

October 26, 2017

**551 Fairview - Comments and Heritage Impact Evaluation by the
Heritage Committee of the Rockcliffe Park Residents Association**



**Above: Existing condition in winter and below: Appearance in summer
of the proposed addition from public lands**



INTRODUCTION:

The Rockcliffe Park Heritage Committee (or ‘we’) met with the applicant and architect on August 17, 2017 and reviewed plans for an addition to the house at 551 Fairview Avenue and for alterations to the landscape.

We gave this proposal careful consideration in light of the heritage character of the Rockcliffe Park Heritage Conservation District, and as a Cultural Landscape. We considered the provisions of the federal *Standards and Guidelines for the Conservation of Historic Places in Canada*, of the provincial, municipal frameworks that apply, and of the 2016 *Rockcliffe Park Heritage Conservation District Plan*. Together, these frameworks and plans are in place to conserve the values, heritage character, fabric, design intentions and design relationships of our historic community.

Our careful, methodical evaluation of the proposal concludes that it does not achieve best conservation principles and practice, and does not satisfy the spirit and the word of legislated frameworks. Additions to Grade 1 houses in the Rockcliffe Park Heritage Conservation District should contribute to and enhance the cultural heritage values of the HCD. This proposed addition would not.

To be clear, the Rockcliffe Park Heritage Committee is not opposed to an addition to 551 Fairview, but is opposed to this particular concept for an addition.

This property and the ensemble of early properties that perch high above the “dogwalk” by MacKay Lake are a very important and highly visible part of the history and essential heritage of Rockcliffe Park.

We determined that the proposed addition to the house has a significant negative impact on the East lakeside façade of the house itself and on the experiential qualities of the ‘dogwalk’ public right-of-way. The proposal does not conserve the East façade. The proposal is not subordinate to the building overall, and in particular to the East Façade.

The adjustments that have been made to the earlier version of the application, are not deemed responsive to achieve the objectives of the *Rockcliffe Park Heritage Conservation District Plan*.

551 Fairview is a memorable Tudor Revival Grade 1 house, one of the oldest, finest and most intact in Rockcliffe Park. Buildings such as this give value and distinctiveness to the Heritage Conservation District.

The remarkable West façade is not visible from any street, whereas the East façade facing the lake presents the public face that is visible to the public from the dogwalk and from the Carver-Caldwell Conservation Area located across the Lake. The proposal modifies the experiential qualities of the dogwalk which is identified as an attribute of Rockcliffe Park. People enjoy it every day as they walk with their families and friends, jog, or exercise their dogs.

The proposed addition would obscure about 86% of the existing lakeside façade and would break down the dominant mass of the house into smaller units which is inconsistent with the heritage character of this Grade 1 house.

The existing conditions of the heritage building express the ground floor only; the proposed conditions express the ground floor and the basement floor. This is also inconsistent with the heritage character of the Grade 1 building. Only one floor, the ground floor, should be expressed.

The new addition gives the appearance of placing a new house in front of the heritage house. The addition is so large that it obscures the public's reading of this historic Tudor Revival home and replaces it with a predominantly modernist building. This is the opposite of the intention of the Plan. In reality the addition is the same as building a new house on the lake, it just happens to be attached at the back to an old heritage house, which is now overridden and blocked from view by the new addition.

Our task is to provide comments towards conserving the Rockcliffe Park Heritage Conservation District. Change is ongoing and inevitable, but we believe that change can and must be accommodated in a way that protects, conserves and enhances the essential character of this historic community. This has been of great importance to the residents of Rockcliffe Park for over 150 years, and continues to be so today.

We recommend that the proponent work with the Heritage Committee on developing guidelines for an addition specific to 551 Fairview, and that the proponent then undertake a new design for the addition consistent with mutually agreed upon guidelines.

Part 1 - The following are a number of provisions from the 2016 *Rockcliffe Park Heritage Conservation District Plan* that we believe this proposal fails to meet.

Alterations and additions to existing buildings: Guidelines for Grade I Buildings (p. 28)

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.

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.

5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the Heritage Conservation District

Comment

Re 1. The proposed addition is not complementary, nor subordinate to the existing Grade 1 building. It overwhelms it.

Re 3. The alterations and additions are not compatible with the historic character of buildings along the dogwalk in terms of scale, massing and setback up the cliff side. The four early houses are all set back high up the cliff, which constitutes the historic character of the buildings.

Re 5. The addition obstructs the heritage attributes of the historic lakeside façade. It damages the historic landscape setting above the dogwalk – a heritage attribute of the HCD.

Landscape guidelines – New Buildings and Additions (p. 31)

1. New buildings and additions to existing buildings shall respect the heritage attributes of the lot's existing hard and soft landscape, including but not limited to trees, hedges and flowerbeds, pathways, setbacks and yards.

3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.

7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.

Comment

None of these provisions is met by the proposed addition and by the major alterations to the historic landscape setting of the house.

(CONTINUE TO ANNEX pages 21 and 22 at the end of this document)

551 Fairview Avenue, Rockcliffe Park
Proposal for an addition to the house and alteration of the landscape

1.0 REGULATORY FRAMEWORK:

The City of Ottawa has made a commitment to the conservation of the Rockcliffe Park Heritage Conservation District. The Village of Rockcliffe Park (prior to amalgamation) adopted the *Rockcliffe Park Heritage Conservation District Study* in 1997, and the City of Ottawa adopted the *Rockcliffe Park Heritage District Conservation Plan* in 2016 (or ‘RPHDCP’ or ‘Plan’).

1.1 FEDERAL CONTEXT

The Rockcliffe Park Heritage Conservation Plan makes direct reference to the federal *Standards and Guidelines for the Protection of Historic Places in Canada* (or the ‘S&G’).

