

Cultural Heritage Impact Statement 575 Old Prospect Road, Ottawa



Image courtesy of
Barry J. Hobin Associates

Report Prepared for: Harley Finklestein
RMA Project No.: **17096**
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Report Prepared by:



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Appendix A. Design Drawings

A. Introduction

Robertson Martin Architects (The Consultant) was retained in June, 2017 by Harley Finklestein (the Client) to provide a *Cultural Heritage Impact Assessment* (CHIS) for a proposed development at 575 Old Prospect Road in Ottawa, Ontario (*the Site*).

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

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

In addition:

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

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

B. General Information

Address of current property: 575 Old Prospect Road. The detached single family residence that resided on the site has been previously demolished. The client proposes the construction of a new detached single family dwelling on (*Fig. 1*). The City of Ottawa Comprehensive Zoning By-law (2008-250) designates the study area around the subject property as ***Residential First Density (General Urban Area) Subzone B***. This zoning permits detached residential occupancies, as well as ancillary uses.

C. Current Conditions/ Introduction to Development Site

The existing single storey building, located at the corner of Old Prospect Road and Lansdowne Road, was demolished in the past year. The property lies within the boundaries of the *Rockcliffe*

Park Heritage Conservation District designated under *Part V* of the Ontario Heritage Act in 2001. The site is in close proximity to multiple *Grade I* buildings recognized as being significant within the district: 555, 580 and 550 Old Prospect Rd as well as 400 Lansdowne Rd.(Hart Massey House) and 412 Lansdowne Rd.(the Israeli diplomatic residence).

The City of Ottawa's *Heritage Evaluation Survey* for 575 Old Prospect Road describes its character as follows:

Character of Existing Streetscape

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

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

Character of Existing Property

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

The site is in the sightline of the Israeli diplomatic residence, while its Lansdowne Road frontage sits directly across the street from Hart Massey House (see Figure 1).

The Israeli diplomatic residence, located at 412 Lansdowne Rd, is a 1934 chateau-inspired building, clad in white stucco and exposed brick. It has a prominent circular two-storey entrance turret as well prominent dormers that create the primary address to the street. The frontage has combination of wrought-iron fence and gates, as well as low cedar hedges that allow for full views of the building from the street.

The Hart Massey House, located at 400 Lansdowne Rd, is a High Modernist "International Style" residence that is singular in the immediate surroundings in that it does not replicate the traditional architectural revival styles of the district (Cape Cod, Victorian, Tudor Revival,

¹ 575 Old Prospect Road, *Heritage Evaluation Survey*, City of Ottawa, 2011.

Georgian etc...). Instead, it adopts a bold expression of Modernist architectural ideals, making it stylistically unique in the area. The existing site addresses this frontage with high cedar hedges, creating an effective screening element between the two properties.



Figure 1: Aerial view of the existing site and surroundings prior to the building's demolition. (Bing)



Figure 2: Looking North onto the existing property prior to the building's demolition. (Google)

D. Background Research and Analysis

Research and Methodology

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

- Development drawings prepared by Barry J. Hobin & Associates Ltd., dated June 1 2017;
- Hobin Architecture, *Proposal For A Single Family House - 575 Old Prospect Rd.*, June 7 2017
- On-site visits to the property and surrounding area;
- *Rockcliffe Park Heritage Conservation District Plan*, City of Ottawa, 2016;
- *Rockcliffe Park Heritage Conservation District Study*, University of Waterloo Heritage Resources Centre, December 2012;
- *Village of Rockcliffe Park Heritage Conservation District Study*, Julian Smith & Victoria Angel, 1997;
- *Standards & Guidelines for the Conservation of Historic Places in Canada*, Parks Canada;
- *A Guide to Preparing Cultural Heritage Impact Statements*, prepared by the City of Ottawa, *Draft, March 2012*;
- 400 Lansdowne (Hart Massey House) Heritage Evaluation Survey, City of Ottawa, 2011.
- 575 Old Prospect Road, Heritage Evaluation Survey, City of Ottawa, 2011.
- Edmond, Martha. *Rockcliffe Park - A History of the Village*. The Friends of the Village of Rockcliffe Park Foundation, Ottawa, 2005.

Site Analysis and Evaluation

The trees and various conifer hedges and bushes present on the site contribute significantly to the overall aesthetic of the Old Prospect Road and Lansdowne Road streetscapes, creating a sense of privacy and enclosure that is in keeping with the general character of the area.

The existing lot is relatively large when compared to other lots in the vicinity, allowing for a larger building footprint that will not affect the streetscape of the HCD. However, as the lot is deep within the fabric of the HCD, any proposed development must be sensitive to the historical fabric and sense of place presented in the surrounding context. Additionally, the site's proximity

to five *Grade I* buildings within the HCD is a primary concern, particularly in terms of its relationship to the Hart Massey House.

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

E. Statement of Cultural Heritage Value and Heritage Attributes

Statement of Cultural Heritage Value as taken from the *Rockcliffe Park Heritage Conservation*

District Plan:

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 McKay, 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 McKay/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.

Statement of Heritage Attributes

The Rockcliffe Park Heritage Conservation District comprises the entire former village of Rockcliffe Park, an independent municipality until amalgamation with the City of Ottawa in 2001. Section 41.1 (5) c of the Ontario Heritage Act requires the Heritage District Plan to include a “description of the heritage attributes of the heritage conservation district and of properties in the district.” A “Heritage Survey Form” outlining the heritage attributes for every property in the HCD has been compiled and evaluated. The forms are held on file with the City of Ottawa.

Description of Heritage Attributes

The attributes of the Rockcliffe Park HCD are:

- The natural features that distinguish the HCD, including McKay lake and its shoreline, the varied terrain, and topography;
- the unobtrusive sitting 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;
- generous 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 publicly-owned grass verges;
- the remaining Villa lots laid out in McKay’s original plan;
- the high concentration of buildings by architect Allan Keefer, including 725 and 741 Acacia, 11 Crescent Road;
- 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 over and the relative rarity of brick buildings;
- the narrow width of many streets, such as McKinnon and Kinzua Roads;
- the historic road pattern that still reflects the original design established by Thomas Keefer;
- the low, dry stone walls in certain areas of the Village, including around Ashbury College;
- the existing garden features that enhance the public realm and distinguish certain private properties, including the garden gate at 585 Manor Ave, and the white picket fence at 190 Coltrin Road;
- informal landscape 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 significant amenities of the Caldwell-Carver Conservation Area, McKay Lake and the Pond, the multi-unit buildings, small lots, and more modest houses in the area bounded by Oakhill to the east, Beechwood to the south, and Acacia to the west and north, referred to as the “Panhandle,” that characterize the south and west boundaries of the District;
- The regular front yard setbacks on some streets such as Sir Guy Carleton Street, Blenheim Drive and Birch Avenue;
- The irregular front yard setbacks on some streets, such as Mariposa Avenue between Springfield and Lisgar Roads, Crescent Road, Acacia Avenue and Buena Vista between Springfield and Cloverdale Roads.

