

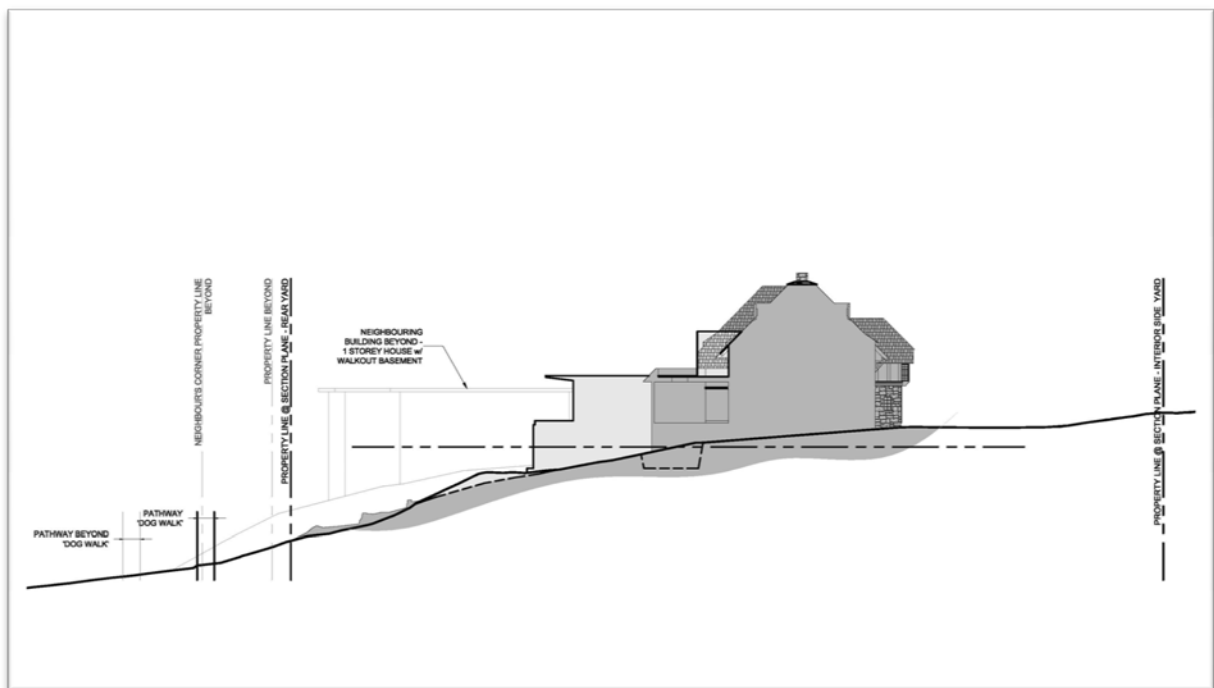
# **A CULTURAL HERITAGE IMPACT STATEMENT**

**551 Fairview Avenue Ottawa, Ontario**



**SUBMITTED TO: RICK SHEAN ARCHITECT**  
**PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT**  
**October 2017**

*Cover Page Image: Rendered perspective view of the proposed addition from the dog walk path.. Source: Shean Architects. September 2017*



*Cross Section through the property illustrating the building terracing down the bluff to the dog walk path. Source: Shean Architects. September 2017*

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## 1.0 INTRODUCTION

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This Cultural Heritage Impact Statement (CHIS) is a requirement of the City of Ottawa. The purpose of the CHIS is to identify the heritage resources and values that may be impacted by the proposed development. The property is located within the Rockcliffe Park Heritage Conservation District designated under Part V of the Ontario Heritage Act (By-law 97-10). The property is located at 551 Fairview Avenue to the west of McKay Lake in the City of Ottawa.

The CHIS evaluates the impact the construction of a new addition will have on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The following documents were consulted in the preparation of this report:

- Part V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- Village of Rockcliffe Park, Heritage Conservation District Study Julian Smith & Associates 1997;
- Rockcliffe Park Heritage Conservation District Plan, July 2016 City of Ottawa (By-law 2016-089);
- Heritage Survey and Evaluation Forms – 551, 535, & 563 Fairview Avenue, 580 Old Prospect Road, and 400 Lansdowne Road;
- Architectural Drawings including Site Plan, Floor Plans, Elevations, Perspectives, Shean Architects. September 2017;
- Conceptual Landscape Plan, John K. Szczepaniak OALA September 1, 2017
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.
- Minutes of the preconsultation review by the City of Ottawa.
- Follow-up staff comments on 551 Fairview Avenue August 30, 2017 City of Ottawa.
- Comment letter from the Rockcliffe Park Heritage Committee following a meeting August 17, 17.
- Meeting Ottawa Heritage Planning September 25, 2017

### 1.2 Present Owner and Contact Information

**Address:**

551 Fairview Avenue, Ottawa ON,

**Current Owner Representative and Contact:**

Rick Shean

Rick Shean Architect

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Ottawa, Ontario

K1Y1W6

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### 1.3 Site Location, Current Conditions and Introduction to Development Site

The property is located within the former Village of Rockcliffe Park. The site is an internal irregular lot bound by properties fronting onto Fairview Avenue to the south, Old Prospect Road to the north, McKay Lake and a public pathway to the east, and properties fronting on Fairview Avenue and Old Prospect Road to the west. (Figure 1). The 0.66-acre property features a circa 1927 Tudor Revival residence set on a promontory overlooking McKay Lake to the east. The property is enclosed on three sides with mature trees with a steep terraced bedrock slope descending to the lake. The rear yard of the property overlooks McKay Lake and a popular walking trail 'The Dog Walk'. The Hart Massey property is located to the north of the site. The proposal is to construct a new 128m<sup>2</sup> (1,384 sq.ft) basement addition with a 115m<sup>2</sup> (1,235sq.ft.) first floor addition above. The proposal also includes a 19m<sup>2</sup> (205sq.ft.) second floor addition. An enclosed verandah on the east facade will be removed.