The City of Ottawa adopted the S&G in 2008 (revised 2012).

The RP HCD Plan indicates that “the S&G are to be applied in conjunction with the guidelines of the RP HCD Plan” which are identified between pages 14 and 35 inclusively. The S&G document can be consulted online at www.historicplaces.ca The RP HCD Plan indicates (p.8) the objective “to conserve Grade 1 buildings and natural features according to the S&G”.

551 Fairview in relation to the S&G

The RP HCD Plan also indicates (p.8) the objective “to conserve Grade 1 buildings and natural features according to the S&G”.

1.1.1 General standard 1 states: “Do not remove or substantially alter the intact or repairable character defining elements of a historic place”

The Grade 1 building is the historic place and the Proposal removes and substantially alters about 48% of the intact elements of the East façade, and conceals about 86% of the façade.

The Proposal does not conserve the Grade 1 building according to this S&G standard. This is one of the reasons to oppose the Proposal.

1.1.2 General standard 3 states: “Conserve heritage value by adopting an approach calling for minimal intervention.”(p.32) The proposed new addition modifies 48 % of the East façade and damages the historic eaves line of the roof. As a result of shifting the garage from the North side to the South Side, the proposal must introduce retaining walls into the landscape.

The proposal does not call for minimum intervention. This is one of the reasons to oppose the Proposal.

1.1.3 General standard 11 states “Conserve the heritage value and character defining elements when creating new additions” “Values are embodied in character-defining elements.” p.34

The proposal does not conserve most of the east wall. The proposal pierces and damages the significant heritage-character defining roof. This is one of the reasons to oppose the Proposal.

1.1.4 General standard 12 states:

“create any new additions for related new construction so that **the essential form and integrity of the historic place will not be impaired** if the new work is removed in the future”.

Definition:

Integrity¹ is a measure of the wholeness, completeness and unimpaired condition of the cultural heritage and its attributes.

Removals:

The addition occupies about 86% of the existing East façade leaving intact only about 14% of the original Tudor Revival façade; (the existing sunroom occupies about 38%% or less of the same façade).

The addition removes approximately 48% of original structure and materials including stucco on the East façade.

Impairment:

The essential form and integrity of the historic place, 551 Fairview Grade 1 building, will be deemed impaired if the addition is removed in the future.

This is one of the reasons to oppose the Proposal

¹ Integrity: The Heritage Conservation Technical Definition is found on <http://whc.unesco.org/en/events/443/> Also consult Appendix 2

S&G guidelines on additions state:

1.1.5 “The guidelines on additions or alterations found under the Additional Guidelines for Rehabilitation projects apply to additions that range in size from a new building in the heritage district to a new wing on an historic building.”

The Proposal is for a new wing on an historic building. Those S&G guidelines are relevant and apply.

1.1.6 Additions or alterations to an historic place state “the construction of an exterior addition to the historic place may seem essential for the proposed new use but the guidelines emphasize that such new additions should be avoided. If possible, and considered only after it is determined that those needs cannot be met by altering secondary non-character defining interior spaces.”

The Proposal is for an addition whereas the guideline emphasizes that such new additions should be avoided.

1.1.7 “An addition should be designed so that the heritage value of the historic place is not impaired and its character defining elements are not obscured, damaged or destroyed.”

The Proposal damages about 48% and obscures about 86% of one of the 4 façades, and damages the eaves line and part of the field of roof system. This is one of the reasons to oppose the Proposal.

1.1.8. “The addition should be physically and visually compatible with, **subordinate²** to, and distinguishable from the historic place”

The Proposal does not meet at least one of the three requirements. It is not subordinate³, i.e. of lesser importance, to the historic place. The Proposal occupies almost all of the East public façade. The new roof lines are not subordinate to the character-defining roof. They pierce and damage it. **This is one of the reasons to oppose the Proposal.**

² Subordinate is defined on <https://www.google.ca/search?q=subordinate%20meaning>
See Appendix 2

³ idem

The Proposal overtakes the public face of the Grade 1 building along the dogwalk. The Proposal is to be the new public face of the historic place after construction. **This is one of the reasons to oppose the Proposal.**

1.1.9 The S&G “guidelines for cultural landscapes including Heritage Districts” which apply to the Rockcliffe Park Heritage Conservation District address spatial organization, visual relationships, circulation, ecological features, landforms and built features”.

The following table is borrowed from the S&G

ADDITIONS OR ALTERATIONS TO A CULTURAL LANDSCAPE

11	Designing a new feature when required by a new use that does not obscure, damage or destroy other features also important to traditional practices.	Adding a new feature that detracts from, damages, or destroys features that support traditional practices. Introducing a new feature that is incompatible with the past or continuing traditional practice.
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Recommended

Not recommended

The proposal detracts from, damages and destroys features, in particular on the East façade, that support the traditional practice of residential use.

This is one of the reasons to oppose the Proposal.

1.1.10 S&G on roofs

The roof is an important architectural feature that contributes to the building’s form and aesthetics. It is a heritage character defining element. The following table prescribes designing and constructing additions to roofs that are “inconspicuous” from the public right of way and do not obscure and damage character defining elements.

The Oxford dictionary defines ‘compromise’ as “Weaken or harm by accepting standards that are lower than is desirable.”

20	Designing and constructing additions to roofs, such as access stairs, elevator or mechanical equipment housing, decks and terraces, and dormers and skylights that are inconspicuous from the public right of way and do not damage or obscure character-defining elements.	Designing and constructing a roof addition that compromises the building’s character-defining roof elements, its structural integrity, or its overall appearance. Constructing a rooftop addition that blocks natural light patterns or important views.
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Recommended

Not recommended

The Proposal includes the design and construction of a roof addition and terraces (terraced blocks) that are conspicuous from the public right of way (the dogwalk is a public right of way) and that compromises the building's character defining roof elements (the eaves line and field of roof system are damaged). It is desirable to leave the character-defining roof intact.

