

7. APPLICATION TO ALTER 551 FAIRVIEW AVENUE, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT
- DEMANDE EN VUE DE MODIFIER LE 551, AVENUE FAIRVIEW, UNE 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

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council:

1. approve the application to alter the building at 551 Fairview Avenue according to revised plans prepared by Shean Architects, submitted and dated November 22, 2017, and that Document 5 of the report be replaced with the attached revised Elevations prepared by Shean Architects dated November 22, 2017 subject to the following condition:
 - a. That a construction staging plan be submitted to staff in Planning, Infrastructure and Economic Development;
2. approve the landscape design for the building at 551 Fairview Avenue according to plans prepared by Shean Architects and John K. Szczepaniak Landscape Architect dated September 17, 2017, submitted on October 30, 2017, subject to the following condition:
 - a. That the tree preservation and protection measures identified in the tree conservation report prepared by IFS Associates be implemented in consultation with staff in Planning, Infrastructure and Economic Development;
3. issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry; and

4. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 8, 2018.)

(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, TELLES QUE MODIFIÉES

Que le Conseil :

1. approuve la demande de modification du bâtiment situé au 551, avenue Fairview, conformément aux plans modifiés préparés par Shean Architects datés du 22 novembre 2017 et présentés à cette date, sous réserve de la condition suivante :
 - a. qu'un plan de préparation des travaux soit soumis au personnel de la Direction générale de la planification, de l'infrastructure et du développement économique;
2. approuve l'architecture paysagère du bâtiment situé au 551, avenue Fairview, conformément aux plans préparés par Shean Architects et John K. Szczepaniak Landscape Architect, datés du 17 septembre 2017 et présentés le 30 octobre 2017, sous réserve de la condition suivante :
 - a. Que l'on applique les mesures de préservation et de protection des arbres indiquées dans le rapport sur la conservation des arbres préparé par IFS Associates, en concertation avec le personnel de la Direction générale de la planification de l'infrastructure et du développement économique.
3. délivre un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal avant sa date d'échéance ;
4. délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception.

(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 8 janvier 2018.)

(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. Revised Document 5 – Elevations

Document 5 révisé - élévations

2. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated 3 October 2017 (ACS2017-PIE-RHU-0022).

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 3 octobre 2017 (ACS2017-PIE-RHU-0022).

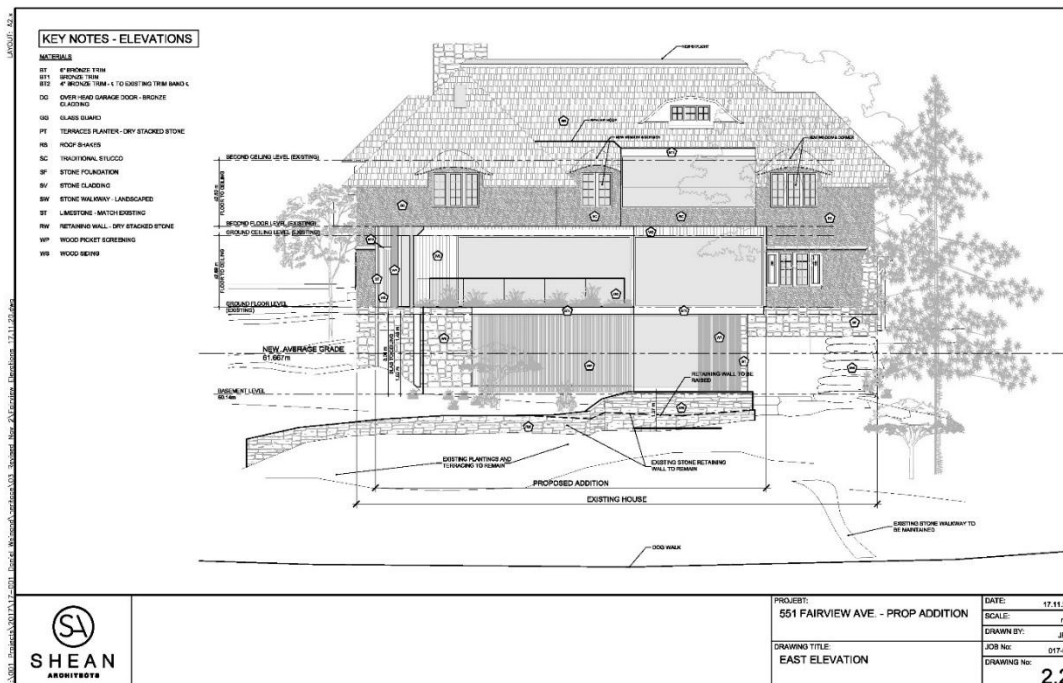
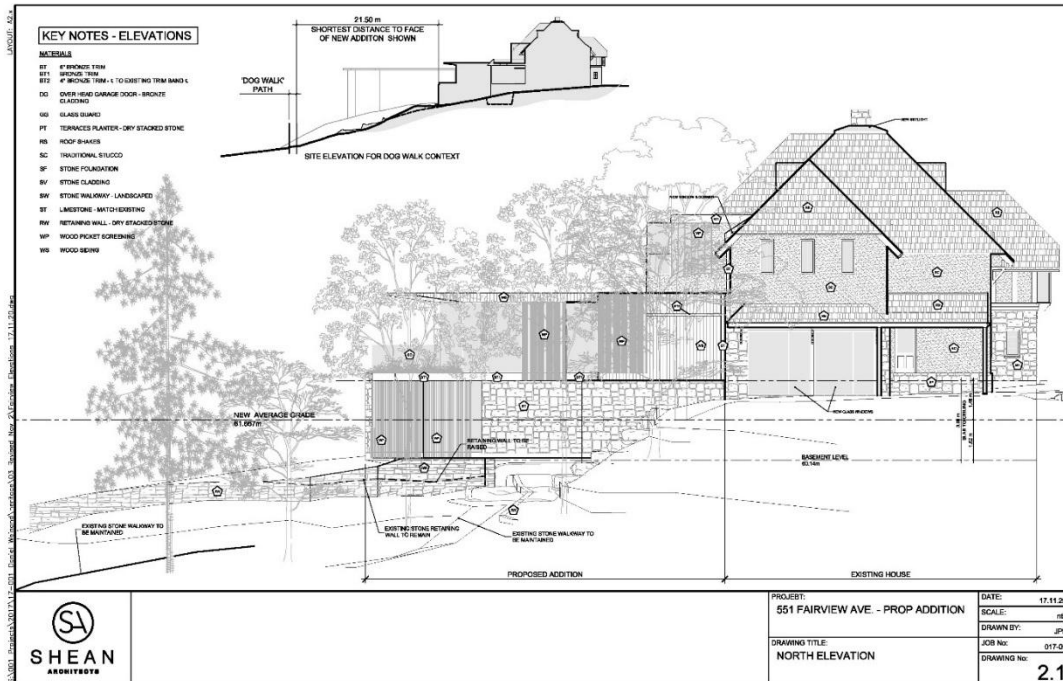
3. Extract of draft Minutes, Built Heritage Sub-Committee, 10 November 2017

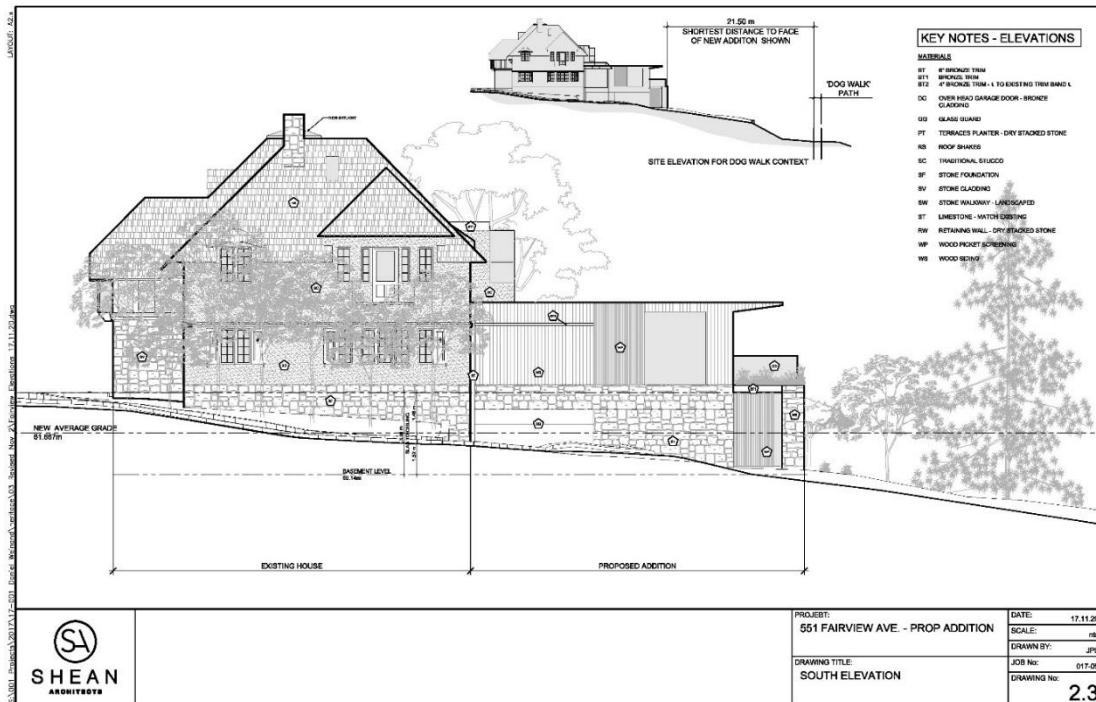
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 28 novembre 2017