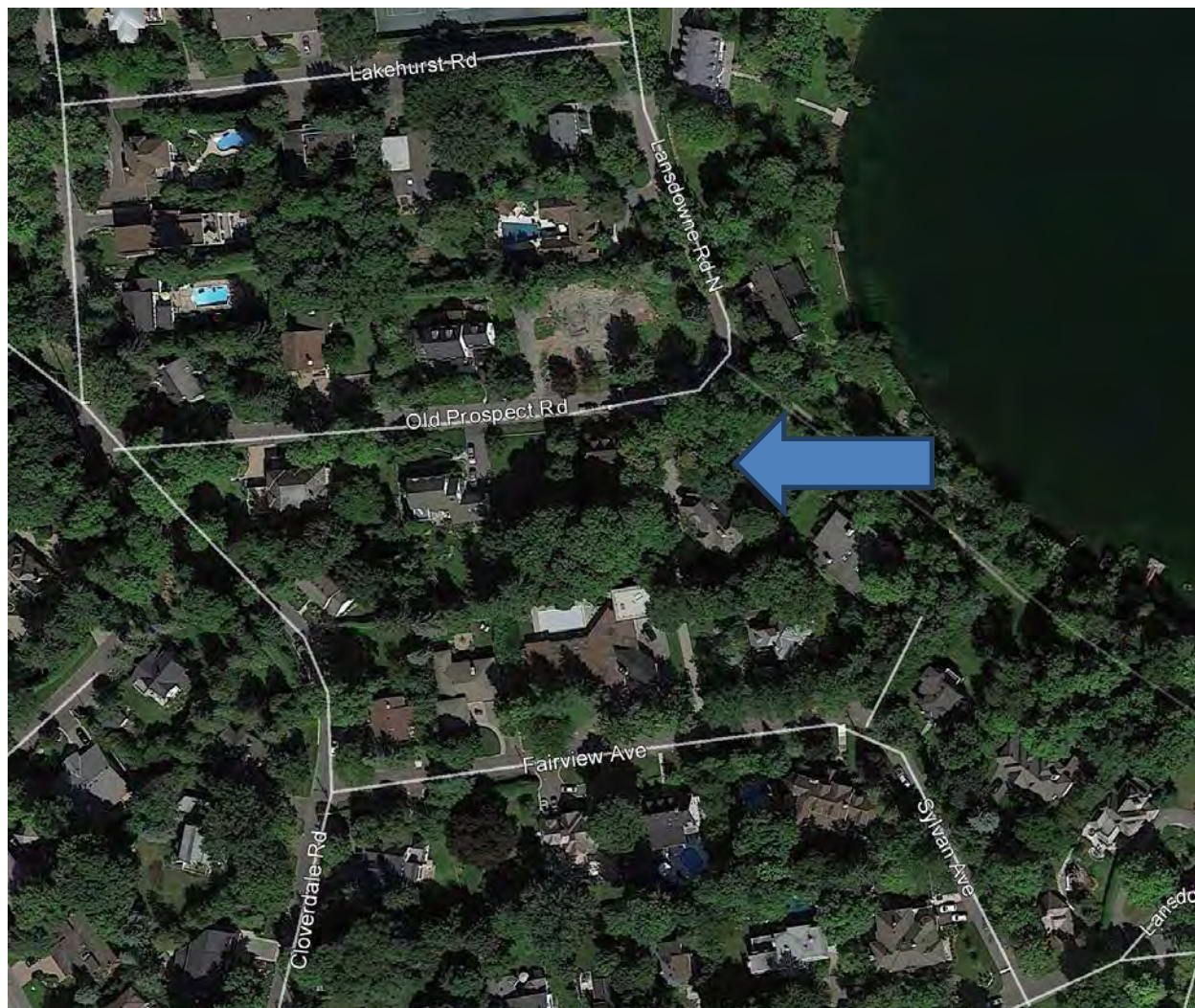


Figure 1: Aerial view of the property showing its context. Site arrowed north top of page. Source: Google Earth.

#### 1.4 Concise Description of Context

This area of Rockcliffe Park was sub-divided and developed beginning in the 1920's through to the present day. The property does not acknowledge the street and does not contribute to the Fairview Avenue streetscape, as it is not visible from Fairview Avenue. From Old Prospect Road, the residence sits at the top of a bluff with only filtered views through the tree canopy. The rear yard of the property is visible from McKay Lake and specific views along the walkway. (Figure 2).

551 Fairview and five adjacent properties are considered to be contributing heritage resources within the context of the Rockcliffe Park Heritage Conservation District. The property at 551 Fairview Avenue is consistent with the variety of architectural styles found in the area, which includes modernist designs of the 1950's (Hart Massey House Lansdowne Road) through to the 1970's (535 Fairview Avenue) and the present day (465 Lansdowne Road).



Figure 2: Block plan of the area surrounding the site illustrating the context and lot divisions. Site Arrowed. Source: GeoOttawa.



## 1.5 Built Context and Street Characteristics



*Figure 3: Aerial view of the development site illustrating the existing context, both built and landscape. The development site (centre) features a circa 1927 Tudor Revival residence designed by A. J. Hazelgrove set on a bluff overlooking McKay Lake. The slope to the lake features terraced planting beds containing a variety of flowering plants, shrubs and mature trees visible from the Dog Walk. A stone pathway leads from the residence down the slope to the 'Dog Walk'. Source: Google Earth.*





Figure 4: View of the entrance to 551 Fairview (right) and the modernist style residence at 535 Fairview. Source: Google Earth.



Figure 5: View of 580 Old Prospect Road to the north of the development site. The property is a Grade 1 or contributing property within the context of the HCD. Source: Google Earth.





Figure 6: Context view looking east to the Hart Massey House (left) and the entrance to the Dog Walk (right) at the intersection of Lansdowne and Old Prospect Roads. Source: Google Earth.



Figure 7: Context view of the development site looking south along the Dog Walk, that forms the eastern edge of the lot. The Hart Massey House is to the left and a portion of the terraced slope downslope of 551 Fairview is in the mid-ground to the right of the image. Source: Google Earth.