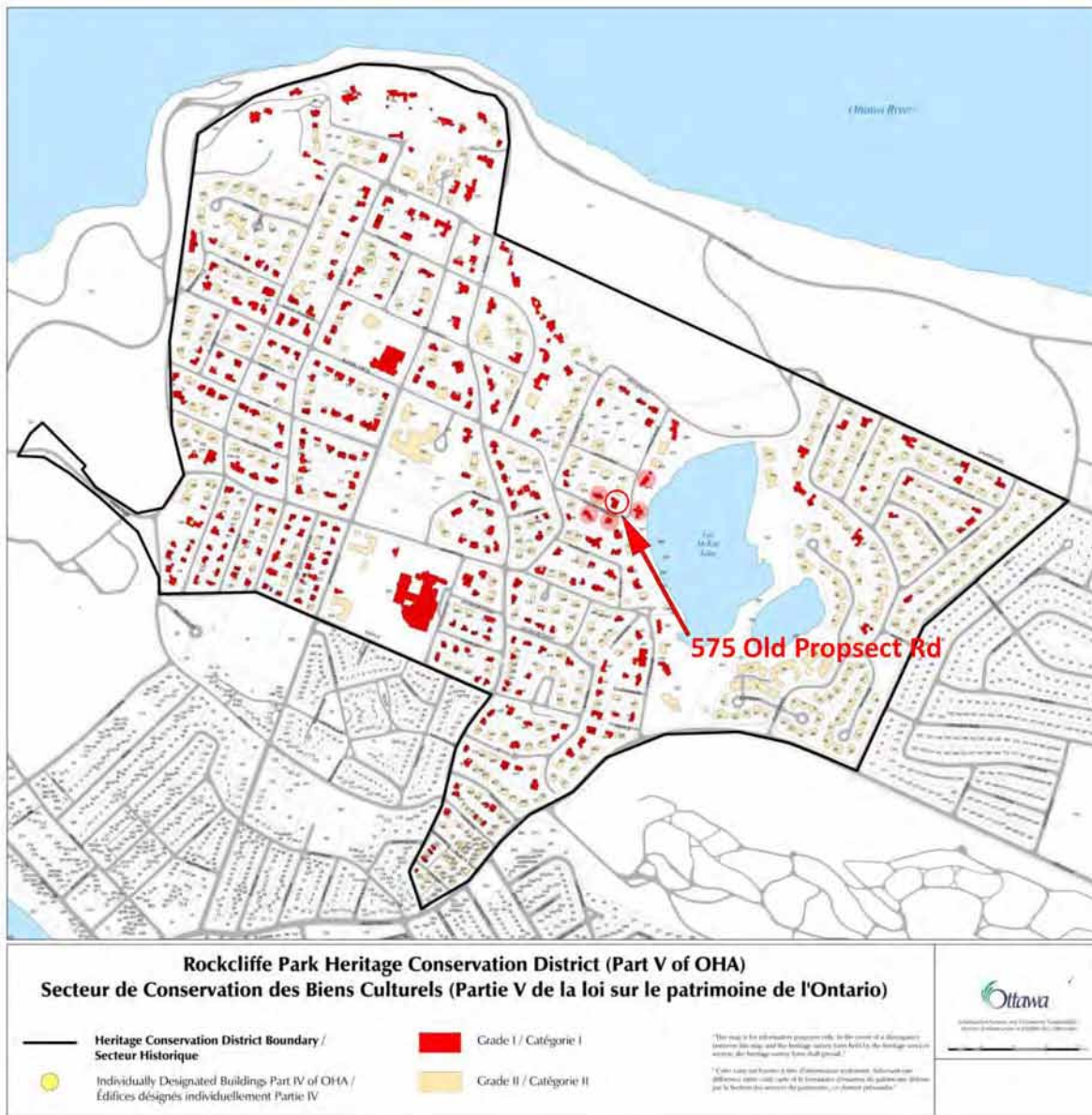


Figure 3: The extents of the Rockcliffe Park HCD, with the site indicated with a red arrow. Grade I Buildings are indicated in red. (City of Ottawa)

F. Description of the Proposed Development

The proposed site plan (Fig. 4) retains much of the existing greenery and foliage, including most of the mature coniferous trees currently present along Lansdowne Road, part of the established cedar hedges along the property's perimeter, and the mature trees along the Old Prospect Road frontage. The majority of the hedges to be removed will be replaced in kind with new hedges that will maintain the street's character. The site plan proposes a lot coverage of 21%, comparable with the original house's lot coverage of 16% and significantly under the maximum

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lot coverage of 30% allowed within the district. A new driveway is proposed at approximately the same location as the existing asphalted driveway, resulting in a negligible difference in area between the existing and proposed paved areas on the site. An in-ground pool is planned on the side of the property adjacent to Prospect Road, situated behind a wall screen and existing mature cedar hedges and beyond the required 4.5m building set back. The proposed site plan integrates two contemporary versions of the narrow flagstone walkways considered important landscape features within the HCD (see section 7.3.3.8 of the Rockcliffe Park Heritage Conservation District Plan). The walkway leading to the south-east corner of the property is in alignment with the existing pathway along McKay Lake.

The proposed single family dwelling results in a building that is more prominent overall, but is still well within the normal conditions for the HCD with regards to prominence on the street, setbacks, lot coverage and foliage. In comparison to nearby lots, the new site layout does not constitute a break from the normal patterns of lot coverage on Old Prospect Road.