4. Extract of draft Minutes, Planning Committee, 28 November 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 novembre 2017

Revised Document 5 – Elevations





**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
November 10, 2017 / 10 novembre 2017**

and / et

**Planning Committee / Comité de l'urbanisme
November 28, 2017 / 28 novembre 2017**

**and Council / et au Conseil
December 13, 2017 / 13 décembre 2017**

**Submitted on October 3, 2017
Soumis le 3 octobre 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:

**Anne Fitzpatrick, Planner / Urbaniste, Development Review Services / Services
d'Examen des projets d'aménagement, Heritage Services Section / Section des
Services du Patrimoine**

(613) 580-2424, 15203, Anne.Fitzpatrick@ottawa.ca

SUBJECT: Application to Alter 551 Fairview Avenue, a property designated under Part V of the Ontario *Heritage Act* and located in the Rockcliffe Park Heritage Conservation District

OBJET: Demande en vue de modifier le 551, avenue Fairview, une 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 Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to alter the building at 551 Fairview Avenue according to plans prepared by Shean Architects submitted on November 2, 2017, subject to the following condition:
 - a. That a construction staging plan be submitted to staff in Planning, Infrastructure and Economic Development;
2. Approve the landscape design for the building at 551 Fairview Avenue according to plans prepared by Shean Architects and John K. Szczepaniak Landscape Architect dated September 17, 2017, submitted on October 30, 2017, subject to the following condition:
 - a. That the tree preservation and protection measures identified in the tree conservation report prepared by IFS Associates be implemented in consultation with staff in Planning, Infrastructure and Economic Development;
3. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry; and
4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 8, 2018.)

(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 modification du bâtiment situé au 551, avenue Fairview, conformément aux plans préparés par Shean Architects présentés le 2 novembre 2017, sous réserve de la condition suivante :
 - a. qu'un plan de préparation des travaux soit soumis au personnel de la Direction générale de la planification, de l'infrastructure et du développement économique;
2. D'approuver l'architecture paysagère du bâtiment situé au 551, avenue Fairview, conformément aux plans préparés par Shean Architects et John K. Szczepaniak Landscape Architect, datés du 17 septembre 2017 et présentés le 30 octobre 2017, sous réserve de la condition suivante :
 - a. Que l'on applique les mesures de préservation et de protection des arbres indiquées dans le rapport sur la conservation des arbres préparé par IFS Associates, en concertation avec le personnel de la Direction générale de la planification de l'infrastructure et du développement économique.
3. De délivrer un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal avant sa date d'échéance;
4. De déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception.

(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 8 janvier 2018.)

(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 551 Fairview Avenue is located to the north of Fairview Avenue and to the south of Old Prospect Road and is accessed from Fairview Avenue by a narrow driveway (see Document 1). Constructed in 1927, the building was designed by A.J. Hazelgrove in the Tudor Revival style. It is a two-and-a-half storey building, rectangular in plan with a steeply pitched hipped roof (Document 2). The heritage survey form for the property is attached as Document 3. The house is set significantly back from Fairview Avenue with only the cobblestone driveway visible from the street. The rear of the irregularly shaped lot, with its sloping terraced gardens, stacked stone walls, shrubs, bushes and mature trees, is visible from the pathway beside McKay Lake known as the “Dog Walk.” The property has been for sale since May 2016 and has been vacant since November 2016.

Rockcliffe Park was designated a Heritage Conservation District (HCD) 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 private homes and related institutional properties within a park setting.

This report has been prepared because alteration of a building in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

The application is for the construction of a contemporary two-storey addition with a walk-out basement to the rear (east) of the existing historic building (Documents 4 and 5). The addition is to be constructed of natural materials including stone, wood and glass with copper trim. The proposed new addition is located below the steeply pitched hipped roof of the historic building and set in from the north and south sides of the existing building. The front (west) and south facade of the building will not be altered. On the north façade, the existing garage doors are proposed to be replaced with windows.

The ground floor of the addition is clad in stone, wood and glass, and the first and second storeys are primarily clad in wood and glass. The wood will be heat-treated ash

and used as both picket screening and siding. The proposal includes a cobblestone terrace at grade and a balcony on the first floor. The form of the addition is characterized by stacked massing. The ground floor addition extends the furthest east toward McKay Lake with the first and second storeys stepped back from it. The intent of the tiered development is to break up the overall massing of the addition as viewed from the public Dog Walk and to reflect the upward slope of the property.

The proposal involves the relocation of the driveway to the south side of the property from the north side of the historic building. The new driveway will follow the natural eastern slope of the property and will be 1.27 m below the existing grade and flanked by a stacked stone retaining wall, producing a localized change in grade intended to minimize the visibility of cars and headlights on neighbouring properties. The cobblestone terrace at the rear of the addition will also require a localized change in grade.

The addition will require the removal of the existing one-storey enclosed veranda at the rear of the building. The veranda was constructed in 2010 and is located on the footprint of the original terrace. The proposed addition is consistent with the Zoning By-Law and no minor variances are required for the application (see Document 6). The proposed addition will increase the building footprint by approximately 41% and increase the FSI from 0.18 to 0.22 (whereas the Zoning By-Law permits 0.375). The resulting total lot coverage is 12.7% (whereas the Zoning By-Law permits 30%).

Recommendation 1

1997 Management Guidelines

In 1997, the former Village of Rockcliffe Park was designated under Part V of the *Ontario Heritage Act*. The Rockcliffe Park HCD Study has Guidelines related to the construction of additions to existing buildings. The following Guidelines are applicable to this application:

iv) Buildings

1. 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 on the heritage character of the building and its setting. Alterations should be recommended for approval only where the change protects and enhances the existing historical and architectural quality of the building and the site.

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 addition is consistent with the 1997 Management Guidelines. The building at 551 Fairview is listed on the Inventory of Heritage Resources and as such, the proposal has been reviewed for the potential impact on the heritage character of the existing building and its setting. The house is an excellent example of the Tudor Revival style and features a steeply pitched roof, stucco cladding with stone and half timbering, eyebrow dormers, overhanging eaves with large brackets and a wide stone chimney. The proposed addition preserves these character-defining architectural elements and the Tudor Revival expression and complements the architectural quality of the building.

The siting, form, materials and detailing of the proposed addition are sympathetic to the surrounding natural and cultural environment. The addition is set in, and lower than, the existing building, ensuring the overall form and massing of the original house is retained. The addition has been designed and sited to retain and enhance the landscape elements of the site as detailed in Recommendation 2, related to landscaping (Document 7).

The contemporary addition is “of its own time” and provides a clear distinction between the heritage building and the new addition. The addition will be constructed of natural materials that are consistent with those used in Rockcliffe Park while providing a contemporary expression. The proposed addition maintains the overall existing grade of the property, however, localized changes to grades are required for the cobblestone terrace and relocated driveway

2016 Rockcliffe Park HCD Plan

In March 2016, City Council approved a new heritage conservation district plan for the Rockcliffe Park HCD. Although currently under appeal, heritage staff have regard for this plan as Council direction when assessing applications. The complete Guidelines for “Alterations and Additions to Existing Buildings” can be found in Document 8.

As a Grade I building, 551 Fairview Avenue is subject to Section 7.3.2, "Guidelines for Existing Buildings and Landscapes". This section addresses issues such as maintenance, chimneys, masonry, paint colour etc. The project will preserve the windows, chimney, stucco and half-timbering, and repair and restore the existing cedar roof.

The Rockcliffe Park Heritage Conservation District Plan (RPHCDP) has general guidelines for additions to buildings in the HCD. These guidelines reflect accepted heritage practices and emphasize that: additions should be of their own time; have a lower roof than the building to which they are attached; use natural materials; and have garages located to the rear.