This is one of the reasons to oppose the Proposal.

1.1.11 S&G on stucco

The S&G recommend the retention of sound stucco that can be repaired, and do not recommend the removal of stucco that contributes to the heritage value of the historic place. Stucco is identified in the Plan as an attribute.

6	Retaining sound or deteriorated plaster and stucco that can be repaired.	Removing or radically changing plaster or stucco that contributes to the heritage value of the historic place.
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Recommended

Not recommended

The Proposal removes stucco surfaces, and this on the only façade visible from the public realm. This is one of the reasons to oppose the Proposal.

2.0 PROVINCIAL CONTEXT

The Rockcliffe Park Heritage Conservation District is subject to Ontario provincial policy.

The “ *Provincial Policy Statement* (PPS) 2005 section 2.0 recognizes that Ontario's long-term prosperity, environmental health and social well-being depend on protecting... natural heritage and cultural heritage” including the Rockcliffe Park Heritage Conservation District “for further economic, environmental and social benefits.”

The PPS 2014 - 2.6.1 indicates that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. Rockcliffe Park

Heritage Conservation District includes significant built heritage resources and significant cultural heritage landscapes that are to be conserved.

551 Fairview is a significant heritage resource, is identified as a Grade 1 building and it is to be conserved.

Excerpt: “Conserved means the...protection, use ...of cultural heritage...resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*”.⁴

The proposed addition to 551 Fairview does not protect the cultural heritage value or interest of the Grade 1 building that contributes to the Rockcliffe Park Heritage Conservation District.

The PPS refers to the *Ontario Heritage Act* (OHA) as a vehicle for ensuring proper identification, protection, management and use.

2.1 551 FAIRVIEW CONTRIBUTES TO THE CHARACTERISTICS OF THE RP HCD IDENTIFIED BY THE PROVINCE AND TO THE CULTURAL HERITAGE VALUE AND ATTRIBUTES IDENTIFIED BY THE RP HCD PLAN.

In the Ontario provincial context where all properties located within the boundaries of the RP HCD are designated, the existing conditions of 551 Fairview contribute to several “characteristics”⁵ of the RP HCD that are identified by the provincial guide to the *Ontario Heritage Act*: these include a framework of elements, visual coherence and distinctiveness. The proposal destroys several of 551 Fairview’s contributions to those characteristics.

2.1.2 551 FAIRVIEW IN RELATION TO A FRAMEWORK OF ELEMENTS

551 Fairview has a relationship to a “framework of elements” identified by the province that include:

- **2.1.2.1 Landform:** 551 Fairview is located at the top of the natural promontory, on the plateau above the slope (landform). In relation to the

⁴ Province of Ontario PPS 2005 1_3 What is meant by “conserved”

⁵ Characteristics are identified in the principle provincial document Heritage Conservation Districts A guide to District Designation under the Ontario Heritage Act

plateau, the cultural resource of 551 Fairview expresses the primary ground floor level above a continuous foundation datum line that extends to the sunroom. No other floors are expressed below the ground floor on the landform. The foundation does not make apparent the presence of any basement.

This expression of the ground floor without the expression of a lower floor is a significant attribute of the Grade 1 building which is not mentioned in documents such as the CHIS prepared for the Proponent. The proposal changes this relationship by expressing one additional floor below the main ground floor.

The By-law definitions related to FSI for new average grade suggested in relation to the lower level of the proposal are irrelevant. The issue is not what the lower level should be. The issue is that the Grade 1 building does not express a lower floor. No lower floor expression should be permitted.

- **2.1.2.2 Water:** 551 Fairview presents to the water (e.g. MacKay Lake) a dominant East face, a large uninterrupted roof and a sunroom, expressing overall a towering position high above and distant from McKay Lake, and without expressing floors that cascade on the topography.

The proposal introduces masses that project towards the lake.

These projections modify the historic relationship of 551 Fairview to the lake, to the public right-of-way and to adjacent properties and reduce the existing distance of the building to the water.



CAPTION OF ABOVE IMAGE: PROPOSED NORTH ELEVATION. THE PROJECTION TOWARDS THE LAKE IS SHOWN TO BE ABOUT 120% BEYOND THE EAST WALL OF THE EXISTING GRADE 1 BUILDING. THIS MORE THAN DOUBLES THE WIDTH OF THE MAIN BODY OF THE HOUSE, AND REPRESENTS A DOUBLING OF THE BUILDING'S PROJECTION TOWARDS THE LAKE.

Increases to the scale or massing or footprint of the proposal do not protect the existing distance from McKay Lake. Cascading blocks that advance rather than recede negatively affect the relationship to the water.

This is one of the reasons to oppose the Proposal.

- **2.1.2.3 Pathway:** 551 Fairview currently provides a visual historic reference to the pathway located on the Lansdowne public right-of-way 'the dogwalk'. It is also a landmark across the lake from the Caldwell-Carver Conservation Area. The proposal interferes with this visual historic reference.

Experiencing heritage architecture from the public realm is part of the experiential qualities that are special to this heritage conservation district. Obstructing these views is damaging to the overall historic sense of place. The proposal obstructs the principal view of the historic Grade 1 building from the dogwalk.

- **2.1.2.4 Intersection:** the North façade of 551 Fairview enjoys some limited proximity and visibility to Old Prospect Road and Lansdowne Road North intersection. This façade which accommodates the existing entrance to the garage is screened in summer by tree vegetation on a steep slope. The proposal removes the garage from this area and places it on the South side of the property.