Figure 8: Context view of 551 Fairview Avenue looking south-west from the corner of Old Prospect and Lansdowne Roads. Note the heavily treed and terraced slope. Source: Google Earth



Figure 9: Rockcliffe's 1959 Hart Massey House, foreground, overlooks McKay Lake. The residence at 551 Fairview Avenue is in the background. Photo: Jean Levac, Ottawa Citizen c. 2010 Source: Heritage Ottawa

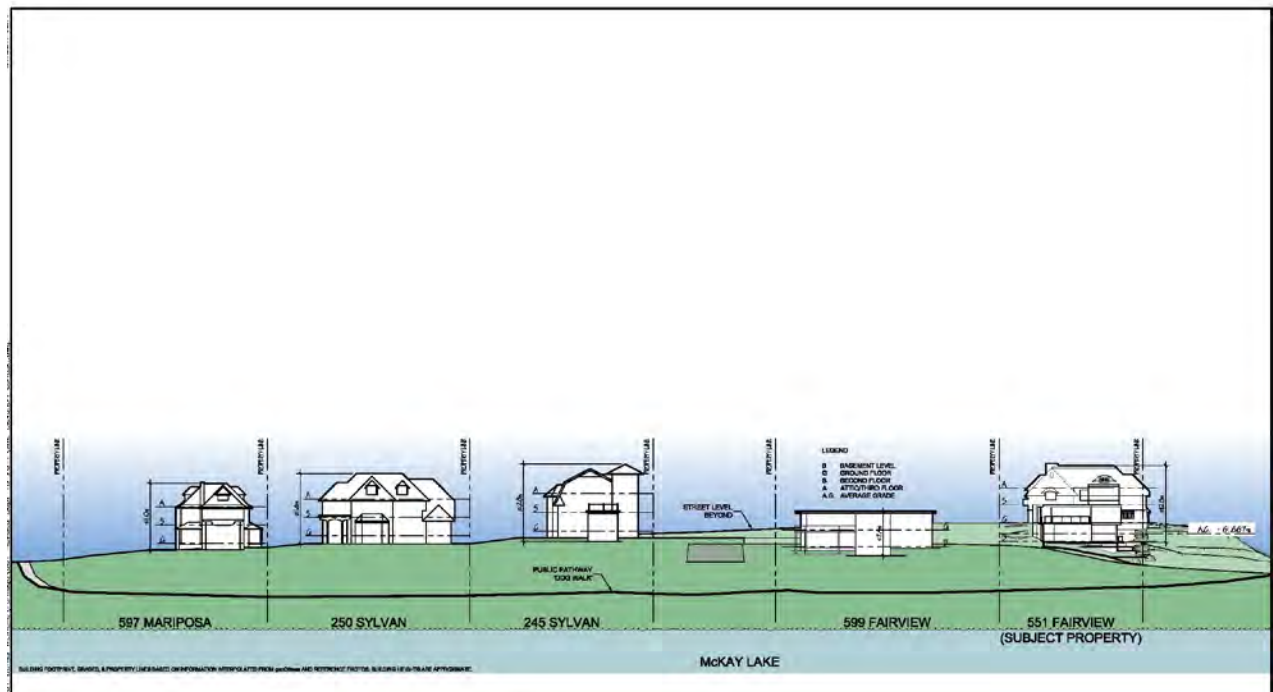


Figure 10: rendered views of the five structures overlooking the lake. Source: Rick Shane Architects 2017.



Figure 11: Winter view of the Hart Massey House with 551 Fairview in the left background. Source: Thomas d'Aquino. <http://thomasdaquino.ca/house-and-garden/>





Figure 12: Aerial view showing the upper terrace and the ledge rock . The red outlines indicates the perennial gardens. Source City of Ottawa.

### 1.6 Relevant Information from Council Approved Documents

The following council approved documents are relevant to the assessment of the proposed development, including:

Rockcliffe Park Heritage Conservation District Study completed in 1997; and,  
Rockcliffe Park Heritage Conservation District Plan, 2016.

## 2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

### 2.1 Description

The history of Rockcliffe Park is outlined in detail in Julian Smith & Associates *Heritage Conservation District Study* completed in 1997. As noted in the heritage assessments of the adjacent properties the area was subdivided beginning in the 1920s.



*Figure 13: 1928 Aerial view of the property in an early stage of development. The lot was not developed at the time and the slope to McKay Lake is heavily treed. Old Prospect Road is to the north and Lansdowne Road is to the east. Site arrowed. North top of page. Source: GeoOttawa*

## 2.2 Site Development Built Heritage

The existing residence was constructed c. 1927 on an internal lot with views over McKay Lake. The Tudor Revival Style residence is an early example of the work of A. J. Hazelgrove Architect who was in practice on his own between 1928-1935. The site features a two and a half storey residence with hip roofs with wide bracketed eaves, eyebrow dormers, a two-storey entrance portico with a rusticated stone base with a half-timbered stucco finish on the second floor. Windows consist of wood casement sash in banks of one, two, and three sashes. An unusual feature of the ground floor plan is the incorporation of a two-bay garage (Figure 11). Alteration to the site, includes the addition in 2007 of two eyebrow dormers to the front and back of the house at the attic level. A porch running across the rear facade was a later addition.





Figure 14: View of the principal façade that faces south-west, and the paved driveway leading to Fairview Avenue. The eyebrow dormer at the attic level is a recent introduction. The integral garage is located to the left of the building. Source: Rhodes Realty. Date: After 2007.



Figure 15: View of the two bay integral garage. Source: Rhodes Realty





*Figure 15: Rear view of the residence from McKay Lake. The proposed addition will be located to the rear of the property overlooking McKay Lake. Photo Credit: Jean Levac, Ottawa Citizen. Date: Post 2007. Source: Heritage Ottawa*



*Figure 16: View of the terraced beds and circulation features at the rear of the property overlooking McKay Lake. The existing landscape features extending down the slope to the Dog Walk will be retained. View to the southeast. Source: Caldwell Rhodes Realty.*

## 2.2 Neighbourhood Heritage Character

The development site is located to the west of McKay Lake in an area that has a significant number of Grade 1 heritage properties, including: the development site at 551 Fairview Avenue (Evaluation Score 86); 580 Old Prospect Road (Evaluation Score 85); 400 Lansdowne Road Hart Massey House (Evaluation Score 90); 563 Fairview Avenue (Evaluation Score 81); and, 535 Fairview Avenue (Evaluation Score 65). The area contains an eclectic mix of architectural styles, including Tudor Revival, International, Contemporary Ranch, Cape Cod, and vernacular Queen Anne with Chateaux.

The landscape character of the site to the rear of the property includes informal stone walkways, terraced curvilinear stone retaining walls following the topography, planting beds with shrubs, perennials, and specimen trees (Figure 14). The Picturesque landscape creates a sense of a gently upward sloping vista following the underlying topography when viewed from the Dog Walk.



Figure 17: Detail plan of the Rockcliffe Park HCD illustrating the heritage context to the west of McKay Lake. Site Arrowed. Source: City of Ottawa.