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

Proposed Building:

The project proposes a two storey detached dwelling with a walkout basement along Lansdowne Rd to accommodate the naturally sloped grade. The footprint of the proposed building is approximately 355m² with a proposed building height of 9m, notably less than the zoning maximum height of 11m. The building's overall height is consistent with the 1-1/2 to 2

storey houses in the district, many of which exhibit design features that accommodate the topography of the lake front neighbourhood, such as stepped storeys and walk out basements (540, 550, 580 Old Prospect Road and 400 Lansdowne Road). The proposed building is set further back than the previous building that occupied the site (demolished) along Old Prospect Road and consistent with the front yard setback of adjacent buildings along Lansdowne Street. Properties with similar setback strategies throughout the district include 421 Lansdowne Rd, 390 Buena Vista Rd, 313 Acadia Ave, and 291 Buchan Rd. The orientation of the proposed building is consistent with the previous building (demolished), with major view oriented towards McKay Lake. The proposed building's expression is contemporary, with a flat-roofed design, articulated stacked massing, floor to ceiling glazing, second floor cantilevers and contemporary materials. The second storey is considerably set back along both Old Prospect Road and Lansdowne Road to reduce the building's overall massing and impact the character of the streetscape. The material palette incorporates natural materials such as light natural stone, architectural zinc metal panelling and large glazed areas. There is a second storey terrace proposed facing Old Prospect Road, as well as a small roof top terrace facing Lansdowne Road. Both terraces include glass guardrails, a perimeter landscape planter and are significantly set back from the roof edge as to not be visible or add to the building's overall massing. The roof top terrace is accessible by an access hatch rather than a roof access structure in order to maintain an acceptable building height.



Figure 5: Streetview at 421 Lansdowne Rd. (Barry J. Hobin)



Figure 6: View along Old Prospect Rd. (Barry J. Hobin)



Figure 7: Neighboring buildings with walk-out basements. (Barry J. Hobin)

G. Existing Heritage Guidelines and Recommendations

This section will identify the recommendations and guidelines set out in the *Village of Rockcliffe Park Heritage Conservation District Plan (2016)* as it relates to the development proposal. These guidelines and recommendations form the basis for the analysis and conclusions reached in this CHIS.

Guidelines for New Buildings (Section 7.3.1)

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.
2. New buildings shall contribute to and not detract from the heritage character of the HCD and its attributes.

3. Construction of new buildings will only be permitted when the new building does not detract from the historic landscape characteristics of the associated streetscape, the height and mass of the new building are consistent with the Grade I buildings in the associated streetscape, and the siting and materials of the new building are compatible with the Grade I buildings in the associated streetscape. Where there are no Grade I buildings in the associated streetscape, the height and mass of the new building shall respect the character of the existing buildings and shall not have a negative impact on the associated streetscape or the cultural heritage value of the HCD. These situations will be reviewed on a case-by-case basis in consultation with the community in accordance with Section 4.1 of this Plan.
4. New buildings shall be of their own time but sympathetic to the character of their historic neighbours in terms of massing, height and materials. New buildings are not required to replicate historical styles.
5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.
6. Existing grades shall be maintained.
7. In order to protect the expansive front lawns, and the generous spacing and setbacks of the buildings, identified as heritage attributes of the HCD, the following Guidelines shall be used when determining the location of new houses on their lots:
8. New buildings on interior lots shall be sensitively sited in relation to adjacent buildings. Unless a new building maintains the front yard setback of a building it is replacing, the front yard setback of the new building shall not be less than that of the adjacent building that is set closest to the street. A new building may be set back further from the street than adjacent buildings.
9. In general, unless a new building on a corner lot maintains the setbacks of the building it is replacing, the new building shall not be closer to the street than both adjacent buildings. The new building may be set back further from both streets than the adjacent buildings. If the front yard setbacks of the adjacent buildings cannot reasonably be used to determine the front yard and exterior side yard setbacks of a new building, the new building shall be sensitively sited in relation to adjacent buildings on both streets.
10. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
11. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminum soffits, synthetic stucco, and manufactured stone will not be supported.
12. Terraces on the top storey of buildings do not form part of the heritage character of the HCD, however, a terrace on the top storey may be permitted if it is set back from the roof edge, it and its fixtures are not visible from the surrounding public realm and the terrace does not have a negative effect on the character of the surrounding cultural heritage landscape.
13. Terraces and balconies below the top storey (for example, on a garage roof, or one storey addition) may be recommended for approval if they do not have a negative effect on the character of the surrounding cultural heritage landscape.
14. Brick and stone cladding will extend to all facades.
15. The use of modern materials such as plastic or fiberglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.

Landscape Guidelines - New Building and Additions (Section 7.4.2)

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. Soft landscaping will dominate the property.

16. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.
17. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.

18. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.
19. If a driveway must be moved, the new driveway will be established in conformity with these Guidelines, the Zoning By-law, and the Private Approach By-law.
20. To ensure landscape continuity, new buildings shall be sited on generally the same footprint and oriented in the same direction as the buildings they replace to ensure that the existing character of the lot, its associated landscape and the streetscape are preserved.
21. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.
22. All applications for new construction shall be accompanied by a detailed landscape plan. The plan must clearly indicate the location of all trees, shrubs and landscape features including those to be preserved and those to be removed, and illustrate all changes proposed to the landscape.
23. The removal of mature trees is strongly discouraged and all applications will be subject to the appropriate bylaw and permitting process. Where a tree has to be removed to accommodate new construction, it will be replaced with a new tree of an appropriate size and species elsewhere on the lot with preference given to native species.
24. Existing grades shall be maintained.
25. Artificial turf shall not be permitted in front and side yards.

H. Impact of Proposed Development

Our assessment attempts to identify any positive and negative impacts the proposed development may have on the heritage value of cultural heritage resource(s). Assessment is made by measuring the impact of the proposed works on the significance and heritage attributes defined in the *Rockcliffe Park Heritage Conservation District Plan (2016)* particularly with regard to those recommendations which have been outlined in the previous section.