The proposed addition is consistent with these guidelines. The addition is of its own time and does not attempt to replicate a historic architectural style. The height of the proposed addition does not exceed the height of the existing roof. A portion of the top storey of the addition breaks the eaves, however the roofline to the north and south is maintained and the steeply pitched, hipped roof profile is preserved. The new garage is located on the south side of the new addition and is set back from the front façade, with the garage doors facing the side of the lot so as not to have a visual impact on either the front façade of the building or the view from the public Dog Walk at the rear. The balcony on the addition will be buffered by shrubs and small trees in planters. It will not negatively impact the character of the surrounding cultural heritage landscape and is consistent with neighbouring houses which also have balconies and rooftop terraces facing the Dog Walk.

The following chart evaluates the current proposal using the RPHCDP guidelines for additions to Grade I Buildings:

1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportion, and	The proposed addition complements the Tudor Revival style building as it uses natural materials which are compatible with the material palette of Rockcliffe Park and provides a contemporary, yet muted, expression of the materials on the historic building. The smooth stone ground floor of the addition complements the rough cut stone foundation of the original house, and the heat-treated ash cladding, will accent the historic cedar roof. The colour palette of the materials for the proposed addition are harmonious with the existing Tudor Revival Style house. The simple rectilinear forms and horizontal profile of the addition, and the subdued expression of glass, smooth stone and wood, complement the historic building and permit the more ornate
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rooflines.	<p>Tudor Revival style architecture to continue to be read. The simple lines and contemporary horizontal design of the addition are clearly distinguishable from the original, ornate Tudor Revival house.</p> <p>The addition is subordinate to the existing building as it is located at the rear. The east façade was intentionally designed as the rear of the building and is simpler and less distinct than the other three facades. Located on the east façade, the addition does not obscure the character-defining elements on the front and side facades of the Tudor Revival building. The addition is set in on both sides and lower than the height of the existing building so that the architectural elements, material, massing and proportions of the rear façade of the historic building can be interpreted.</p>
2. In planning alterations and additions to Grade I buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat etc.) shall be respected.	<p>The existing roof is a character-defining element of the Tudor Revival style building, which features a distinctive irregular roofline with dormers piercing the eaves, and is retained in its entirety on three facades. The top storey of the addition will break the eaves of a portion at the rear of the building, however, the original eaves line is reinterpreted through the addition of a muntin bar across the contemporary glass wall of the top storey. Overall, the addition respects the integrity of the steeply pitched hipped roof, which remains prominent on all elevations.</p>
3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.	<p>Associated streetscape is defined in the Rockcliffe Plan as “both sides of the street in the same block as the subject property.” The house at 551 Fairview is not visible from the associated streetscape along Fairview Avenue. As the addition is located at the rear of the property, it will have no impact on the streetscape of Fairview Avenue. However, in an effort to fully evaluate and understand the potential impacts of the proposed addition, an analysis of the compatibility of the addition with buildings along the Dog Walk has been undertaken and can be found below in the section “Associated Streetscape and the Dog Walk”. The retained historic building and proposed addition remain compatible with the character of other houses adjacent to the Dog Walk in terms of massing, scale, height, setback</p>

	and materials.
4. Windows in new additions should complement the building's original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.	The existing windows on the north, south and west facades are to be retained. The wood windows to the north and south of the addition on the east façade are retained. The addition features floor to ceiling glass walls, as opposed to traditional windows. The clean simple lines of the glass walls allow for the more intricately detailed Tudor Revival style windows to remain a prominent feature of the rear façade. The glazing on the top storey has been designed to align with the original window, located to the south. Moreover, the addition of a muntin visually aligns with the eaves of the existing roof resulting in a complementary relationship between the new addition and the historic building.
5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.	The addition retains the existing historic building and is located at the rear of the structure. The addition will require the removal of a portion of the rear façade including the veranda (2010), a ground floor window and two second-storey windows with arches that break the eaves. These elements are not considered to be character-defining heritage attributes of the building or HCD. As described above, it conserves the Tudor Revival expression and retains the character defining architectural elements, which are primarily located on the sides and front of the building, including the steeply pitched roof, stucco cladding with stone and half timbering, eyebrow dormers, overhanging eaves with large brackets and a wide stone chimney.
6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. For instance, an addition to a brick building could be	As described above, the addition uses natural materials that complement the Tudor Revival style building and are compatible with the material palette of Rockcliffe Park.

clad in wood board and batten siding. Natural materials are preferred.	
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Associated Streetscape and the Dog Walk

The rear of the building is adjacent to the Dog Walk, a public pathway in the Rockcliffe Park HCD and an identified heritage attribute of the community, as described in the RPHCDP. An elevation, context plan and setback analysis of the Dog Walk have been prepared (Documents 9, 10 and 11), which illustrate that the proposal is compatible with buildings along the Dog Walk in terms of height, scale, massing, setback and location.

The new addition extends approximately 8.5m further east than the existing veranda. It is located approximately 16.5m from the rear property line and 21.5m from the Dog Walk. This significant setback is consistent with the setbacks of the buildings along the Dog Walk and is approximately 9m further back than the neighbour immediately to the south. The addition has been sited to retain a significant setback, eastern slope, stone stacked retaining walls and garden terracing that are adjacent to the Dog Walk, and are character-defining elements of the property.

The addition increases the footprint of the building but analysis of nearby building footprints illustrate that the proposal is consistent with neighbouring properties (Document 10). The addition has been sited so that the house in its entirety remains perched on the top of the escarpment and does not descend down the terraced slope. This is consistent with historic houses along the Dog Walk to the south. As illustrated in the streetscape elevation, the addition does not alter the overall form and massing of the original Tudor Revival house and the height and roof profile of the original building remains unchanged.

The visibility of the addition is limited, due to location and configuration of the lot. The addition will be visible from a portion of the Dog Walk, from a trail located on the other side of the lake within the Caldwell-Carver Conservation Area and from Old Prospect Road (Document 12 and Document 13).

The view of the property from the Dog Walk is limited by the existing vegetation along the eastern property line and the sloping topography. In addition to the significant setback of the proposed addition, approximately 21.5m, the Dog Walk is about 6.5m lower in elevation than the addition. Given the landscaping and topographical character

of the lot, the current view of the building from the Dog Walk is primarily comprised of the landscaping, the enclosed veranda and portions of the rear façade. The proposed addition will replace the veranda and a portion of the rear façade with a contemporary architectural expression. The addition has been sited to retain the existing topography and landscaping, including the mature trees, curvilinear stone stacked retaining walls and planted gardens, resulting in the preservation of the important historic visual buffer between the private and public realm.

The vantage point offered from across the lake provides a comprehensive view of the property including the house, gardens, Dog Walk and shoreline of McKay Lake. This perspective helps to illustrate that the contemporary addition is compatible with the existing historic building and maintains the park-like setting of the lot with its relationship to the Dog Walk. The massing, notably the steeply hipped roof, and materials of the Tudor Revival Style building are preserved and remain prominently visible from this view. As demonstrated from this perspective, the Tudor Revival house with its subordinate, contemporary addition contributes to the architectural diversity of the Rockcliffe Park HCD.

The addition and north façade of the historic building will be visible from Old Prospect Road, however; this view is filtered by the mature vegetation along the sloped northern portion of the property. The existing driveway area at the north of the lot will be removed and replaced with gardens. The existing terraced gardens, vegetation and mature trees to the north are to be retained and additional trees and gardens are proposed to be planted with the intent of enhancing the north side of the lot between the house and Old Prospect Road.

Heritage staff support the proposed addition to the building at 551 Fairview Avenue. The addition retains the historic Tudor building, maintains the roof profile of the existing building, maintains a significant setback from the eastern property line, is clad in natural materials that are typical of the area and provides a compatible, contemporary counterpoint to the original house. The addition is distinguishable from the original house, set in on all sides to provide a visual break between old and new and does not result in the obstruction or removal of significant heritage attributes of the original historic building, its property, nor those of the HCD, including the Dog Walk.

Recommendation 2

The property at 551 Fairview Avenue is a heavily treed lot, typical of Rockcliffe Park. The grade of the property slopes east towards the Dog Walk and McKay Lake and features terraced gardens on the east and north slopes of the property. The retaining

walls and gardens were rebuilt c.1962-1978 and were redone again in 2000. The proposed landscape alterations include the retention of most mature trees, re-planting new trees, retaining and reconstructing where necessary all existing retaining walls, planting of additional gardens and relocating the driveway from the north side to the south side of the property (see Document 14).

Section V of the Rockcliffe Park HCD Study has Guidelines related to landscape conservation, encouraging the dominance of soft over hard landscapes, the preservation of existing trees and shrubs, and the preservation of landscape character. The RPHCDP 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.

The Tree Conservation Report identifies 52 trees on the site or on public lands adjacent to the property (see Document 15). There are approximately six trees proposed for removal, four of which are dead or in poor condition and two of which are being removed to accommodate the rear addition and the relocated driveway. Four new deciduous trees, six new evergreen trees and additional plantings are also proposed. A comprehensive re-planting plan is proposed for the terraced slope to the north as well as the installation of a Japanese garden to the north side of the house.