## 3.0 STATEMENT of CULTURAL HERITAGE VALUE OR INTEREST

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### 3.1 Introduction

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD.

### 3.2 Statement of Cultural Heritage Value

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada's natural landscape from 18th-century English precedents. Originally purchased from the Crown by Thomas MacKay, it was laid out according to the principles of the Picturesque tradition in a series of "Park and Villa" lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the MacKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area. Rockcliffe Park today is a remarkably consistent reflection of Keefer's original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features, including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park.

Beechwood Cemetery and the Rockeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various border lands create important gateways to the area, and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful. Many of the houses were designed by architects, in a variety of the architectural styles that have been popular since the first decades of the 20th century, including Georgian Revival, Tudor Revival, and Arts and Crafts. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.

#### **The attributes of the Rockcliffe Park HCD are:**

- The siting of the houses on streets and the generous spacing relative to the neighbouring buildings;
- the variety of mature street trees and the dense forested character that they create;



- the profusion of trees, hedges, and shrubs on private property;
- varied lot sizes and irregularly shaped lots;
- spacing and setbacks of the buildings;
- cedar hedges planted to demarcate property lines and to create privacy;
- the dominance of soft landscaping over hard landscaping;
- wide grass verges;
- the high concentration of buildings by architect Allan Keefer;
- the rich mix of buildings types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;
- the predominance of stucco and stone houses and the relative rarity of brick buildings;
- the narrow width of many streets,
- the road pattern that still reflects the original design established by Thomas Keefer when he originally laid out the area for residential development;
- the low, dry stone walls that demarcate property lines in certain areas of the Village;
- Informal landscapes character with simple walkways, driveways, stone retaining walls and flowerbeds;
- the “dog walk,” a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;
- the public open spaces including the Village Green and its associated Jubilee Garden;
- institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;
- the multi-unit buildings, small lots, and more modest houses in the area referred to as the “Panhandle,” that characterize the south and west boundaries of the District,

## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

### 4.1 Description of Proposed Development

The proposed addition to 551 Fairview Avenue consists of a two-storey addition with a full basement facing McKay Lake. The existing three-season porch will be removed to allow for the new addition. The ground floor addition will add an additional 835sq.ft. of gross floor area to the existing footprint while the garage level adds an additional 996sq.ft. The second storey addition consists of minor bedroom extensions of 205sq.ft. The form and massing of the extension is modeled on the front projecting bay. Details of the design concepts and proposal follow. The areas shown on the site plan exclude the area of the existing porch.