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

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

Negative impacts include, but are not limited to:

- Demolition of any, or part of any, heritage attributes or features,
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building or structure,
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape,

- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship,
- Obstruction of significant identified views or vistas within, from heritage conservation districts,
- Obstruction of significant identified views or vistas within or from individual cultural heritage resources,
- A change in land use where the change affects the property's cultural heritage value, and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

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

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

Additionally, part of the historical character of the HCD is derived from the original owner's and builders' strong sense of individualism. As the Rockcliffe Park HCD developed over time, the individual buildings all adhered to the pastoral qualities and neighbourly traditions of the Village. Beyond these characteristics, there is no distinct building style, material palette, or aesthetic requirements that govern the development of the district. Indeed, there is a large variety of styles and architectural philosophies that govern both new and old buildings within the district. The Hart Massey House is a perfect example of how a stylistically distinct building can contribute meaningfully to the fabric of the district.

For the proposal building:

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

- Heritage, period buildings that remain true to their historical aesthetics and roots (Victorian, Tudor-revival, mid-century Modern, etc...);
- Contemporary buildings which emulate period buildings through the replication of period-specific features, including additions; and

- Contemporary buildings which do not mask their contemporary provenance, but remain sensitive to the larger ideals of the HCD.

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

The design strategy for the proposed building is to adopt a contemporary style while not detracting from its historical context. Just as the Hart Massey House did in its time, the proposed structure will act as a signature for a prominent local architect, creating a dialogue between architectural "generations" within the district. In keeping with the district guidelines, the proposed building implements natural materials without the introducing synthetic materials that are considered unacceptable within the HCD. Both terraces are appropriate due to their significant setbacks, glazed rails and perimeter of soft landscaping, making them inconspicuous to adjacent properties or the surrounding public streetscape. The choice of a roof access hatch rather than an access structure further mitigates the effect of the rooftop terrace on the surrounding streetscape and neighboring buildings.

When compared with building footprint, site plan and massing of the site's previous structure (demolished), the overall impact of the proposed building to adjacent properties and the surrounding street context has either been maintained or enhanced. The improved setback along Old Prospect Road and the adherence to the setback along Lansdowne Road along with two storey stepping of the building's massing will preserve the relationship and spacing between neighbouring buildings, allowing the natural features of the neighbourhood to dominate. The building's overall height is well within the prescribed zoning height maximum (11m), while the stepped massing further reduces the impact of the building on the surrounding streetscape. The walk-out basement is consistent with neighbouring Grade I buildings that accommodate the irregular topography considered to be a distinctive feature of the district.

The retention and replacement in kind of the existing trees and hedges along the Lansdowne Road frontage, combined with the building's stepped massing, mitigate any risk that the new building may somehow visually overpower Hart Massey House. The distance between the proposed building and the Hart Massey House is more than sufficient to ensure that each building inhabits its lot respectfully, and without negative impact to its neighbor. Based on the building's height and massing, it will have less impact on the view of the Hart Massey House from its prominent lake facing facade than neighboring buildings.

The strategy to retain the hedges and trees along Lansdowne Rd as well as the road's natural curvature mitigate the impact of the proposed building on the prominent views of the Israeli diplomatic residence. Additionally, the jog in the proposed building's north facade increases the

setback from 4.5m to 7.9m where the building aligns with 421 Lansdowne Rd, drastically reducing the impact on the Grade I building. Lastly, the buildings are far enough apart that their direct impact to one another will be negligible.

The improved set back along Old Prospect Road combined with the adherence to height restrictions and maintenance of soft landscaping elements reduce the impact of the proposed structure to the neighboring Grade I buildings along Old Prospect Road (550, 555 and 580). The building's proposed walk out basement is characteristic of these Grade I buildings, taking advantage of the natural sloping topography by providing basement level access from the street.

The landscaping strategy proposes a more architecturally prominent site overall, but manages to retain a high level of visual continuity, minimally disrupting the existing picturesque landscape. The significant soft landscaping elements (mature trees, hedges) on the site have been retained, while hard landscaping surfaces either mimic the existing condition, such as the location and size of the driveway, or are an interpretation of character defining elements throughout the district, such as the addition of two stone walkways leading to Old Prospect Rd. The new building and hard landscaping features sit generally on the same footprint as the existing, extending to but not surpassing the setback of adjacent buildings along Lansdowne Rd. For example, the location and size of the proposed in-ground pool is consistent with the footprint of the existing building, maintaining the existing relationship of hard and soft landscaping. Overall, the proposed landscaping strategy respects the primacy of soft landscaping features, characteristic of the district.



Figure 8: Surrounding lot divisions (Google)

I. Alternatives and Mitigation Strategies

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

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

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

For the proposal:

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

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

The proposed building is assessed as being compliant with the recommendations of the *Heritage Conservation District Plan*, particularly regarding its response to the terrain and landscape features, its materiality and irregular massing strategy as well as its integration within the collection of architectural examples that make of the fabric of the district.

With regards to the landscaping and strategy, the proposal meets the recommendations outlined in the *Heritage Conservation District Plan*, particularly with regard to the primacy of soft landscape elements, retention of mature plantings, enhancement of the streetscape, and controlling the visual impact of hard landscape surfaces.

J. Conclusion

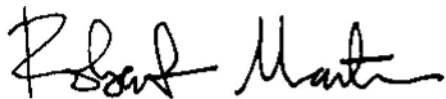
While the proposal constitutes a noticeable change for the site, it is respectful of the heritage value of the Rockcliffe Park Heritage Conservation District and compliant with the guidelines outlined in the *Rockcliffe Park Heritage Conservation District Plan*.

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

- While being a contemporary design representative of its time, it respects the picturesque quality of the HCD by adding to the rich mix of building typologies characteristic of the neighborhood;
- The proposed site plan respects the orientation, site setbacks and height requirements outlined in the *Heritage Conservation District Plan* recommendations and retains the relationship to adjacent buildings and respecting cultural heritage value of the streetscape;
- The proposed building has been assessed as being acceptable regarding the spirit and character of the district, implementing natural materiality and asymmetrical massing representative of the surrounding natural context;
- The proposed site plan allows for the retention of the key foliage and plantings, as well as respecting the District's tradition of single family dwellings on generous lots.

It is our opinion that the new building can exist comfortably in its surroundings without negatively impacting the character of the Heritage Conservation District.

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



Robert Martin OAA, MRAIC, CAHP, LEED AP

K. Glossary

Adversely impact

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

Built Heritage

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

Cultural Heritage Resources

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

Cultural Heritage Landscape

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

Grade I:

All properties that contribute to the cultural heritage value of the HCD through their landscaped setting, architecture and environment and reflect the “Statement of Cultural Heritage Value and Attributes.” Elsewhere in the City of Ottawa Grade I properties are referred to as “Contributing properties”.