The proposed projection will make the North elevation substantially more prominent from the intersection by more than 100%.

- **2.1.2.5 Edge:** The South edge of the property is a landscaped area with lawn. The proposal introduces here a large cut into the landscape, in order to accommodate a steep 8% driveway leading to the new relocated garage, and it introduces significant retaining walls.

The proposal destroys the existing relationship and functions (e.g. garage) of the historic building in relation to the edge of its property line.

The Proposal damages and does not protect the framework of elements. This is one of the reasons to oppose the Proposal.

2.1.3 551 FAIRVIEW IN RELATION TO VISUAL COHERENCE

Visual coherence: 551 Fairview contributes to the characteristic of “visual coherence” of the RP Heritage Conservation District, this is yet another characteristic that the province identifies. Visual coherence is generally evaluated by what is seen in the public realm. 551 Fairview presents to the public realm of the Lansdowne public right-of-way (e.g. the dogwalk) a large East face above a landscaped, terraced slope, and to the Old Prospect Road, a narrow North face above heavily treed terraces.

The introduction of cascading blocks break down the East elevation into a series of smaller components, reduce the generosity of overall expression of the historic Grade 1 building, and result in the loss of 'the bigness and dominance of the Grade 1 building'. The proposal introduces a change and a loss to the visual coherence experienced from the public realm. The proposed composition is busy.

It is a known practice in architecture to break down an architectural mass by using smaller units. Applied here, the practice is contrary to the design intentions of 551 Fairview.

The proposal damages and does not protect the visual coherence of the Grade 1 building on the East side.

This is one of the reasons to oppose the Proposal.

2.1.4 551 FAIRVIEW IN RELATION TO DISTINCTIVENESS

Distinctiveness: Properties such as 551 Fairview contribute to the distinctiveness of Rockcliffe Park as a heritage conservation district, another characteristic addressed by the province in relation to the OHA. The existing composition of 551 Fairview is recognizable and distinguishable from its surroundings. The proposal damages the existing composition and distinctiveness of the cultural resource.

The architectural design of the Grade 1 building at 551 Fairview is deliberate and careful which contributes to its distinctiveness.

CONCLUSION

The framework of elements, the visual coherence and the distinctiveness of the cultural resource of 551 Fairview contribute to the characteristics identified by the province in relation to heritage resources as is the Rockcliffe Park Heritage Conservation District.⁶ These characteristics are diminished or destroyed, and are not protected or conserved by the proposal.

These are reasons to oppose the Proposal.

⁶ Province of Ontario, *Heritage Conservation Districts A Guide to District Designation Under the OHA*, pages 9-10 http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HCD_English.pdf

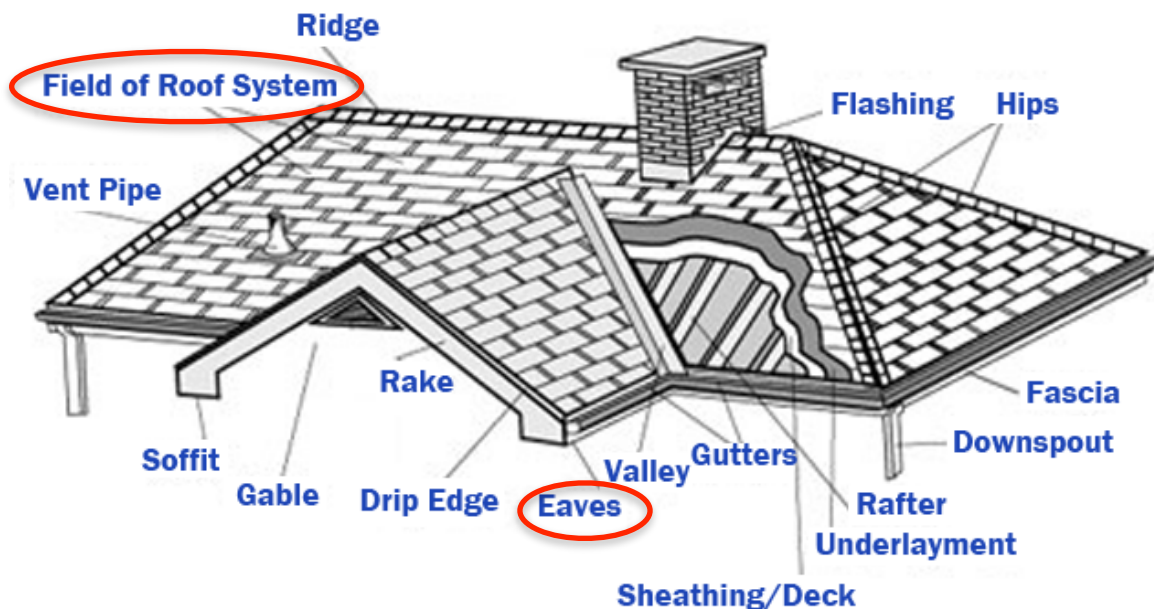
2.2 551 Fairview as a designated property of the RP HCD under Part V

The Plan states “all properties located within the boundaries of the RP HCD are designated and regulated under Part V of the Ontario Heritage Act regardless of age, type or style”.

551 Fairview is thus designated and regulated under Part V of the OHA.

The proposal removes about 48% of the historic material from the East façade and replaces it with contemporary materials. The proposal removes and does not protect the attribute of the predominance of stucco which is identified in the RP HCD Plan. There is loss of integrity to the roof of the Grade 1 building at the eaves line where the proposal pierces the eaves line over a considerable distance, and introduces the projection of a flat roof.