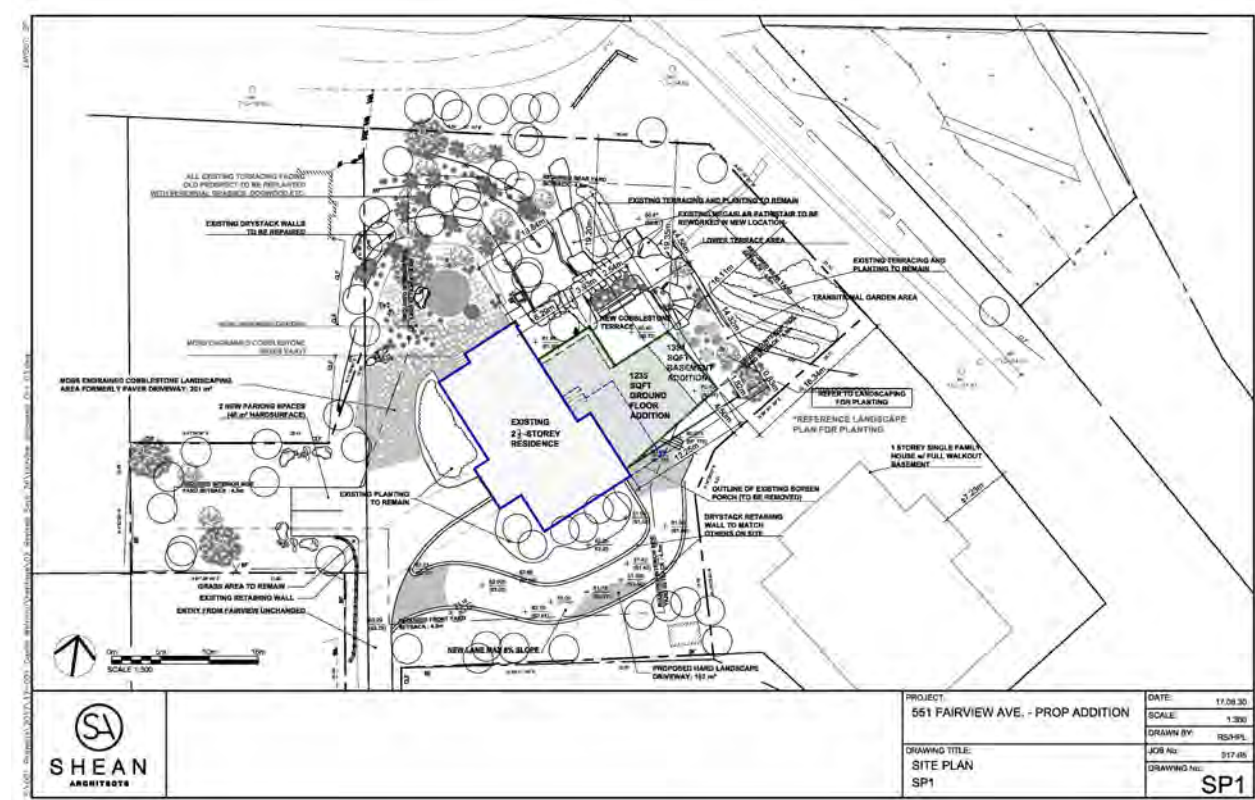


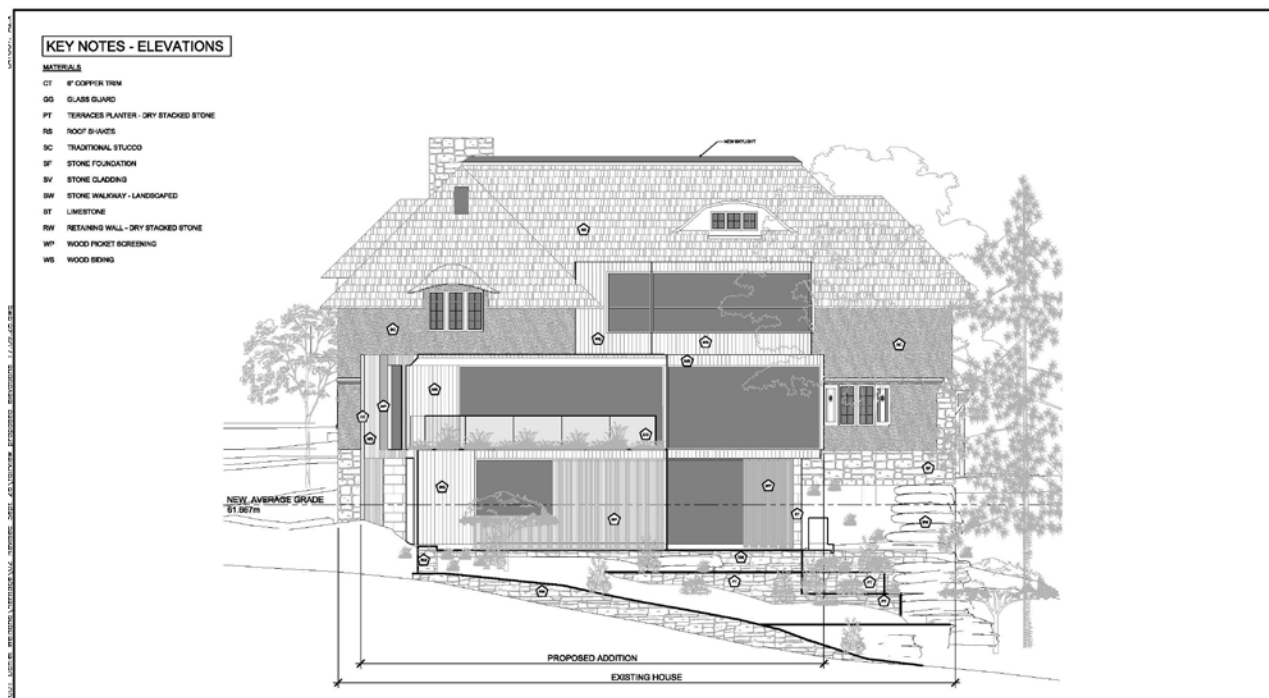
Figure 18: Conceptual site plan of the proposed addition. There is a 7m (23') grade change between the Dog Walk and the front yard of the property. Source: Shean Architects September 2017.

### 4.2 Design and Concept Plan

The designation of 551 Fairview as a grade 1 heritage property derives its rating from both its age and the quality of architecture as an excellent example of the Tudor Revival style. The building scored 89 while as a comparison, the Hart Massey house scored 90 points in the Heritage Evaluation Forms.

The proposal is designed around incorporating and responding to its unique setting at the top of a bluff overlooking McKay Lake as well as conservation of the existing Tudor Revival home and its context. The addition on the McKay Lake side of the property is not only obvious in the fact that it commands views to and from the lake, but also in the fact that the design ensures the preservation of the heritage attributes

of the three main facades of the house. The most significant architectural heritage qualities of the Tudor revival style are on the front façade and the north and south facades – or the non-lake sides of the property where the half timbering, full height leaded glass, the ornamented brackets, and Juliet balcony all contribute in defining the building and its associated landscape as a Grade 1 property. The planned addition will be an extension on the east side of the house. In terms of architectural merit, the façade facing the lake is relatively plain with smaller windows, no half timbering as well as a later three-season porch. The addition of an eyebrow roof dormer and a skylight added in 2007 are features that can be seen from the dog walk. A terraced perennial garden designed by Linda Dicaire, landscape architect in 2000 is an important attribute overlooking the dog walk and will be preserved as part of the proposed development.



*Figure 19: East elevation of the proposed addition. The addition has been set to the south (left) in order for the massing and features of the Tudor Revival Style residence to be legible from the Dog Walk and Old Prospect Road. Source: Shean Architects September 2017.*

The existing building frames the planned addition, which steps in on each side (Figure 17). There is a considerable-step in from the north side to preserve the existing landscape (a mature red oak) and interpret the existing building façade. A smaller recess on the south side helps to distinguish the addition from the existing building. The sizing/layout and layering of the proposed addition intentionally allows the addition to integrate and layer out of the bluff rising from McKay Lake. The planned footprint beginning with the basement, even though being the largest portion of the addition is positioned well back from the upper most retaining wall, outlining the crest of the steepest portion of the bluff. In addition, the part of the garage that protrudes the greatest distance is set back from the northern side of the property in excess of 30'. The smaller section of basement is setback to create a layered depth and articulation to the façade. Sections of soft landscaping will be added to blend the existing terracing into the new landscape. The ground floor layout follows the same pattern; however, it is setback further from



the edge of the basement level. It again steps back in plan similar to the basement, but a slight overhang to the north enhances the layering effect. The second-floor addition extends out in plan approximately 10' from the walls of the existing exterior wall plane.