Grade II:

All properties that do not contribute to the cultural heritage value of the HCD through their landscaped setting, architecture and environment and reflect the “Statement of Cultural Heritage Value and Attributes.” Elsewhere in the City of Ottawa Grade II properties are referred to as “Non-contributing properties”.

Preservation

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

Rehabilitation

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

Restoration

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

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

Appendix A - Design Drawings



Image courtesy of
Barry J. Hobin Associates

Report Prepared by:





5 7 5
OLD PROSPECT RD

CONTEXT AERIAL
google aerial

JUNE 1, 2017

575 OLD PROSPECT ROAD | ZONING BY LAW NO. 2008-250

ZONING R1B [1259]

WARD 13 - RIDEAU ROCKCLIFFE,

COUNCILLOR TOBI NUSSBAUM

LOT FRONTAGE : 172.42 m (Old Prospect Rd.)
 LOT AREA: 17, 978.95 ft² (1670.30 m²)

ZONING REQUIREMENTS: **REQUIRED** **PROVIDED**

BLDG HEIGHT:	11m	9 m +/-
FRONT YARD:	4.5 m	7.5m + 13.9m (AVG. 10.7m)
CORNER YARD:	4.5 m	9.6 m
REAR YARD:	12.0 m	12.0 m
SIDE YARD:	4.5 m	4.5 m
MAX FSI (GFA)	0.35 (584.6 m ² 6292.3 ft ²)	32.7% (583 m ² 6,275ft ²)
MAX LOT COVERAGE	30 %	21%
AVG GRADE	56.77+57.00+55.62+55.56 /4	56.24
TOP OF FINISH FLOOR ELEV.		57.37 +/-
TOP OF FOUNDATION		56.94 +/-
TOP OF BASEMENT FLOOR ELEV.		54.33 +/-

ZONING R1B [1259] - (*endnotes 16,17,19 do not apply to this property.)

TABLE 156A – R1 SUBZONE PROVISIONS

(By-law 2009-164) (OMB Order File N^o: PL150797, issued July 25, 2016 - By-law 2015-228)

I Sub-Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m ²)	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
B	27	925	11 ^{17,19}	4.5 ¹⁶	4.5 ¹⁶	12 ¹⁶	4.5	30%	17

EXCEPTION 1259

1259 (By-law 2015-191) (By-law 2010-237) (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2010-123)	R1B[1259]				- secondary dwelling unit - bed and breakfast	- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot - gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including: i) accessory buildings; ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area - maximum 10.87 units per hectare - maximum 0.375 floor space index -maximum width of a vehicular access at a lot line is 3.05 metres -the maximum combined width at the lot line of all vehicular accesses is 6.1 metres -despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line -minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access
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5 7 5

OLD PROSPECT RD

ZONING SUMMARY

JUNE 1, 2017



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OLD PROSPECT RD

NEIGHBOURHOOD AERIAL
google aerial

JUNE 1, 2017



01 | google aerial



05 | streetview - old prospect road looking E



04 | streetview - old prospect road looking W



03 | streetview - Lansdowne Rd. looking S



02 | streetview - Lansdowne Rd. looking N



5 7 5
 OLD PROSPECT RD

CONTEXT PHOTOS
 google streetviews - front yard setback conditions

JUNE 1, 2017



03 | streetview - 400 lansdowneN



04 | streetview - 421 lansdowneN



05 | streetview - 429 lansdowneN



06 | streetview - 412 lansdowneN



02 | streetview - 580 Old Prospect Rd.



01 | streetview - 550 Old Prospect Rd.



07 | streetview - 555 Old Prospect Rd.

* Note, Grade 1 bldg.

01 | google aerial



5 7 5
OLD PROSPECT RD

CONTEXT PHOTOS
NEIGHBOURING BUILDINGS

JUNE 1, 2017



04 | PEDESTRIAN PATHWAY

01 | google aerial



02 | 565 Old Prospect Rd. Existing



03 | 575 Old Prospect Rd. Existing



5 7 5

OLD PROSPECT RD

CONTEXT PHOTOS

Streetview | Existing Site

JUNE 1, 2017

RPRA Comments

RPRA Comments

The proposed flat roofed house is two storeys on Old Prospect and three storeys on Lansdowne. It is situated in a built environment of 1 ½ to 2 storey pitched roof houses. There is one other flat-roofed house – it is a single storey directly across on Lansdowne where the proposed house will be 3 storeys.

The “basement” entrance on Lansdowne is created by changing the grade so as to expose more of the “basement”. This creates the overly dominant three-storey façade. Altering grades is not permitted.

Question: The Fyfe house with an extra storey was to be 40 feet (12.2 m) above the level of Lansdowne Road. This proposal is 32 feet (9.69 m) above. Why only an 8 ft difference?

height | grade

Hobin Architecture Responce

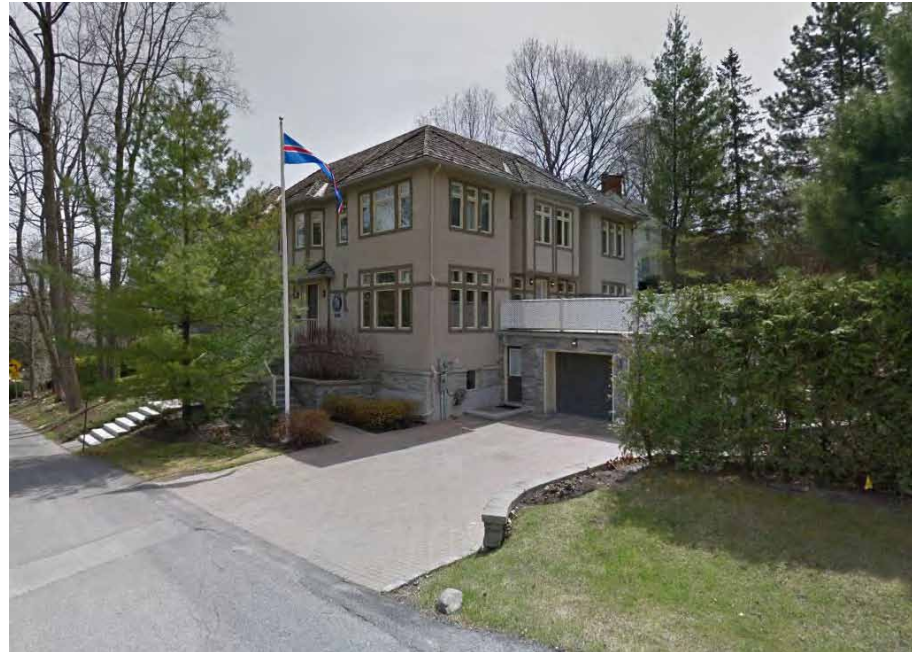
Grade naturally slopes towards Lansdowne Road as does the grade on Old Prospect Rd. As a result exposes the basement walkout which is aprox 8” higher then the street level on Lansdowne Road. The exposed lower level on Lansdowne is not visible from the street due to the existing trees and therefore poses no negative impact.