The addition has been sited to remain on the high point of the lot, between the house and the highest retaining wall. The location of the addition ensures that the unique topography and existing grades of the lot are preserved. A localized change in grade is required for the cobblestone terrace and re-located driveway, however, in general the addition has been designed and sited to maintain the natural eastern slope of the property.

The addition has also been located to retain, and reconstruct where necessary, the existing dry-stacked stone retaining walls and garden terracing to the north and east of the property, adjacent to the Dog Walk. The terracing will continue to flow from the addition down the eastern slope and no large retaining walls or hard edges will be introduced, which ensures the preservation of the existing landscape character of the lot. Large stone steps will wrap around an existing red oak tree and extend toward the new Japanese garden thereby enhancing the park like setting of the lot.

The former driveway to the north will be replaced with landscaping and a Japanese garden. Two parking spaces are proposed to the west of the house. The new driveway will be constructed of cobblestone pavers and will feature stone retaining walls. The

existing hedges and mature trees and the proposed new vegetation along the south of the property line will provide visual screening between the adjacent residential property and the proposed driveway. The impact of the relocated driveway will be a slight reduction in the amount of hardscaping on the property.

The landscape alterations at 551 Fairview Avenue meet the guidelines with respect to landscaping in the HCD as the significant qualities of the landscape, including the mature trees, existing grades, stone retaining walls and the distinctive slope towards the lake are retained. The landscape alterations ensure that the park-like qualities of the property and HCD are conserved. The landscape plan, which includes the planting of ten new trees, will be implemented according to the tree preservation and protection measures identified in the tree conservation report and included as a condition in the staff recommendation.

Recommendation 3

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 4

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

Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement (CHIS) was prepared for this proposal by Commonwealth Historic Resource Management. The complete CHIS is attached as Document 16. The conclusion of the CHIS states:

The addition responds to the adjacent heritage context with a contemporary form that continues to allow the original house and gardens to be interpreted and to largely be conserved. The proposal incorporates and responds to its unique setting at the top of a bluff overlooking McKay Lake as well as the conservation of the existing Tudor Revival home and its context within an important picturesque setting.... The addition will have minimal visual impact to the neighbourhood and is an appropriate fit within the context of Rockcliffe Park and the intent of the heritage conservation district.

Heritage staff concur with the findings in the Cultural Heritage Impact Statement.

Provincial Policy Statement

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

Standards and Guidelines

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

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

Standard 11: Conserve the heritage value and character-defining-elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposal meets the applicable Standards and Guidelines. The addition conserves the heritage value and character defining elements of the significant Tudor Revival style building, the property and the Rockcliffe Park HCD. Limited to the east façade and carefully designed to ensure the historic building remains the prominent feature, the addition will not have negative impact on the significant character-defining material, forms, or massing of the historic building. As discussed above, the addition is compatible with, subordinate to and distinguishable from the historic place. The massing, height and setback of the addition and its use of natural materials make it

visually and physically compatible with the rich architectural character of the Rockcliffe Park HCD. Although the addition increases the footprint of the building, it has been carefully designed and positioned to be subordinate to the existing historic building. The contemporary addition is of its own time and does not replicate a historic style.

Conclusion

Staff in Right of Way, Heritage and Urban Design (ROWHUD) support the proposed alterations to the property located at 551 Fairview Road. Staff worked diligently with the applicant to ensure the proposed addition meets the applicable heritage policies. Notable design revisions include: reducing the overall size and massing of the addition to remain subordinate to the historic building, ensuring the addition was sited to retain the character-defining landscape elements of the site, notably the existing sloped topography, dry-stacked stone retaining walls and gardens, retaining the historic windows on the north and south sides of the east façade and increasing the overall amount of soft landscaping.

The addition is consistent with 1997 Guidelines for Rockcliffe, and the 2016 Guidelines that are being used as policy until the resolution of the appeal. The addition is appropriate in design and massing with respect to the character of the existing historic building and the Rockcliffe Park HCD as a whole.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The Heritage Section received approximately 30 emails from residents both in support and opposition of the proposed alteration prior to formally receiving the application to alter 551 Fairview Avenue. The primary concerns identified were the potential negative impact of the addition on the existing building, the landscape and the Dog Walk. The formal plans were circulated to these individuals, they were notified of the dates of Built Heritage Sub-Committee, Planning Committee and Council and were invited to comment on the proposal.

Heritage Ottawa was notified of the application and offered the opportunity to provide comments.

Neighbours within 30 metres of the property were notified of the dates of Built Heritage Sub-Committee, Planning Committee and Council and invited to comment on the proposal.

The Rockcliffe Park Residents Association Heritage Committee opposes the application and provided comments which can be found in Document 17.

COMMENTS BY THE WARD COUNCILLOR

Councillor Nussbaum is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report. Section 42 of the Ontario Heritage Act establishes the process for an application to alter a property designated under Part V of the Act. Council may approve or refuse the permit, or approve the permit with conditions. Should Council refuse the permit, or approve the permit subject to conditions, the Owner has a right of appeal to the Ontario Municipal Board.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4 – Support Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

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

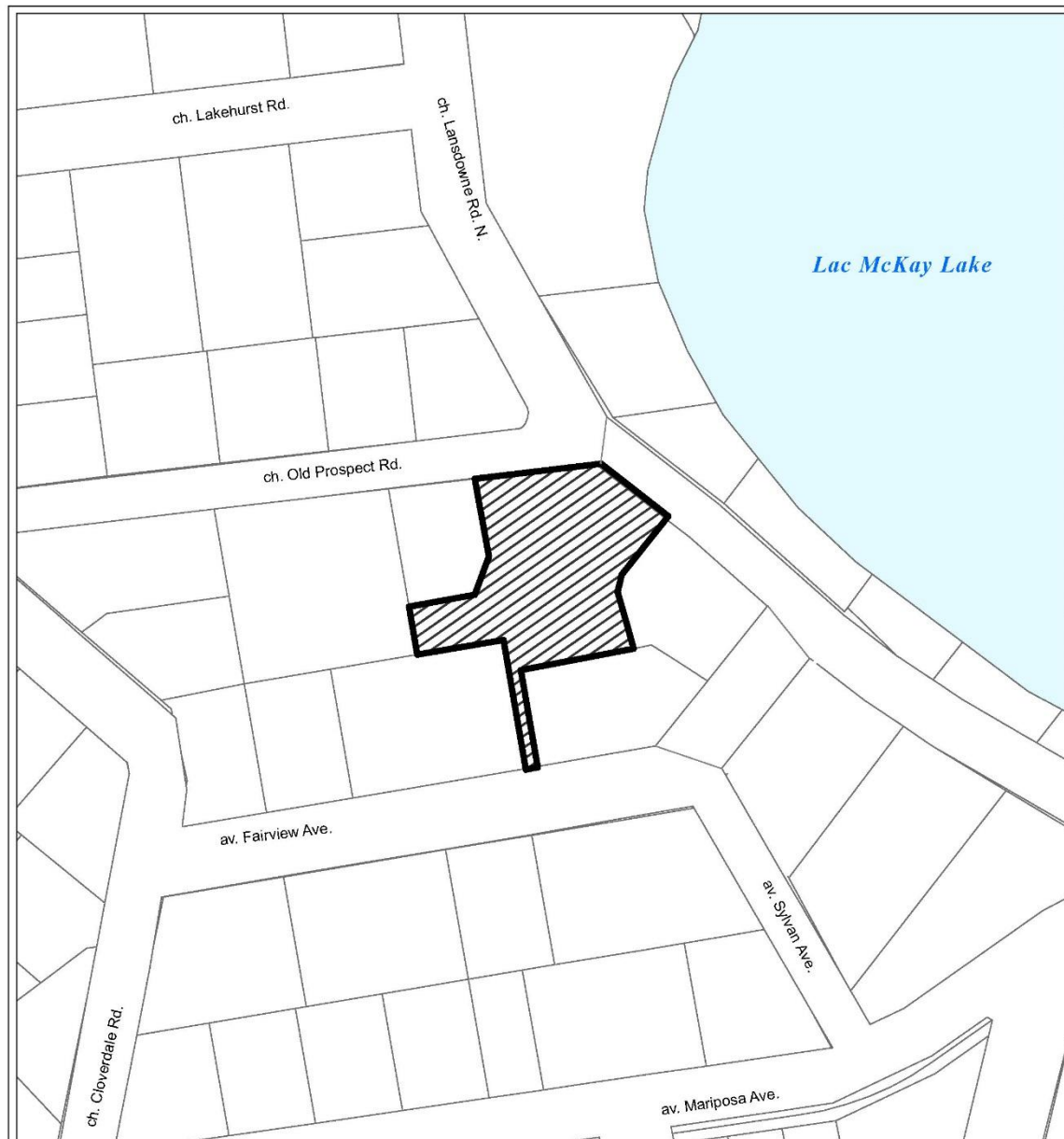
SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Current conditions
- Document 3 Heritage Survey Form
- Document 4 Site Plan
- Document 5 Elevations
- Document 6 Zoning Compliance Chart
- Document 7 Cross Section
- Document 8 Rockcliffe Park Heritage Conservation District Plan
- Document 9 Dog Walk Elevation
- Document 10 Context Plan
- Document 11 Setback Analysis
- Document 12 Renderings, Lake View
- Document 13 Renderings, Dog Walk View
- Document 14 Landscape Plan
- Document 15 Tree Conservation Report (*distributed separately*)
- Document 16 Cultural Heritage Impact Statement (*distributed separately*)
- Document 17 Rockcliffe Park Residents Association Comments (*distributed separately*)