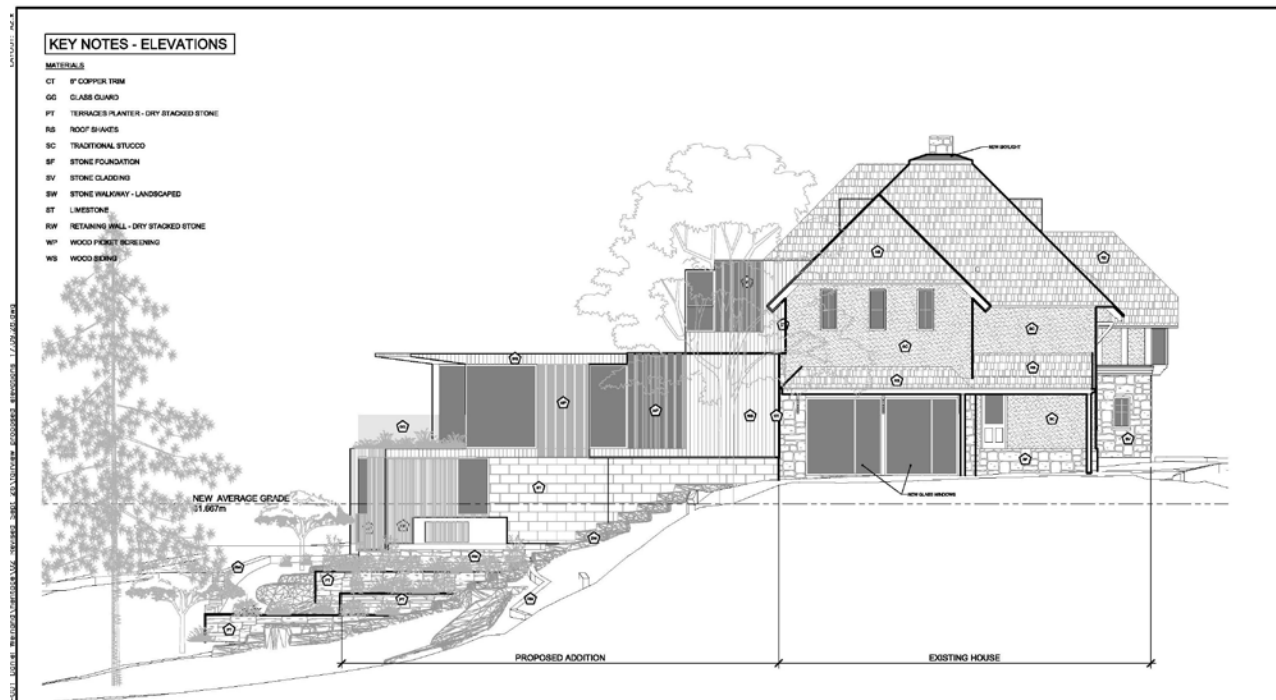


Figure 20: North elevation of the existing home and the proposed addition. Source: Shean Architects The south, west, and north elevations are being preserved with the exception of the garage doors on the north elevations where large glazed units will replace the doors. September 2017.

#### 4.3 Massing and Materials

The architectural style of the proposed additional is designed to be one of a sublime sophistication found in the modernism of the Japanese and Scandinavian styles. This soft and non-aggressive style grows out of the landscape and seeks to mediate between several existing attributes of the property. The existing house sits atop the bluff with a series of terraces descending down to the lake. The massing of the addition integrates itself into the landscape and subtly moves up the slope to the ground level of the existing house. The use of the existing stone base around the house is an essential feature in defining this relationship. This same approach is used in response to the obvious influential adjacent properties, including the Hart Massey house. Echoing the horizontal line of Hart Massey the design responds in a grounded way nestling into the landscape in a horizontal fashion – and balancing the dominant steep hip of the existing Tudor revival.

The exterior materials will be a heat-treated ash, mimicking the finish and colour of the cedar shakes on the existing roofing. The lighter tones are intended to echo the white stucco of the existing house with darker trim referencing the half-timber. A glass guard will enclose a small terrace on the ground floor; the guard is set in from the wall on both sides and will be screened with vegetative material. The base of the addition will be a smooth-faced Indiana limestone tone to match the existing base, and large windows, as well as a small and of weathered bronze to separate and distinguish the existing house from the addition.



Figure 21: South elevation of the existing residence and the proposed addition. Source: Shean Architects September 1, 2017.

#### 4.4 Landscape

The landscape plays a crucial role in the property's interpretation with significant terracing at the McKay Lake side that wraps around along the north side of the property. Filtered views from along the dog-walk accentuate the picturesque setting and help determine viewsheds both to and from the property. The intent is to preserve and rehabilitate as much of the terracing as possible while at the same time paying careful attention to the continuance and replanting of new terracing and landscape to help mitigate any impact. The portion of the property overlooking Old Prospect Road is heavily wooded with mature trees stabilizing and stepping up the face of the bluff. This fragile ecosystem has of late been left in neglect and will require extensive replanting, and repairs to the dry lay retaining walls. As part of the proposal, all of the existing dry stack walls will be retained and rebuilt, and new native shrubs and trees will be introduced. See landscape plan. The landscape outside the existing garage will be converted from a contemporary hardscape traffic turnaround into a Japanese influenced garden overlooking Old Prospect Road.

Figure 22: Conceptual landscape plan for the proposed addition. Source: John K. Szczepaniak September 1, 2017.

## 5.0 IMPACT OF PROPOSED DEVELOPMENT

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### 5.1 Proposal

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the HCD. The heritage attributes of the HCD are itemized in Section 3.0. This proposal is assessed in the tables below using the policies and guidelines contained in the *Rockcliffe Park Heritage District Plan* that are in *italic*.

For the purpose of this assessment, it is important to note that the rear yard of the property fronts onto a public walkway 'The Dog Walk' and McKay Lake so is therefore considered to be the 'front' yard of the property from the perspective of the analysis of the guidelines for the HCD.

### 5.2 Rockcliffe Park Heritage Conservation District Plan Management Guidelines

The management guidelines for the HCD provide direction for the conservation of existing buildings and landscapes, for the preservation of Rockcliffe Park's distinctive cultural heritage landscape and to provide design guidelines for new buildings and additions to existing ones.

### 5.3 HCD Plan Guidelines

Guidelines contained in the HCD Plan are in *italic*.



<b>6.3 Guidelines for the Conservation of Existing Buildings and Landscapes</b>	
<b>Building Guideline</b>	<b>Discussion</b>
<b>6.3.7 Verandas, porches and canopies</b>	
<i>8. Screened-in porches were popular in the HCD in the 20th century and the retention of these porches is encouraged.</i>	Undertake full record and document the existing prior to demolition.
<b>6.3 Guidelines for the Conservation of Existing Buildings and Landscapes</b>	
<b>6.3.12 Guidelines Landscapes, Front yards, plant material, trees and walkways</b>	
<i>The proportion of soft landscape over hard landscape is an essential heritage attribute of the HCD and shall be retained in order to maintain a green setting for each property.</i>	There is no net increase in the hard landscaping with the introduction of two parking spaces in the front yard, the introduction of an access driveway in the side yard to access the below grade parking garage. The existing hard surfacing in the north side yard that provided access to the existing internal garage will be reduced and the area redesigned with the introduction of cobblestone surfacing and soft landscape. The existing soft landscaping that extends down to the 'dog walk' will be retained in line with an existing terraced ridge below the proposed addition.
<i>Landscape projects shall respect the attributes and established character of the associated streetscape and the heritage conservation district.</i>	The attributes of the existing landscape, include the terraced slopes to the east overlooking McKay Lake and on the north down to Old Prospect. The terracing is interspersed with planting beds, trees, and informal stone steps and paths. There is a small patch of sloping lawn at the upper level and lawn with shrub plantings next to the dog walk. The attributes of the existing landscape to the north fronting on Old Prospect Road include the organic curves of the terraced dry staked stone retaining walls that step down following the terrain. The proposed landscape respects the existing landscape attributes and established character of the landscape fronting onto the 'dog walk'. An existing perennial garden part way up the slope will be incorporated as part of the new landscape.
<i>Front yards shall have a generous area of soft landscaping, which may include lawns, shrubs and flowerbeds, specimen or groupings of trees. The tradition of using native plant material is encouraged.</i>	The lake view of the property will retain its picturesque landscape including lawns, shrubs, planting beds and trees extending down to the dog walk path. No changes to the soft landscape are proposed below the level of a natural bedrock ridge. This is illustrated in Figure 12. The existing terraced landscape extending down to Old Prospect Road will be retained and replanted