Natural topography shapes design: 540, 550, 580 & 400

The neighbouring properties are predominantly 2 storey houses with slope rooves. 4 of these houses have walkout basement level conditions on Old Prospect Rd which results in 3 levels exposed to the street. The Proposed design is a 2 storey house (+/-9m zoning height) with a partial walkout basement fronting Lansdowne Rd.

Proposed ceiling heights vary bet'n each design and ground floor fin. floor elevation is different.

height | grade



540 Old Prospect - 3 levels visible



550 Old Prospect - 3 levels visible



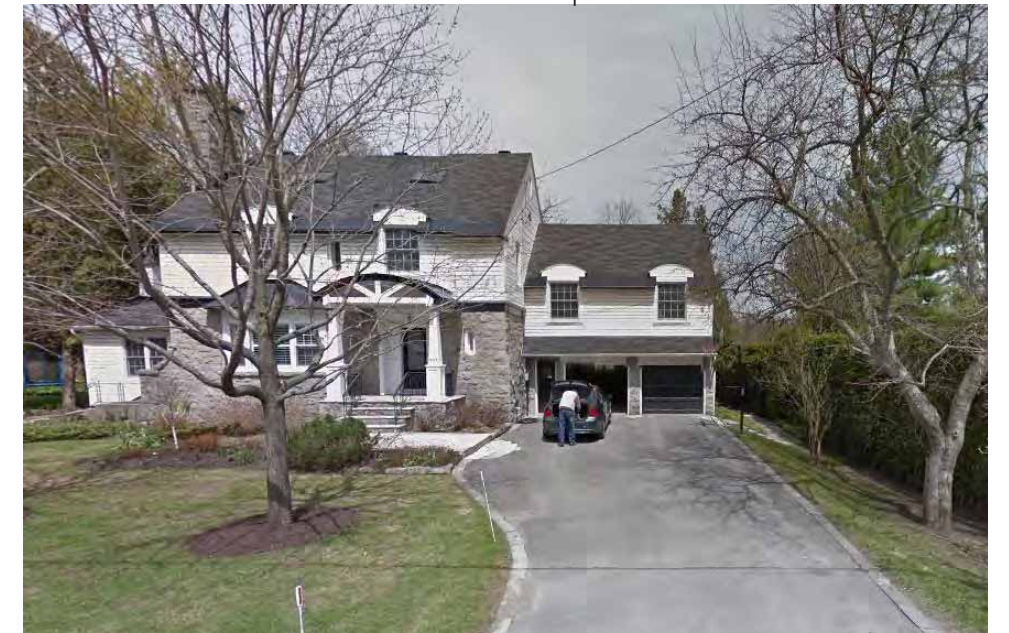
580 Old Prospect - 3 levels visible



404 Cloverdale - 3 levels visible



539 Old Prospect - 2 storey



555 Old Prospect - 2 storey

height | grade



421 Lansdowne Road - 2 storey



429 Lansdowne Road - 2 storey



412 Lansdowne Road - 2 storey



400 Lansdowne Road - streetview, 1 storey



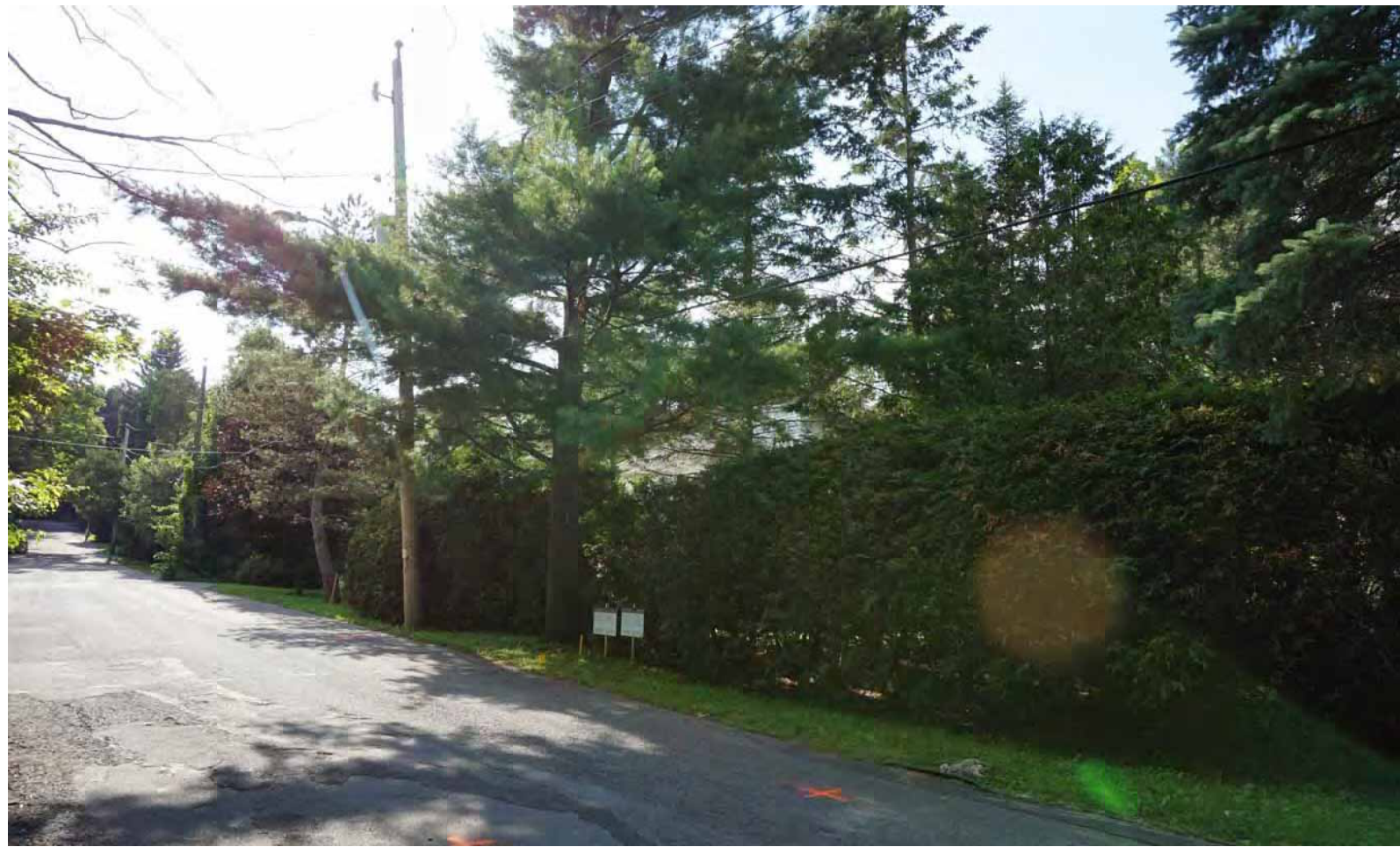
400 Lansdowne Road - lake view, 3 levels high