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.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-SAIR551	17-1395-B	 avenue Fairview Avenue	
I:\CO\2017\Heritage\Fairview_551			
©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			
©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE		REVISION / RÉVISION - 2017 / 10 / 05	
			

Document 2 – Current conditions



Driveway from Fairview Avenue



Existing Building



View looking south from Old Prospect Avenue, showing north façade to be retained



View of south facade, to be retained



East façade. The veranda, ground floor window to the left, and two second storey windows are to be removed. The window and larger tree to the right are to be retained.



Current view from the Dog Walk




View of highest retaining wall



The Dog Walk looking south. Subject property is to the right

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM				
Municipal Address	551 Fairview Avenue	Building or Property Name	042280024 042280263	
Legal Description	042280041	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	1927	
Additions	2007 One storey window added to front and back of attic	Original owner	Kenneth Greene	
 <p>Main Building (Photo: Rhodes Barker Real Estate)</p>				

Garden / Landscape / Environment	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>Fairview Avenue runs east to west between Cloverdale Road and Sylvan Avenue. A small branch runs northeast from Sylvan Avenue, leading to 599 Fairview, situated beside McKay Lake. There is a wide variety of architectural styles along Fairview, from sprawling 1950s modernist design, Cape Cod style, 1920s estates and low profile compact housing of the 1960s and 1970s. Despite the variety of architecture, the houses have similar setbacks from the street creating visual continuity. Most houses are open to the street, though some yards are lined with cedar hedges or, like 563 and 535, tall maples. A series of evenly spaced rocks lines the verges in front of several properties. Landscaped gardens on Fairview are minimal, usually with low shrubs and bushes along pathways or exterior walls. Fairview Avenue has no sidewalks or curbs, so pedestrians and bicycles share the roadways, effectively slowing traffic and reinforcing a more rural sense of place. There is little street lighting. Overhead wires are located on the south side of the street.</p>	
Character of Existing Property	
<p>From Fairview Avenue, the lot is barely discernable. The lot is tucked behind the rest of the lots on Fairview, its long, narrow interlocking brick driveway lined with cedar hedges just visible between 535 and 563. The rear of the lot, with its sloping terraced gardens, containing a variety of flowering plants, shrubs bushes and mature trees, is visible from the pathway beside McKay Lake.</p>	
Contribution of Property to Heritage Environs	
Landscape / Open Space	
<p>The landscape features are atypical of Fairview Avenue. The lot is entirely hidden from the streetscape. Other than the entrance to the driveway. The rear yard is visible, but much larger, heavily landscape, and on a steep slope towards the lake, unlike the other properties on the street.</p>	

Architecture / Built Space	
The Tudor Revival house is similar to others on Fairview, and consistent with the variety of architectural styles on the street.	
Landmark Status	
The house, from Fairview Avenue, is not visible. However, sited on a bluff overlooking the lake, the rear of the house is visible from the pathway (formerly Lansdowne Road) that runs beside the lake.	
Summary / Comments on Environmental Significance	
As the house does not acknowledge the street, the building and its setting do little to contribute to the streetscape of Fairview Avenue.	
History	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Date of Current Building(s)	1927
Trends	
<p>Following the establishment of the Police Village developer V.V. Rogers of the Rockcliffe Property Company advertised lots for sale on Glenwood, Cloverdale, Prospect, Fairview and Lansdowne, ranging in size of frontages from 65 to 100 feet.</p> <p>During the first decade of the 20th century, improved transportation routes leading to the area, in addition to the existing streetcar service, made the area more accessible to those who worked in the City. Ottawa's population boom led to an outward expansion during this period. The character of the early homes reflected the mix of residents who had moved to the area at the turn-of-the-century.</p> <p>The scenic location of the Village of Rockcliffe Park, overlooking the Ottawa River, its privacy, and relative isolation from the city, as well as the presence of local amenities serving families with young children, contributed to the continued growth and popularity of the area. Prominent Ottawa residents chose to relocate to Rockcliffe Park from the 1920s, by which time services has been established and local schooling was available.</p>	

Events
Kenenth Greene, member of League for Social Reconstitution (LSR) built house and lived there briefly, before selling the land in the depression. He subdivided his own lot, and on the corner, built 580 Prospect.
Persons / Institutions
<p>Kenneth Greene was appointed High Commissioner to Australia and Consul General in New York. Greene built a large Tudor Revival house overlooking McKay Lake at 551 Fairview Avenue. During the Depression he was forced to sell and, on a corner of his lot, built a more modest French-Canadian Revival home at 580 Prospect Road.</p> <p>1930-1953- Kenneth Greene was living there</p> <p>1950: Donald and Dorothy Baptist</p> <p>1955: J.F. E. and Agnes Bentley</p> <p>1960: B.M. Hallward</p> <p>1966: 1978: Kendrick and Helen Venables (Ken was division manager of the O'Keefe Brewing Company, and was involved in charitable and volunteer groups, such as University of Ottawa development fundraising and Chairman of the United Appeal)</p> <p>1978-1985: Douglas and Marilyn Horn (Douglas was Engineer)</p> <p>1985 Geroqe Blackstock (Canadian Foreign service officer)</p> <p>-1998 Robert Chalifour</p>
Summary / Comments on Historical Significance
The historical significance of the house is due to its age (1927).
Historical Sources
<p>City of Ottawa File</p> <p>Rockcliffe LACAC file</p> <p>Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa: The Friends of the Village of Rockcliffe Park Foundation, 2005.</p> <p><i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997.</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 http://www.archivescanada.ca/english/search/ItemDisplay.asp?sessionKey=99999999_142&l=1&lvl=1&v=0&coll=1&itm=267886&rt=1&bill=1 </p>	
Architecture	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Architectural Design (plan, storeys, roof, windows, style, material, details, etc.)	
<p>551 Fairview Avenue is a two and one half storey residence, rectangular in plan with a steeply pitched hipped roof. The front entrance to the house is set of centre, located in a rectangular two storey projection with hip roof. The single unglazed door is framed with stone, and the lower half of the entrance vestibule is clad in stone. Above the door there is a large, rectangular full-length leaded window, and this portion is faced with stucco and half timbering. South of the door, there are groupings of three small paned rectangular casement windows on the upper and lower storeys. The upper storey windows are inset eyebrow wall dormers. The same windows are located north of the door, but there are two on each storey. There are shutters on the bottom windows. The house is faced with white stucco, and has stone quoins on the lower floor. The roof has overhanging eaves with large brackets.</p>	
Architectural Style	
Tudor Revival	
Designer / Builder / Architect / Landscape Architect	
<p>A.J. Hazelgrove: A.J Hazelgrove began working for C.P. Meredith in 1909, and went on to form a series of partnerships until the 1960s. Some of his partners include Burrit, Burgess, Lithwick, Mills and Lambert. Hazelgrove practiced on his own between 1928-1935, and 1943-1945. Hazelgrove served as the president of the Royal Architectural Institute of Canada between 1948-1950.</p>	
Architectural Integrity	
1985 second garage installed	

1995 Floating dock
2007 One storey window added to front and back of attic
Outbuildings
Other
Summary / Comments on Architectural Significance
This is an excellent example of the Tudor Revival style that became popular in Rockcliffe between 1900 and 1940. This style has become characteristic of much of the northern portion of the neighbourhood, and the area west of McKay Lake.