AS SHOWN, THE EAVES LINE AND THE FIELD OF ROOF SYSTEM ARE COMPONENTS OF THE ROOF⁷.



The impacts on a property designated under Part V of the OHA are reasons to oppose the Proposal.

⁷<http://www.srikumar.com/engineering/civil/costruction/roofing/roofing-parts-and-terminology.htm>

3.0 MUNICIPAL CONTEXT

Protecting the built heritage of the Rockcliffe Park Heritage Conservation District is a matter of Province of Ontario policy to which the City of Ottawa is subject.

The City of Ottawa web site indicates that:

“Heritage Conservation Districts (HCDs) may have:

- A concentration of heritage buildings, sites, structures and cultural landscapes
- Visual coherence through the use of building scale, mass, height, material, proportion, colour that convey a sense of time and place
- A distinctive character that allows them to be distinguished from neighbouring areas”

The Rockcliffe Park Heritage Conservation District displays all three of these characteristics.

The Rockcliffe Park Heritage District Conservation Plan references the *City of Ottawa Official Plan*, the Zoning By-law (2008-250), the City of Ottawa Property Standards By-law (2013-416), and the Urban Tree Conservation By-law as “documents that support the goals and objectives of the Plan”.

Section 41.2 of the *Ontario Heritage Act* states that: in the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated heritage district, the Plan prevails to the extent of the conflict but in all other respects the by-law remains in full force.

3.1 The Rockcliffe Park Heritage Conservation District

The proposal is not consistent with objectives of the Heritage Conservation District Plan:

“ to ensure that the rehabilitation of existing buildings, the construction of additions to existing buildings and new buildings contribute to and enhance the cultural heritage values of the HCD.”

The proposed addition diminishes the cultural heritage value of the HCD by altering the roof line and by obscuring the public face of a Grade 1 house in relation to the public right of way and walkway along MacKay Lake and its historic, open green relationship with the lake.

“to maintain the park-like attributes, qualities and atmosphere of the HCD.”

The proposed addition’s footprint adds 1831 square feet to the footprint of the existing sunroom which is proposed to be demolished. This extensive addition reduces the green space and diminishes the park-like attributes of the HCD.

“to conserve Grade 1 buildings and natural features according to the “Standards and Guidelines for the Conservation of Historic Places in Canada.” (S&G)

The S&G speak of the “wholeness of a place” and the importance of reinforcing “spatial relationships” which are character defining elements. The addition does not conserve the Grade 1 building wholeness and spatial relationships as indicated by the S&G.

“to ensure that the original design intentions of Rockcliffe Park as an area characterized by houses located within a visually continuous, rich landscaped setting continue.”

The large footprint of the proposal disrupts the existing landscaped conditions which have illustrated, over 88 years, the original design intentions of this site in relation to Rockcliffe Park.

3.1.1 Relationship of 551 Fairview to its setting and to Rockcliffe Park

The rich mix of buildings and historic green space consisting of gardens and natural features are amongst those cultural and natural resources that are fundamental to the character of Rockcliffe Park HCD as a cultural resource.

551 Fairview Grade 1 building, its gardens and its relationships with its surroundings, belongs to the rich mix of buildings that is an attribute of the Rockcliffe Park Heritage Conservation District.

The proposed addition damages the cultural resource of 551 Fairview and breaks the 88-year relationship between the building and its immediate site, its neighbours and the public realm.

The generous setback of the East façade and its sun room from the public realm is a heritage attribute of the Plan. It gives the building prominence and

inspires awe (the ‘WOW factor’) from residents and visitors enjoying the dogwalk. This emotional response of awe is true to the Picturesque principles applied in landscape to inspire a range of feelings. The principles of Picturesque tradition are referenced in the Statement of Cultural Heritage Value and Heritage Attributes of the RP HCD Plan.

The proposal is a departure from Picturesque principles. It takes away the feelings of grandeur and dominance associated with awe by breaking down the mass of the building on its prominent East face into smaller less dominant units.

The Lansdowne footpath or ‘dogwalk’ is in the location of the former Lansdowne Road that used to link the North and South sections. It was closed to traffic in the 1930’s and replaced with the footpath. The visual relationship of 551 Fairview to the Lansdowne path is demonstrably long standing. The dogwalk is an attribute of the RP HCD Plan.

The Proposal modifies the experiential qualities of the dogwalk by projecting the façade towards the dogwalk and reducing the distance between them, and by introducing architectural cascading boxes on the slope whereas historically the slope was unbroken beyond the foundation of the ground floor.

The 551 Fairview, Tudor Revival architectural composition experienced from the public right of way over 88 years is lost. The strength of the historical character of this section of the HCD is weakened.

The Proposal damages the building’s materials and design, encroaches on the garden and negatively alters the relationship of the entire site to its surroundings. This is contrary to the objectives of the Rockcliffe Park Heritage Conservation District Plan and to the provincial policy orientations to strengthen the protection of cultural resources.

4.0 PROTECTING CULTURAL HERITAGE VALUE AND UNDERSTANDING THE LAYERS IN THE HERITAGE CONSERVATION DISTRICT

“The PPS 2005 defines defines “built heritage resources” and it defines “significant”. “For built heritage resources to be significant or have cultural

value or interest they must be valued for the important contributions they make to our understanding of the history of the place.” 551 Fairview contributes to our understanding of the history of Rockcliffe Park HCD.

The designation of Rockcliffe Park as a Heritage Conservation District encompasses multiple properties and features, on both private and public owned land. The OHA considers Heritage Conservation Districts as cultural heritage landscapes whether or not they have been specifically referred to as a cultural heritage landscape in the designation by-law or district plan.⁸

While an entire Heritage Conservation District is considered a cultural heritage landscape, there is also the possibility that smaller distinct cultural heritage landscapes exist within the whole.⁹ For example, within the Heritage Conservation District of Rockcliffe Park, the historic residential area overlooking MacKay lake is one distinct cultural heritage landscape which contributes additional significance and special features that are not common to other areas of Rockcliffe Park.