EXISTING CONDITIONS - TREE LINE ALONG OLD PROSPECT ROAD (SOUTH PROPERTY LINE)



EXISTING CONDITIONS - TREE LINE CORNER OF OLD PROSPECT ROAD & LANSDOWNE RD.



EXISTING CONDITIONS - TREE LINE ALONG OLD PROSPECT ROAD LOOKING WEST



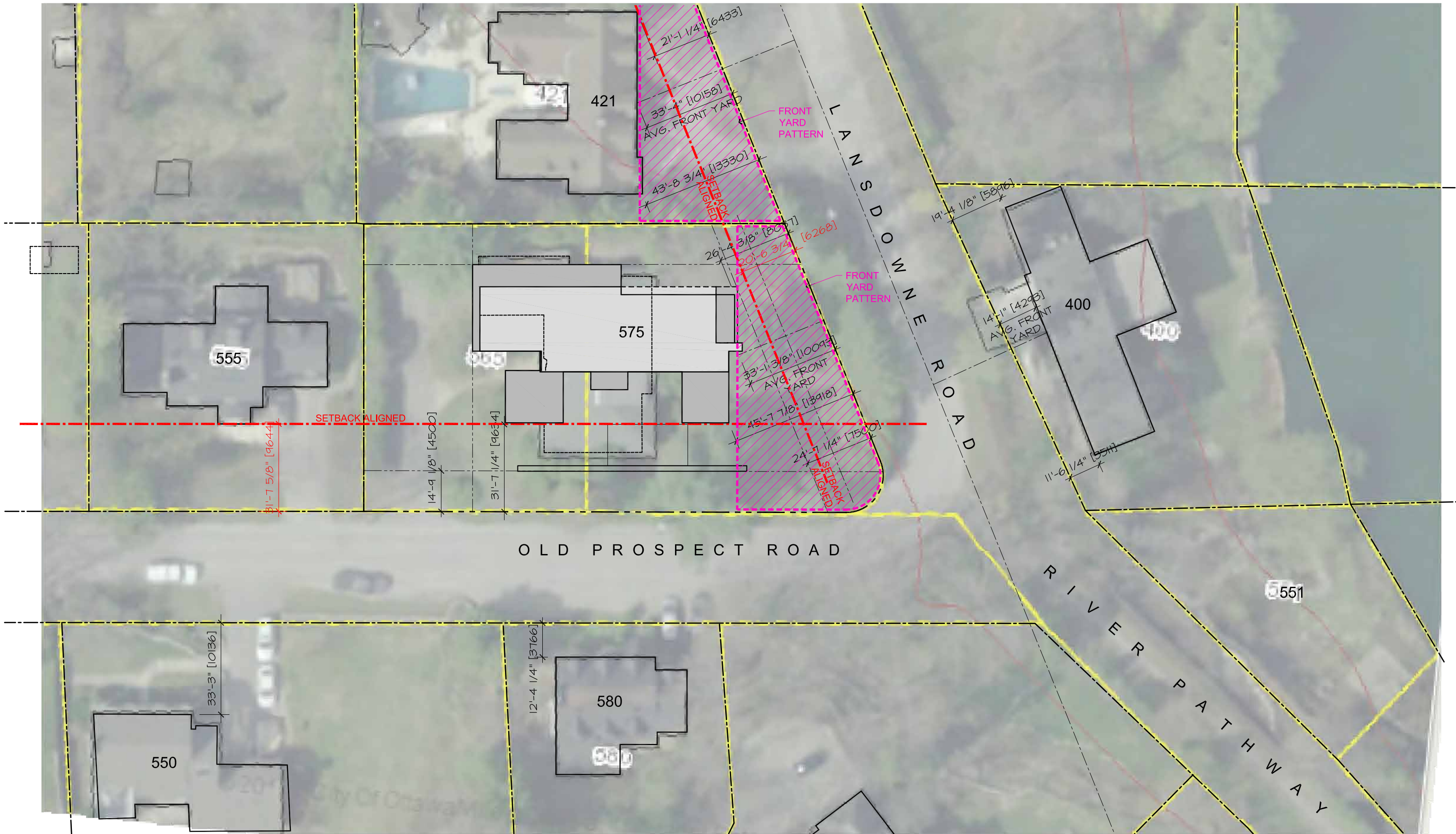
EXISTING CONDITIONS - TREE LINE ALONG LANSDOWE ROAD AND NORTH PROPERTY LINE



5 7 5
OLD PROSPECT RD

Existing Streetview Photos

JUNE 1, 2017



5 7 5

OLD PROSPECT RD

Context Plan | Old Prospect Rd.