PHASE TWO EVALUATION

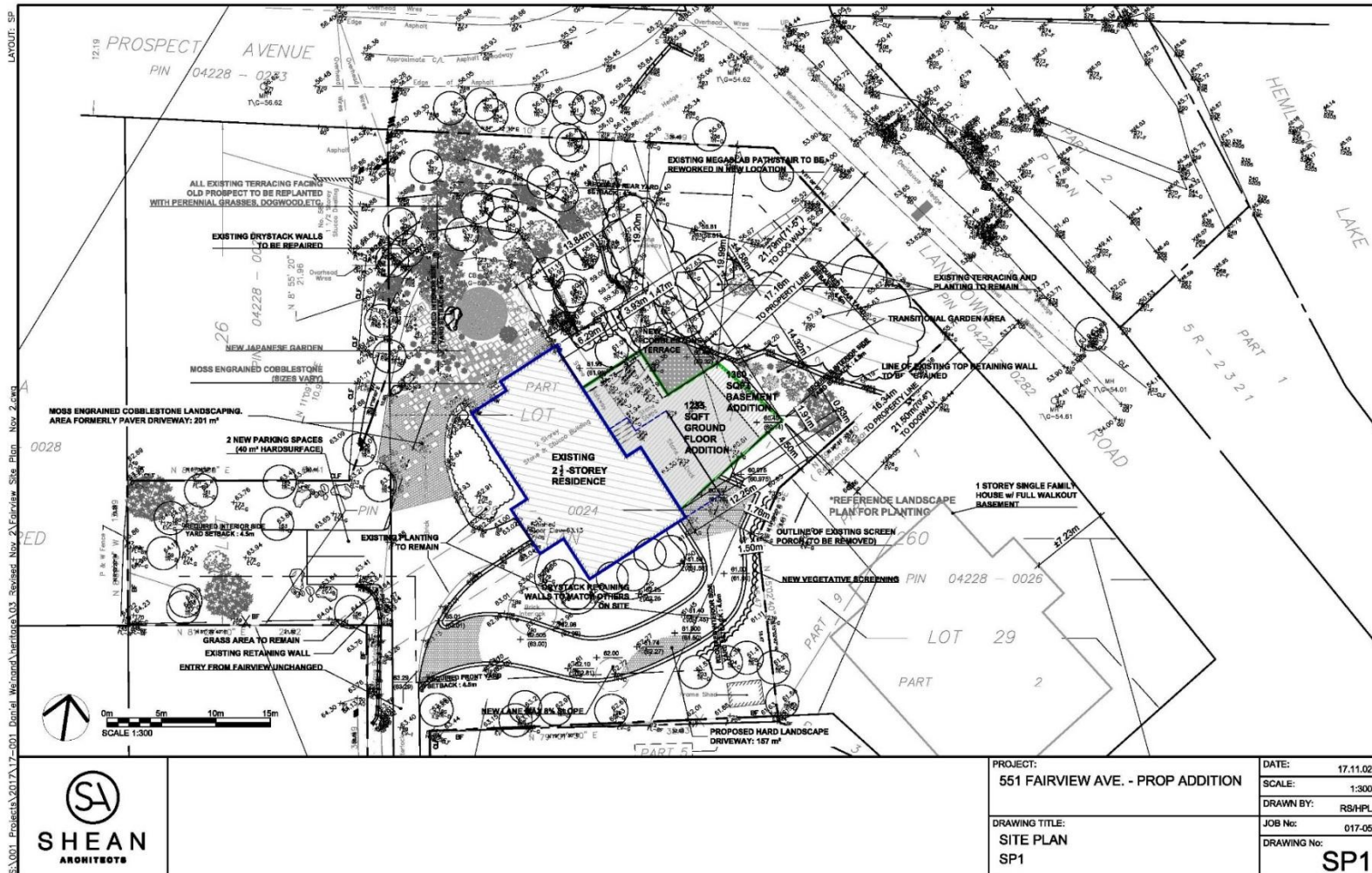
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property	X				30/30
3. Contribution to Heritage Environs	X				30/30
4. Landmark Status			X		3/10
Environment total					93/100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends			X		11/35
3. Events/ Persons/Institutions		X			20/30

History total					54/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design	X				50/50
2. Style	X				30/30
3. Designer/Builder		X			7/10
4. Architectural Integrity		X			7/10
Architecture total					94/100

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

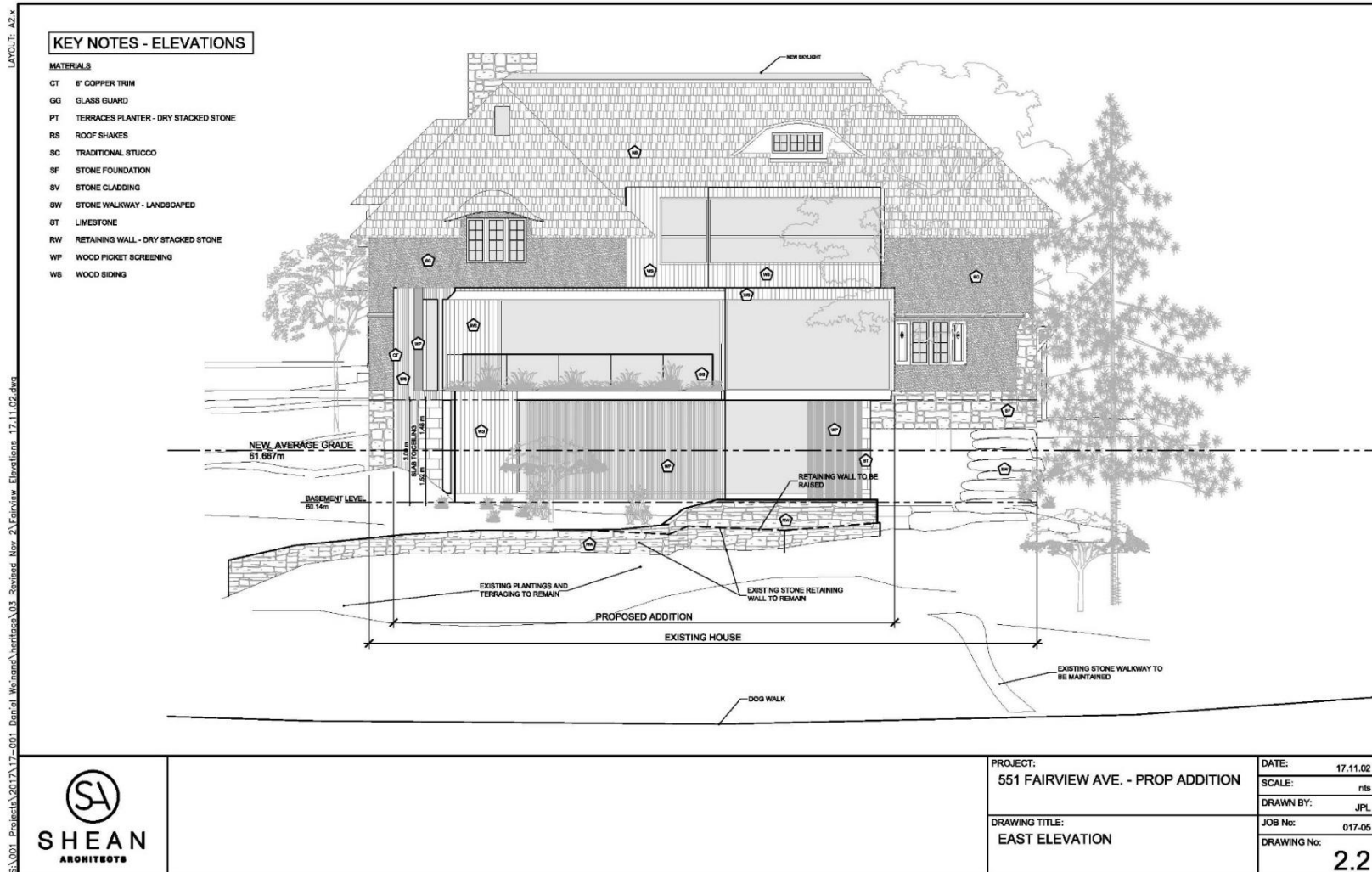
Category	Phase Two Score, Heritage District
Environment	93x 45% =41.85
History	54x 20% =10.8
Architecture	94x 35% =32.9
Phase Two Total Score	85.55/100 = 86