The layering of Grade 1 classification into the overall Heritage Conservation District recognizes that there are special, additional characteristics of the Grade 1 buildings that are independent of the Conservation District. Also, the Grade 1 buildings contribute to the character of the surrounding area and the overall Heritage Conservation District.

551 Fairview has been identified as a Grade 1 building. It contributes with its neighbours situated above the escarpment to the character/component areas of the dogwalk and of Mackay Lake which are attributes of Rockcliffe Park. 551 Fairview has its own characteristics together with characteristics that contribute to the overall Rockcliffe Park Heritage Conservation District.

The following represents an analysis of the built heritage resource which is 551 Fairview:

4.1 551 Fairview as a rare and significant approach to estate layout

⁸Inspired by and adapted from the Town of Oakville Heritage Planning Cultural Heritage Landscapes Strategy dated January 2014 and found on the website of the Town of Oakville. p.11

4.1.1 The careful and deliberate design of buildings and landscape are identified in the Statement of Cultural Value and Heritage Attributes of the RP HCD Plan.

551 Fairview as a Grade 1 building is amongst the principal built heritage resources that communicate the deliberate and careful architectural design of buildings that is commensurate with the deliberate and careful landscape design of the Rockcliffe Park Heritage Conservation District. The GRADE 1 buildings are amidst the oldest.

4.1.2 The Rockcliffe Park Heritage Conservation District is valued as a “rare and significant approach to estate layout”. Rockcliffe Park demonstrates historic irregularities within lots. 551 Fairview illustrates the rare and significant approach to estate layout overall and its own historic particularities:

- **DRIVEWAY:** The existing condition consists of a narrow, hedged, discrete, North-South driveway that starts at Fairview, runs in front of the principal West side doorway and ends on the North façade; the proposal modifies this arrangement as the driveway is proposed to be redirected to the South façade with a 30 metre (100 feet) ramp. The historical relationship of the Grade 1 building to vehicular circulation, car movement and storage is modified by the proposal.
This is one of the reasons to oppose the Proposal.
- **MAIN DOOR:** The main entrance to the residence is not located on the public façade. The main entrance is on the West side of the building. The West face is not the public face which is an unusual condition. This main entrance is not affected by the proposal.
- **PUBLIC FACE:** this building has the unique condition of its public façade being on the Lansdowne public right-of-way, which is a former historic roadway, that was and remains part of the Lansdowne Road system. The proposal damages the historic public façade.

551 Fairview is a property with a specific layout and specific proportions of hard to soft surfaces, laid out in a particular way. That layout has been in place for 88 years.

The layout is substantially modified in the proposed arrangement that moves the garage entrance from the north to the south side of the property, that

introduces a steep slope with retaining walls in order to access the garage, and that diminishes the amount of green space on the east slope.

All of the above provide reasons to oppose the proposal.

4.2 551 FAIRVIEW DESIGN INTENTIONS OF THE BUILT HERITAGE RESOURCE AND OF THE RP HCD

The design intentions are expressed as a simple, elegant and prominent building located at the top of the slope. The 88 year survival of these design intentions is a rare example for Rockcliffe Park. It is a consistent reflection of Keefer's original design intentions as an individual lot that is part of a Picturesque larger whole.

The Proposal dramatically alters the design intentions on the East side.

This is one of the reasons to oppose the proposal

4.3. 551 FAIRVIEW ARCHITECTURAL DESIGN AS A VALUE OF THE RP HCD

Architectural design and diversity are identified within the values of the Rockcliffe Park Heritage Conservation District Plan. 551 Fairview as a Grade 1 building contributes to these values.

The proposal conceals and damages the architectural design of one of the two largest façades. The affected façade is the only façade visible from the public realm.

This is one of the reasons to oppose the proposal

4.3.1 551 FAIRVIEW HERITAGE MATERIALS

The 4 sides of the Grade 1 building have been maintained intact, with the exception of one small sunroom for which the date of construction has not been identified.

The proposal removes roof materials and about 48% of outer East wall, and in both cases the original associated structural elements.

This is one of the reasons to oppose the proposal

4.3.2 551 FAIRVIEW ROOF AS A CHARACTER DEFINING ELEMENT

The roof is a heritage character defining element of this Grade 1 building.

The proposal cuts into and rises above the eaves line. The proposal damages the configuration and reading of the historic roofline.

The Guidelines for Grade 1 Buildings in the RP HCD Plan require that the integrity¹⁰ (wholeness, completeness, and without impairment) of the rooflines of the original house shall be respected. This is one of the reasons to oppose the proposal.

4.3.3 551 FAIRVIEW GENEROSITY OF SPACE

The generosity of space around the houses in Rockcliffe Park is identified as a value together with the flow from one property to another. The estate qualities and park setting are identified as values.

The proposal reduces the total generous space around 551 Fairview.

This is one of the reasons to oppose the proposal.

5.0 PARKS AND PARKLAND / NATURAL FEATURES

The cultural landscape of Rockcliffe Park includes natural features.

