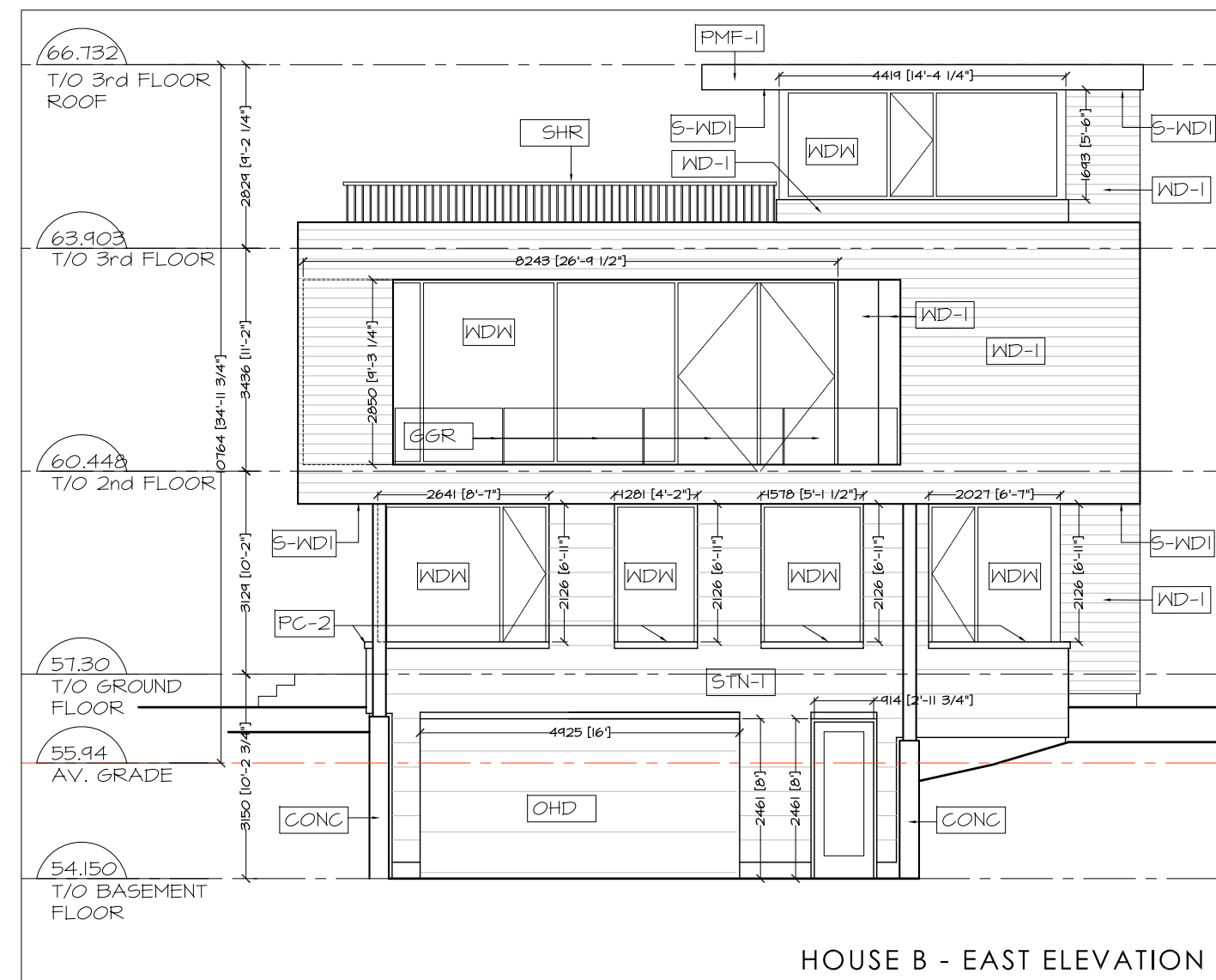


- ### LEGEND

- |       |   |
|-------|---|
| STN-1 | STONE - WARM GREY WITH<br>SMOOTH FINISH           |
| WD-1  | WOOD SIDING - HORIZONTAL<br>CHARCOAL STAIN FINISH |
| S-WDI | WOOD SOFFIT - CHARCOAL<br>STAIN FINISH            |
| WDW   | ALUMINUM CLAD WOOD<br>WINDOW - CHARCOAL FINISH    |
| CONC  | BUSH HAMMERED POURED<br>CONCRETE RETAINING WALL   |
| DR-1  | COPPER CLAD DOOR                                  |
| PMF-1 | PREFINISHED METAL<br>FLASHING-CHARCOAL            |
| OHD   | OVERHEAD DOOR - PAINTED                           |
| GGR   | GLASS GUARD                                       |
| PC-2  | PRECAST CONCRETE SILL                             |
| SHR   | STEEL PICKET HANDRAIL -<br>PAINTED                |



HOUSE B - NORTH ELEVATION



HOUSE B - EAST ELEVATION

## LEGEND

- |  |  |
|--|--|
| <b>STN-1</b> STONE - WARM GREY WITH SMOOTH FINISH          | <b>GGR</b> GLASS GUARD                     |
| <b>WD-I</b> WOOD SIDING - HORIZONTAL CHARCOAL STAIN FINISH | <b>PC-2</b> PRECAST CONCRETE SILL          |
| <b>S-WDI</b> WOOD SOFFIT - CHARCOAL STAIN FINISH           | <b>SHR</b> STEEL PICKET HANDRAIL - PAINTED |
| <b>WDW</b> ALUMINUM CLAD WOOD WINDOW - CHARCOAL FINISH     |  |
| <b>CONC</b> BUSH HAMMERED POURED CONCRETE RETAINING WALL   |  |
| <b>DR-I</b> COPPER CLAD DOOR                               |  |
| <b>PMF-I</b> PREFINISHED METAL FLASHING-CHARCOAL           |  |



HOUSE A



HOUSE A



HOUSE A  
EXTERIOR CLADDING  
BUFF COLOURED BRICK  
WOOD SHINGLES  
ASPHALT SHINGLES

HOUSE B



HOUSE B



HOUSE B  
EXTERIOR CLADDING  
DARK WOOD SIDING  
SMOOTH FINISH NATURAL STONE









STREET ELEVATION OLD PROSPECT



STREET ELEVATION LANDSDOWN