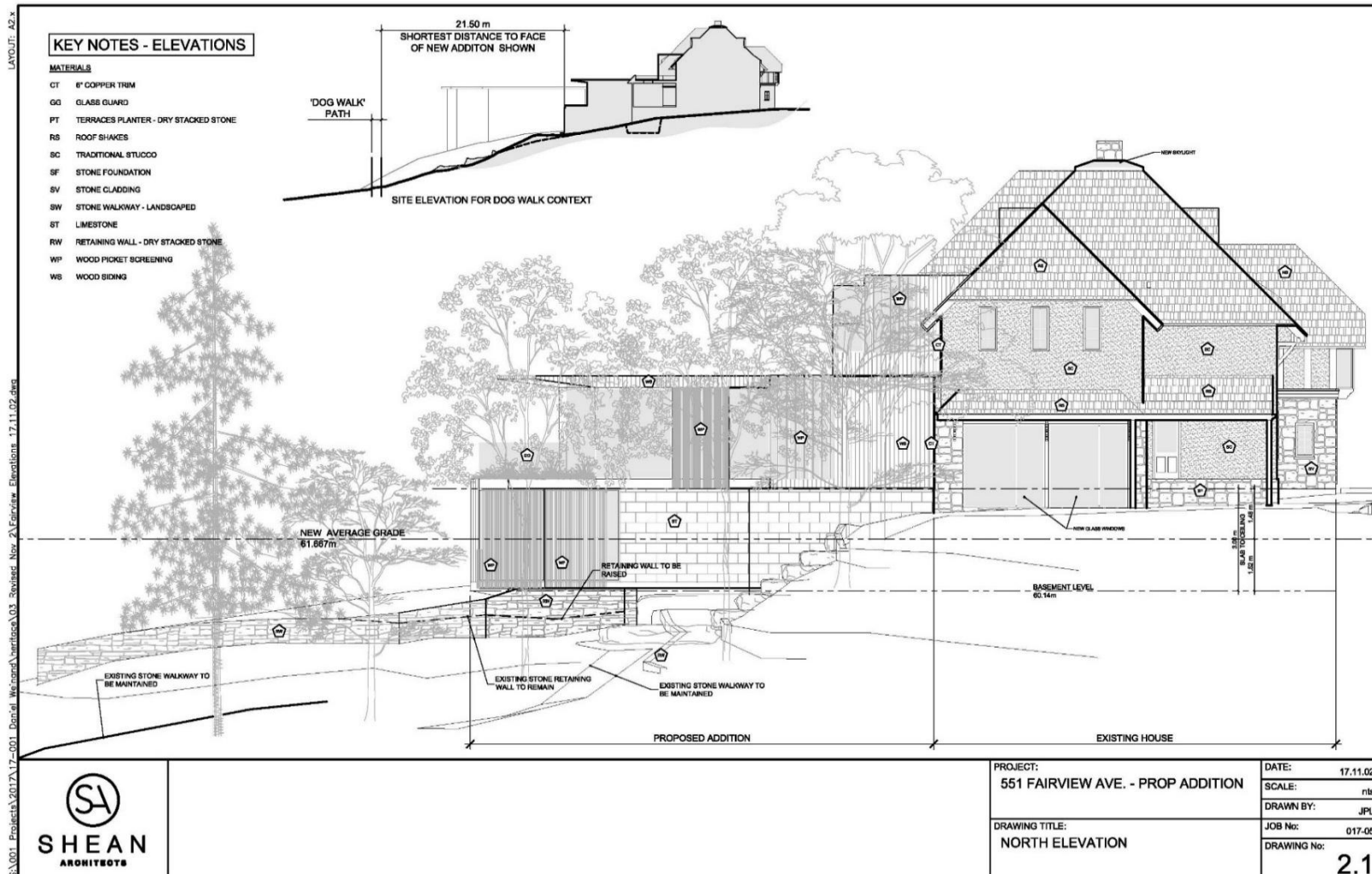
Document 4 – Site Plan

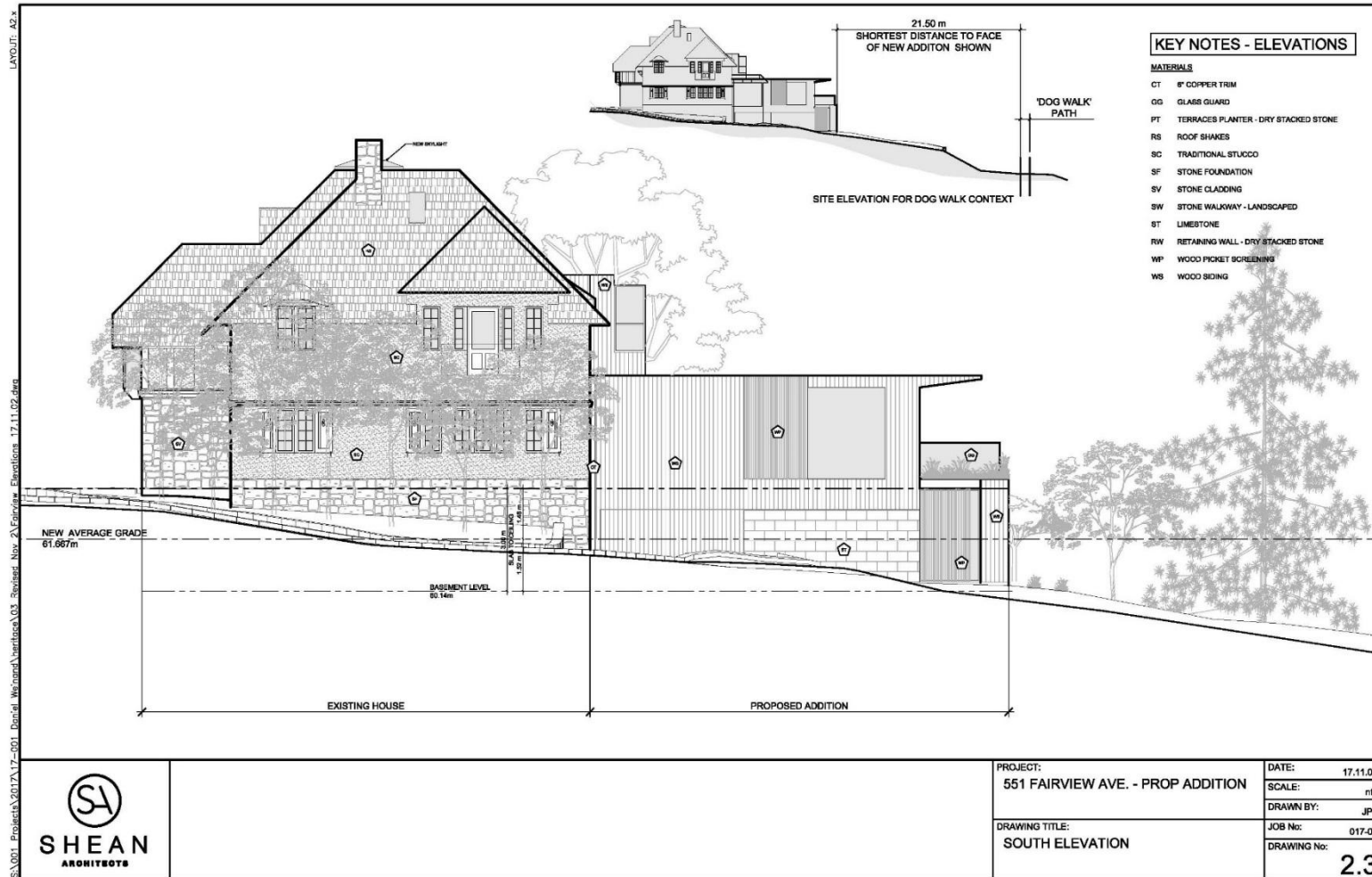


Document 5 – Elevations









Document 6 – Zoning Compliance Chart

ZONING COMPLIANCE TABLE

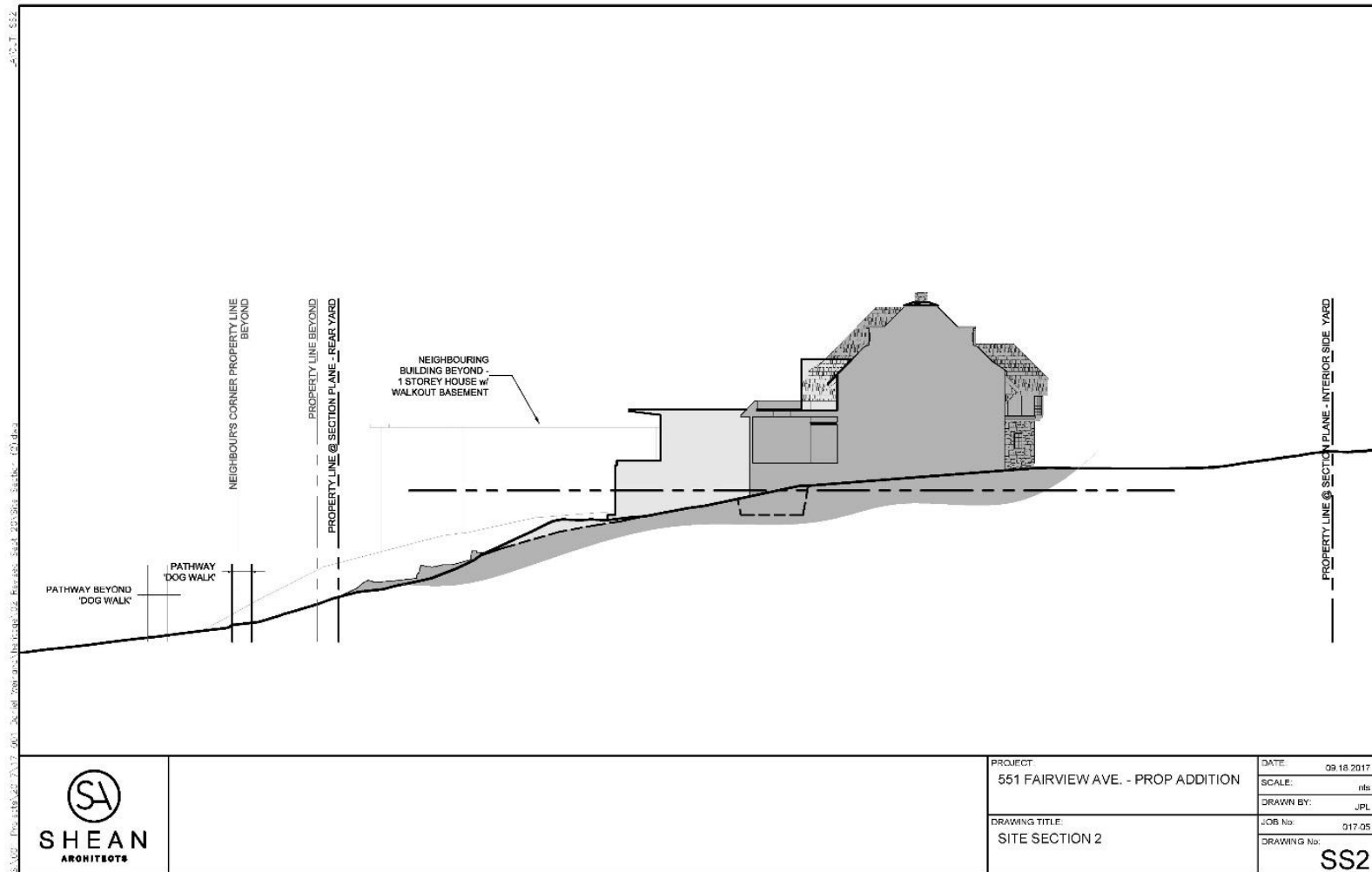
551 FAIRVIEW AVE

Performance Standard	Permitted / Required	Proposed	Compliance
Setbacks			
Min. Front Yard	4.5 m	Existing	Yes
Min. Interior Side Yard	4.5 m	4.5 m	Yes
Min. Corner Side Yard	4.5 m	16.3 m	Yes
Min. Rear Yard ¹	4.5 m	19.2 m	Yes
Lot Standards			
Min. Lot Width	27 m	Existing	Yes
Min. Lot Area	925 m ²	2,656 m ² (Existing)	Yes
Max. Lot Coverage	30%	12.7%	Yes
Building Standards			
Max. Building Height	11 m	Existing	Yes
Exception 1259			
Max. Units Per New Hectare	10.87	Existing	Yes
Max. Floor Space Index	0.375	0.22	Yes
Max. Width of Vehicular Access at a Lot Line	3.05 m	Existing	Yes
Max. Combined Width at the Lot Line of all Vehicular Accesses	6.1 m	Existing	Yes
Min. Landscaped Strip between Interior Side Lot Line and Vehicular Access	1.5 m	1.5 m	Yes
Notes:			
1. Due to the irregular shape and through lot nature of the site, the minimum required rear yard setback is equal to the front yard setback.			

COMPARISON

	Existing	Proposed	Increase
Building Footprint	239.2 m ²	338.3 m ²	41%
Gross Floor Area (including porch)	490.44 m ²	594.7 m ²	21%
Floor Space Index (Max. 0.375)	0.18	0.22	10.7% of the max. (0.04 / 0.375 = 0.1066)

Document 7 – Cross Section



Document 8 – Rockcliffe Park Heritage Conservation District Plan

Rockcliffe Park HCD Plan Guidelines

7.4.1 ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS

General Guidelines

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing an addition to an existing building.
2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to ensure that the proposed addition is an accurate interpretation.