In addition to being character areas of the Heritage Conservation District, McKay Lake and the Pond are part of an Urban Natural Feature (Section 3.2.3 of Ottawa's Official Plan) and are shown on Schedule B in the Official Plan. The accompanying Policy item 5 is as follows:

“Development and site alteration will not be permitted within 30 metres of the boundary of a designated Urban Natural Feature unless an Environmental Impact Statement demonstrates that there will be no negative impacts on the natural features within the area of their ecological functions. Definitions of these terms are provided in Section 4.7.8. [Amendment #76, OMB File # PL100206, April 26, 2012]”

¹⁰ Integrity defined earlier in this document

5.1 To implement that designation, the area is zoned EP – Environmental Protection. The zone includes McKay Lake and the closed portion of Lansdowne Road known as the dogwalk. For some of the properties, the EP zone extends into private property (including part of the lot of 551 Fairview if the lines on geoOttawa are correct). Thus, an EIS will be required if any part of the proposed addition to the building, or the construction activities to create the addition impinge upon or come within 30 metres of the boundary between the R1B and EP zones.

(See the City of Ottawa response attached following 5.1. on the next page)

Although the lot is large in area, it is sloped on both the dogwalk and Old Prospect Road sides and the narrow space between the existing house and the adjacent 599 Fairview may make access for heavy construction equipment difficult. If this is the case, then construction equipment may need to access the site via the Dogwalk traversing the EP zone. The dogwalk is a heritage attribute which is to be conserved.

The limestone shelf may require blasting in order to create the foundation for the addition and that shelf is continuous with the shelf on the adjacent property. That shelf is possibly composed of very hard Ordovician limestone. In addition, it has been reported that there is continual seepage of water through the underlying rock from all of the properties facing the dogwalk and the EIS mentioned above should address the potential to interrupt the flow of water onto the property on the lake side of the dogwalk as well as the potential impact on the limestone shelves on the adjacent property.

The wooded slope on the North side of the property facing Old Prospect is very steep and it would not be suitable as an access point for construction equipment.

City response

From: "Fitzpatrick, Anne" <Anne.Fitzpatrick@ottawa.ca>

Subject: 551 Fairview Avenue - Application under the Ontario Heritage Act - Meeting Follow-Up

Date: October 24, 2017 at 1:01:33 PM EDT

Good Morning

Further to our meeting last week regarding the Application under the Ontario Heritage Act at 551 Fairview Avenue, I would like to provide the following responses to several questions/comments that were brought up:

1. Heritage Staff are working directly with the neighbours at 599 Fairview Avenue to address the concerns raised specific to their property (property line, ownership of hedges, etc...).
2. Environmental Concerns:
 - a. The application was reviewed by an Environmental Planner at the City, who confirmed that an Environmental Impact Statement (EIS) is not required. The EIS is triggered by development or site alteration within 30 of an Urban Natural Feature if the current proposal meets the OP definition of development (e.g., creation of a new lot, change in land use or construction of buildings and structures requiring approval under the Planning Act (e.g., site plan control).
 - b. With regards to drainage, it is proposed that a catch basin be installed that will connect to the existing drainage system of the lot. As I mentioned, at the building permit stage a grading plan prepared by a professional Engineer, Engineering Technologist, or Land Surveyor licensed in Ontario, which identifies the slope and drainage of the land with respect to the proposed building and surrounding properties will be required. This plan will be reviewed the City.
 - c. The applicant will work with the Landscape Architect to ensure that only native plant species are used in the re-planting plan.
3. Construction Concerns:
 - a. Construction access is proposed for the south side of the site, at the location of the proposed new driveway. Access is not proposed from the north slope or Dogwalk.

Lastly, following our meeting, we received a request to demarcate the extent of the addition on site. I met with the architect yesterday and he installed two wooden stakes, spray painted green, that mark the eastern edge of the addition. The intention was to make the stakes visible from the Dogwalk; one is near the second planter on the south side of the property and the other, which is a bit tricky to see, is located straight out from the north edge of the existing porch. I have also attached a photo of the stakes taken from the house.

Please note that this is an approximate measurement but hopefully it will help provide an understanding of the location of the addition.

I have received several follow-up emails from representatives who attended this meeting and I will endeavour to respond to requests before Committee as achievable. I believe I have copied everyone who was in attendance at that meeting, if there is anyone I missed, please forward them this email.

Thank you,

Anne

Anne Fitzpatrick, MCIP RPP

Heritage Planner

Right of Way, Heritage and Urban Design Services |
City of Ottawa | Ville d'Ottawa

ANNEX TO THE INTRODUCTION

This Annex is to be read with the Introduction and is a part of this document entitled *Comments and Heritage Impact Evaluation by the Heritage Committee of the Rockcliffe Park Residents Association (RPRA)*

Part 2 -The following are a number of provisions from the guidelines contained in the 1997 *Rockcliffe Park Heritage Conservation District Study* that the Rockcliffe Park Heritage Committee believes this proposal fails to meet.

Buildings

2. p. 57: 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 site.

4. p. 57: 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. p. 57: 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.

Comment

None of these provisions are met. Addition does the opposite of protecting and enhancing the existing historical and architectural quality of the building and site. It does not enhance the heritage character of the Village. The siting and form are not sympathetic to the surrounding natural and cultural environment. It does not harmonize with the existing cultural landscape.

Landscape

p. 57 “An extraordinary level of visual continuity is provided by a mature and picturesque urban landscape.”

4. p. 59: New buildings, fences and other landscape features, or alterations and additions to existing buildings and features, should be designed and sited so as to protect and enhance significant qualities of the existing landscape.

Comment

The proposed addition does the opposite of protecting and enhancing significant qualities of the existing landscape.

APPENDIX 1

A brief commentary of the Heritage Committee is provided in relation to the document entitled '*A Cultural Heritage Impact Statement, 551 Fairview Avenue, Ottawa, Ontario*' (or the 'CHIS'), prepared by Commonwealth Historic Resource Management and dated October 2017

The tables have been extracted from pages 22 to 25 of the CHIS and are attached herein with the addition of brief, summarized comments from the Rockcliffe Park Heritage Committee. These comments are located on the right hand side of each table.