	with a mix of native trees, shrubs, hosta and perennial grasses.
<i>The removal of mature trees is strongly discouraged. Where a tree must be removed to allow for new construction, it will be replaced with a new tree of an appropriate size and species.</i>	One mature maple tree next to the foundation will be removed to allow for the construction of the proposed addition. A mature red oak will be retained. An existing cedar hedgerow at the property line to the south will be removed for the construction of the access driveway to the proposed below grade garage and will be replaced upon completion. Approximately 6 maple trees that are in poor condition will be removed from the area adjacent of Old Prospect Road. See Tree Conservation Report and Conceptual Landscape Plan.
<i>The street tree canopy of Rockcliffe Park is a key character-defining element of the HCD. Mature trees that succumb to age or disease should be replaced in order to continue and maintain the tree canopy.</i>	The landscape plan provides for the introduction of new deciduous and conifer trees to replace any that are being removed; as well some additional trees will be planted. See the Landscape Plan
<i>8. Existing narrow flagstone walkways are an important element of the landscape and shall be retained and conserved.</i>	The existing flagstone walkway extending from the Dog Walk up the slope to the existing bedrock ridge will be retained as will the path leading up the house from Old Prospect Road.
<i>9. New walkways shall follow the existing pattern in terms of width, material and location.</i>	The existing limestone slab pavers will be rearranged as shown on the landscape plan.
<i>10. Visual continuity across property lines is strongly encouraged. Where dividing lines are required, hedges are an appropriate alternative to fences.</i>	The proposed landscape plan maintains the existing visual continuity of the landscape between properties when viewed from the dog walk and from Old Prospect.

<b>6.3.13 Driveways, landscape features, lighting</b>	
<b>Guideline</b>	<b>Discussion</b>
<i>1. Driveway design that minimizes the amount of hard paving is encouraged.</i>	NO net increase in hard surfacing with the introduction of two parking spaces in the front yard, the 30m (100') long ramp to the proposed below grade parking garage, and the proposed basement level cobblestone patio overlooking McKay Lake.
<i>2. Narrowing driveway widths to comply with the Zoning Bylaw is encouraged when the opportunity arises.</i>	The driveway off of Fairview will not be altered.
<i>3. The establishment of new driveways to supplement existing driveways will not be permitted. If a driveway must be moved because of an addition, the new driveway will be established in conformity with these Guidelines and other municipal by-laws.</i>	The area to the north of the house where there is an existing access driveway to the internal garage will be removed and landscaped to create a Japanese Garden.

<b>6.4 Additions and New Construction</b>	
<b>6.4.1 Alterations to Grade 1 Buildings</b>	
<b>Rockcliffe Park HCD Guideline</b>	<b>Discussion</b>
<i>1. All additions to Grade 1 buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, façade proportion, and roof line.</i>	The design approach to the proposed addition is one of contrast. The addition is secondary in terms of size, largely subordinate with the exception of the proposed second floor. The design is distinguishable from the original building. The massing of the addition takes its cue from the existing porch that has a flat roof, is two storeys in height extending into the rear yard to the east. The addition is proportional in size with the existing building.
<i>2. In planning alterations and additions to Grade 1 buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat, etc.) shall be respected.</i>	The proposed second floor level breaks the line of the dormered hip roof on the east elevation. The north wall of the addition has been shifted, and the size of the addition reduced in order to retain a partial full height view of the heritage building's massing, roofline and fenestration pattern when viewed from the dog walk. Views to the roofline and eyebrow dormers at the second floor level within the width of the addition will be obscured when viewed from the dog walk path.
<i>3. Alterations and additions to Grade 1 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, materials and fenestration patterns.</i>	The addition is compatible with the neighbouring buildings – New infill at 575 Old Prospect Road and 400 Lansdowne Road (Hart Massey); both are similar in massing – international modernist buildings. The proposed addition would be considered compatible in terms of scale and massing to the two buildings. Materials include smooth face stone for the basement walls, highlight panels of heat-treated ash, glass railings and expansive glass windows with wood lattice screens.
<i>4. Windows in 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.</i>	Contrast is the design approach taken for the addition with large panels of floor to ceiling glass.
<i>5. New additions will not result in the obstruction or removal of heritage attributes of the building or the HCD.</i>	The proposed second floor addition obscures two dormers that break the eave line. The form and massing mimic the scale of the existing projecting bay on the north façade. The muntin detail of the addition's fenestration interprets the eave line of the building, which is a character-defining



	feature of the Tudor Revival Style.
6. Cladding materials for additions to Grade 1 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.	The material palate includes a smooth face stone, and natural heat-treated wood.
6. New garages should not be attached to the front or side facades of existing buildings, but may be permitted in the rear yard.	The below grade parking garage is built into the terrace located in the rear yard. The garage will not be visible from the dog walk, nor adjacent properties.
7. Terraces on the top storey may be permitted if they are set back from the roof edge and are not obvious from the street. Terraces below the top storey may be recommended for approval if they do not have a negative effect on the character of the surrounding cultural heritage landscape.	The first floor terrace is enclosed with a glass railing that is set back from the east wall with planters screening the terrace.



Figure 23: Artist's rendering Source: Shean Architects 2017.



Figure 24: Artist's rendering Source: Shean Architects 2017.

## 6.0 ALTERNATIVES AND MITIGATION STRATEGIES

### 6.1 Alternatives

A number of alternative designs for the building and site were explored with the architect.