3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.
4. 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, aluminium soffits, synthetic stucco, and manufactured stone will not be permitted.
5. Brick and stone cladding will extend to all facades.
6. 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.
7. 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.
8. New garages shall not normally be attached to the front or side facades of existing buildings, but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade

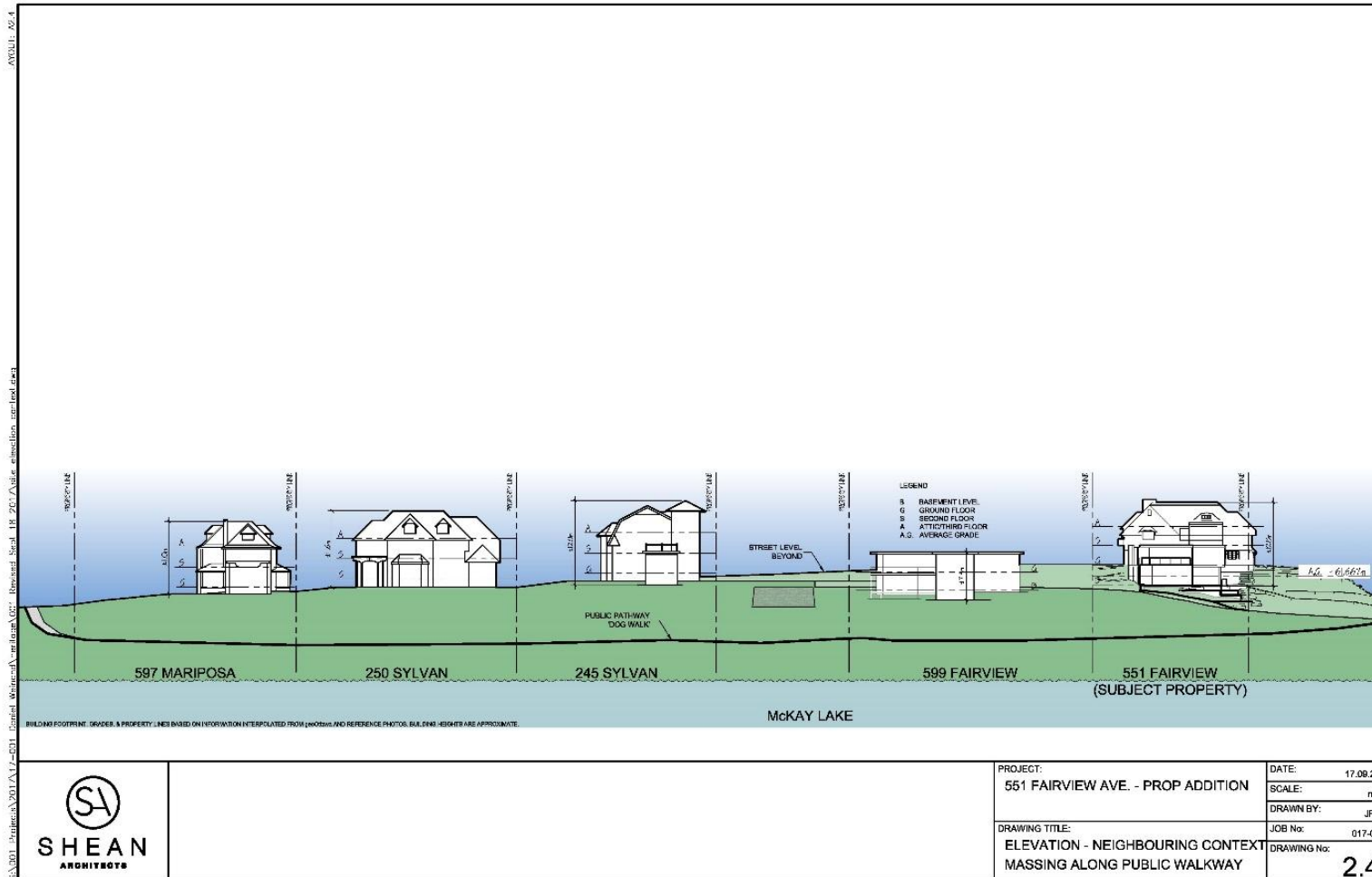
in order to reduce their impact on the cultural heritage value of the associated streetscape.

9. 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.

Guidelines for Grade I Buildings

1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportion, and rooflines.
2. In planning alterations and additions to Grade I buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat etc.) shall be respected.
3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.
4. Windows in new additions should complement the building's original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.
6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. For instance, an addition to a brick building could be clad in wood board and batten siding. Natural materials are preferred

Document 9 – Dog Walk Elevation



Document 10 – Context Plan



Document 11 – Setback Analysis

SETBACKS
551 FAIRVIEW AVE



*Note: All measurements are approximate and taken from the City of Ottawa's GeoOttawa software. Illustration of the proposed addition is not to scale and for illustrative purposes only.

Document 12 – Renderings, Lake View



Document 13 – Renderings, Dog Walk View

Current view from the Dog Walk (above) proposed view from Dog walk (below)



Document 14 – Landscape Plan