These Heritage Committee comments form part of the document dated October 26, 2017, entitled '*551 Fairview - Comments and Heritage Impact Evaluation by the Heritage Committee of the Rockcliffe Park Residents Association*' but do not replace or supersede other comments.

6.3 Guidelines for the Conservation of Existing Buildings and Landscapes	
Building Guideline	Discussion
6.3.7 Verandas, porches and canopies	
8. Screened-in porches were popular in the HCD in the 20th century and the retention of these porches is encouraged.	Undertake full record and document the existing prior to demolition.
6.3 Guidelines for the Conservation of Existing Buildings and Landscapes	
6.3.12 Guidelines Landscapes, Front yards, plant material, trees and walkways	
<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

Comments of the RP Heritage Committee

6.3.7

8. This porch or sunroom is entirely compatible with the main body of the Grade 1 building. The record and documentation of this building should establish its date of construction and whether there was an earlier structure in this general location. The roofline is at once modern but it cleverly continues the angles of the roof.

6.3.12 The calculation and evaluation of Hard surfaces in the case of an addition should logically include the loss of soft surfaces areas that are to be given over to new built form. There are 1831 additional square feet given over to built form that represents a loss of green landscape. The cuts created by the 8% driveway modify the topography substantially.

The cascading blocks reduces the proportion of green space presented to the dog walk and the lake. These cascading blocks introduce a second level of building form on the slope (ground floor and garage/basement floor levels) whereas in the existing relationship of soft to hard landscape only the ground floor is expressed on the landscape. The overall built form changes the proportions and perception of green space.

Buildings are considered elements in the cultural landscape. The RPHCD is a cultural landscape. The two levels introduced by the building blocks modify the historic relationship of the building to the landscape, and do not respect the attributes overall of this public face.

	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.

6.3.13 Driveways, landscape features, lighting

Guideline	Discussion
<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.

Comments of the RP Heritage Committee

The ownership of the hedge is to be confirmed prior to its removal.

The historic relationship of 551 Fairview is to have a house at the top of the escarpment that is clearly visible from the dog walk. Recent plantings that obscure this relationship should be removed. New planting may frame the historic building but not conceal it from view.

Visual continuity from the dog walk up towards the residence is to be ensured as part of the historic conditions that have prevailed.

10. See 4.1.2 A 100 foot ramp (30 metres) alters the landscape and generous green space that has framed the historic building for over 88 years. The cut that is required for this ramp and the retaining walls damage the quality of existing landscape.

6.3.13

3. Heritage character is not defined by net loss or net gain. Heritage character is heritage character. The purpose of the guideline is to reduce and not extend the amount of hard surface. The new driveway does not come alone. It is accompanied by concrete walls which should also be calculated as hard vertical surface areas that are introduced into the landscape. The relationship of the Grade 1 house to its landscape on the South side is damaged by this intervention.

6.4 Additions and New Construction	
6.4.1 Alterations to Grade 1 Buildings	
Rockcliffe Park HCD Guideline	Discussion
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.	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.
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.	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.
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.	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.
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.	Contrast is the design approach taken for the addition with large panels of floor to ceiling glass.
5. New additions will not result in the obstruction or removal of heritage attributes of the building or the HCD.	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

Comments of the RP HERITAGE COMMITTEE

1. Contrast is not a recipe for complementarity. The guideline makes no reference to contrast. The addition is not subordinate, is not of lesser importance. It obscures the East façade. See page 6 Paragraph 1.1.8.

2. The HCD Plan guidelines for Grade 1 buildings require "that the integrity (completeness and without impairment) of the rooflines of the original house shall be respected." The proposal pierces and damages the heritage character defining roof. See 1.1.3, 1.1.7, 1.1.10, 2.2

3. The suggestion that a Tudor Revival building should receive a modernist box-like addition because that is compatible with the neighbours, implies that the Hart Massey building should have received as an addition a contemporary interpretation of Tudor Revival for it to be compatible. Furthermore there is no building at 575 Old Prospect. This is not how compatibility with the streetscape is determined. What about compatibility with the the Klar house to the north?

4. The language of the guideline with its reference to multi-panel windows makes clear that the windows of additions should be closely aligned with the existing windows of the main building. Why else mention muntin bars?

5. See no. 2 above and 1.1.3, 1.1.7, 1.1.10, 2.2. The addition damages about 48% and conceals about 84% of the East façade of the Grade 1 building, destroying stucco which is an attribute of the HCD, destroying authentic walls, finishes, and structure.

	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 palette 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.

The below grade garage requires a cut into the landscape for retaining walls and for an 8% driveway; this damages the existing historic landscape and alters the 88 year old pattern of movement of vehicles, and storage on the site. See 4.1.2 The proposal destroys the existing relationships and functions of the historic building in relation to the edge of the property. The edge of the property belongs to a framework of elements that is discussed by in 2.1.2 overall and in 2.1.2.5



APPENDIX 2 related to Definitions

The Rockcliffe Park Heritage Committee has received the following information:

The law of Canada is that words in a statute or regulation or delegated legislation such as a Heritage Conservation District Plan are to have the ordinary meaning of the words as they are used in Canada.

The courts have said that the meaning of a word is the dictionary meaning of the word , unless the word is used in a technical or scientific sense, in which case scientific or technical expert evidence can be adduced in the court to show what the meaning of the word was intended to be.

The document ‘*551 Fairview - Comments and Heritage Impact Evaluation*’ is submitted by the Heritage Committee* of the Rockcliffe Park Residents Association (RPRA) to the City of Ottawa on October 26, 2017

*Susan D’Aquino did not participate in the review of the application for 551 Fairview