A pre-consultation meeting with the heritage section of the city of Ottawa Planning Section was held in early August. A second meeting an on-site meeting with staff from the heritage department was held on August 17, 2017. As well, there was a third meeting with the Rockcliffe Park Community Association attended by the owner, the architect, planner, and heritage consultant held on August 26, 2017. A review meeting was held between City Staff and the architect, planner and heritage consultant September 27, 2017.

The Heritage Section had the following comments regarding the proposed design. A number of which have been incorporated into the design. These include:



## Building and Addition

- Designing an addition that is subordinate to the existing heritage house is a fundamental heritage principle, we would encourage you to look for opportunities to reduce the overall size of the addition and set it further in from the side edge (north side) of the building, and below the eaves of the existing house.
- In order to maintain sufficient parts of the Tudor Revival house, and allow for this form to be read from the 'dog walk' perspective, the location of the addition should be set in sufficiently, resulting in the retention of the entire window to the north side of the ground floor on the east façade.
- Reduce the size of the basement walk-out terrace.
- Reduce the overhang and size of the canopy.
- Include dividing muntins in the dormer window to help define the eave line.
- Reduce the size and height of the second floor addition.
- In terms of materials, we would encourage you to lighten the materials on the upper storeys and limit the use of stone. Although it is complimentary to the basement of the existing building, the extensive exposed stone can appear heavy. Perhaps consider the use of a smooth cut stone?
- The second storey terrace should be recessed from the exterior walls and buffered with vegetation.

## Landscape

- The existing landscape, terraced gardens, dry stacked stonewalls and grade should be retained at a minimum to the extent indicated in the attached image. Figure 12
- The terracing at the rear of the property should continue to flow upwards with a gentle, softly terraced slope as opposed to the introduction of large retaining walls and steps, both containing hard edges. The soft, curves of the existing stonewalls should be incorporated into the design of any new interventions to the rear landscape.
- Retention of the red maple sic(oak) tree is encouraged as it helps visually frame the property, particularly as viewed from the 'dog walk' and lake.
- The proposed steps at the rear of the property should be reduced in size and made to integrate into the existing slope.
- Reduce the amount of paving, reduce the parking to two spaces and hard surfaces on the north side of the house.

All of these comments have been addressed by the architect and are incorporated into the latest (September) drawings.

## 6.2 Mitigation Measures

Mitigation measure may include:

### Landscape and Parking:

- Reduce the hard landscape surfacing to offset net increases in hard surfacing on driveways, proposed two bay parking area, terraces, and walkways.

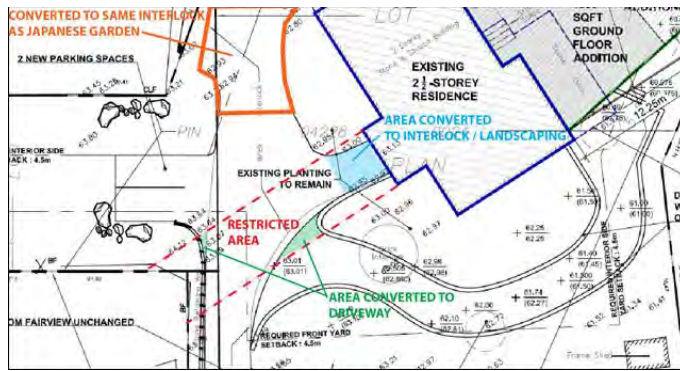


Figure 25: plan showing adjustments made to the driveway and parking in order to reduce hard surfaces.  
Source Fotenn

- Retain and reuse the large limestone paving slabs as part of the renewed landscape.

#### Addition:

Reducing the size and height of the proposed second floor addition, introducing fenestration treatment that delineates the roofline and helps interpret the form and massing of the Tudor Revival residence.

### 6.3 Conclusions

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.

Placing the addition on the McKay Lake side of the property is not only obvious in that it commands views overlooking the lake, but also the design ensures the preservation of the heritage attributes of the three main facades of the house. The most significant architectural heritage qualities of the Tudor Revival style are on the front façade and the north and south facades – or the non-lake sides of the property where the half timbering, full height leaded glass, the ornamented brackets, and Juliet balcony all contribute in defining the building and its associated landscape as a Grade 1 property.

In terms of architectural merit, the façade facing the lake was designed to be the rear of the house; it is relatively plain with smaller windows, no half timbering and two dormer windows at the eave line. It was not until later that an enclosed porch acknowledged the unique setting; while the terraced perennial gardens were not added until much later (c.2000). A skylight and an eyebrow dormer window were added in 2007.

The planned addition will be an extension on the east side of the house requiring the removal of the porch and the loss of two dormers at the eave. The prominence of the addition as an architectural expression integrates with the existing house as a distinct feature, and complements the neighbouring properties. Its siting takes advantage of the views overlooking the lake; however, the retention of a mature oak tree next to the house, the preservation of the terraces and the plantings along the dog walk



path limit views up towards the house and from across the lake. The addition will have minimal visual impact to the neighbourhood and is an appropriate fit within the context of Rockcliffe Park and the intyent of the heritage conservation district.



*Figure 26: Rendered perspective view of the proposed addition from across the lake. Source: Shean Architects. September 2017*



*Figure 27: Rendered perspective view of the proposed addition from the lake. Source: Shean Architects. September 2017*

## 7.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

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### Bibliography

- Part IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements (City of Ottawa);

### List of People Contacted

Sally Coutts Heritage Planner City of Ottawa

Anne Fitzpatrick Heritage Planner

David Maloney, Heritage Planner

Members of the Rockcliffe Park Heritage Committee

## 8.0 AUTHORS QUALIFICATIONS

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**Commonwealth Historic Resource Management** is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. The firm was incorporated in 1986.

**John J. Stewart**, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors, including the following:

185 Fifth Avenue, Mutchmore Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

1015 Bank Street, Lansdowne Park, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.



Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.  
1120 Mill Street, Manotick, Ottawa, Ontario.  
Ontario Place, Waterfront Park and Trail Toronto, Ontario.  
Fort William Historical Park, Thunder Bay, Ontario.  
Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.  
101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.  
Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.  
Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.  
LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.  
445 Green Avenue, Rockcliffe Park, Ottawa  
Tunney's Pasture Redevelopment Plan, City of Ottawa, 2017.  
234 O'Connor Street, Ottawa.  
667 Bank Street, Ottawa.  
Nelson House 442 Beaver Ridge Road, Ottawa.