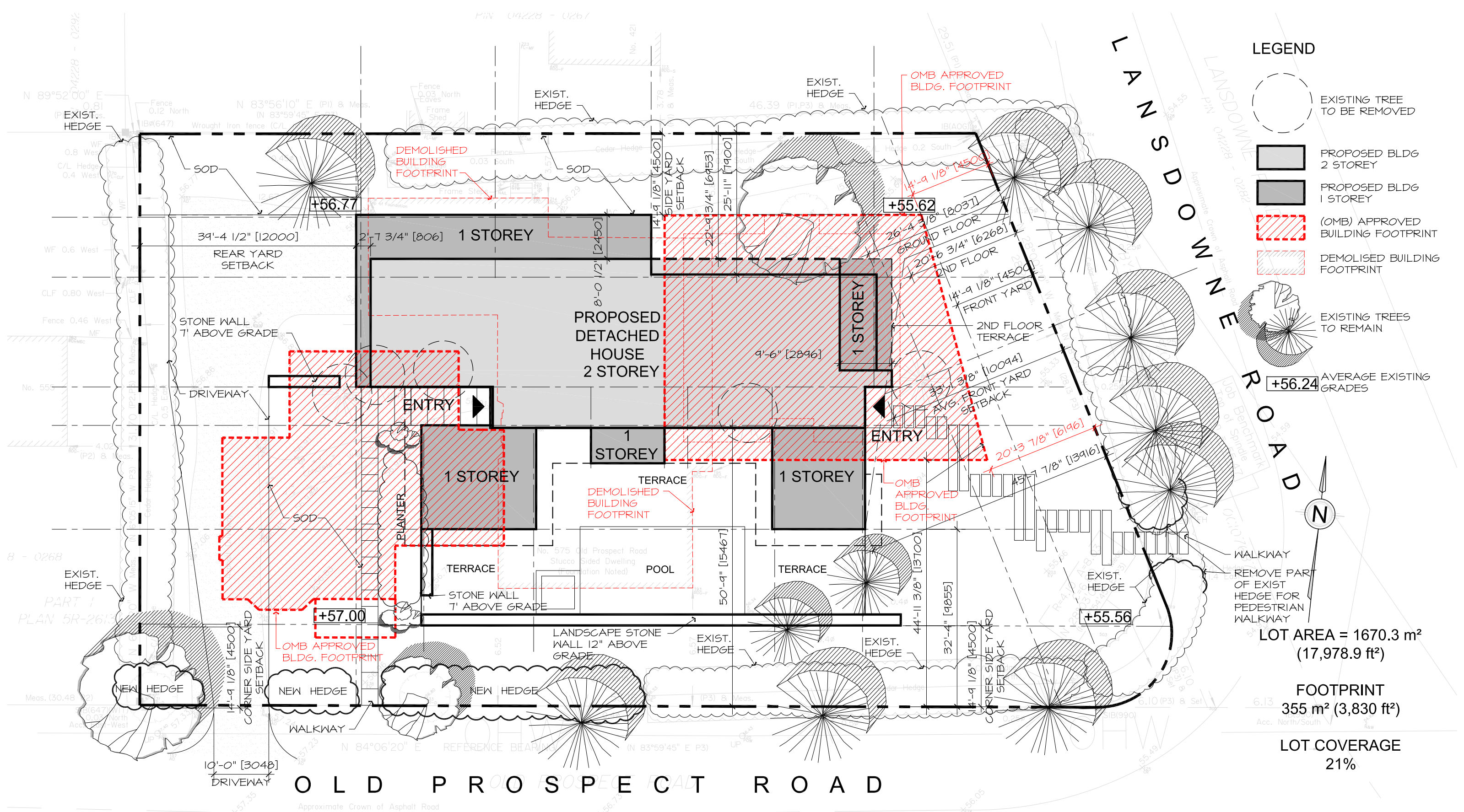
SCALE 1/32"=1'-0"
JULY 21, 2017

Alignment

front yard condition



Existing similar front yard pattern | Acacia Ave.



- LEGEND**
- EXISTING TREE TO BE REMOVED
 - PROPOSED BLDG 2 STOREY
 - PROPOSED BLDG 1 STOREY
 - (OMB) APPROVED BUILDING FOOTPRINT
 - DEMOLISHED BUILDING FOOTPRINT
 - EXISTING TREES TO REMAIN
 - AVERAGE EXISTING GRADES

LOT AREA = 1670.3 m²
(17,978.9 ft²)

FOOTPRINT
355 m² (3,830 ft²)

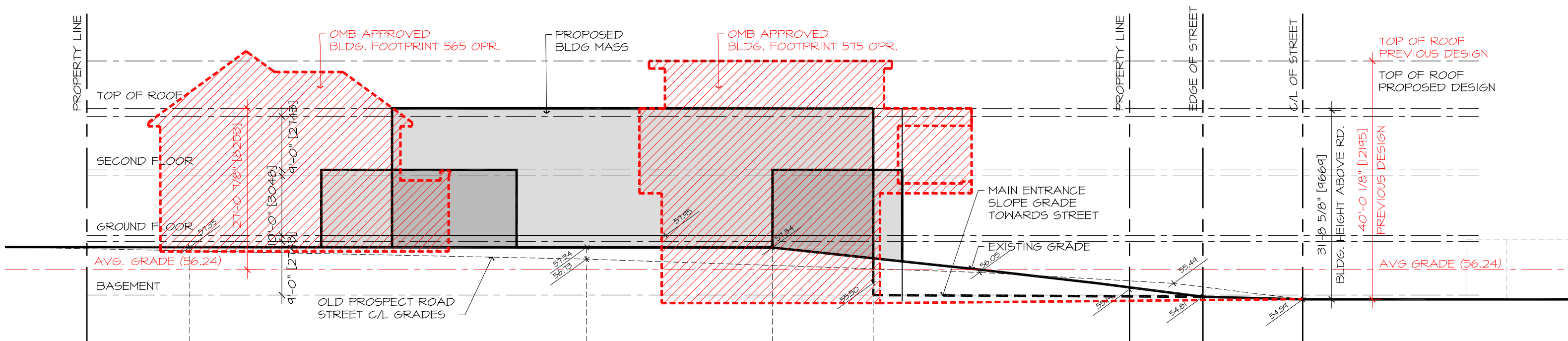
LOT COVERAGE
21%



575
OLD PROSPECT RD

Site Plan | Proposed

SCALE 1/16"=1'-0"
JULY 21, 2017



5 7 5

OLD PROSPECT RD

CROSS SECTION

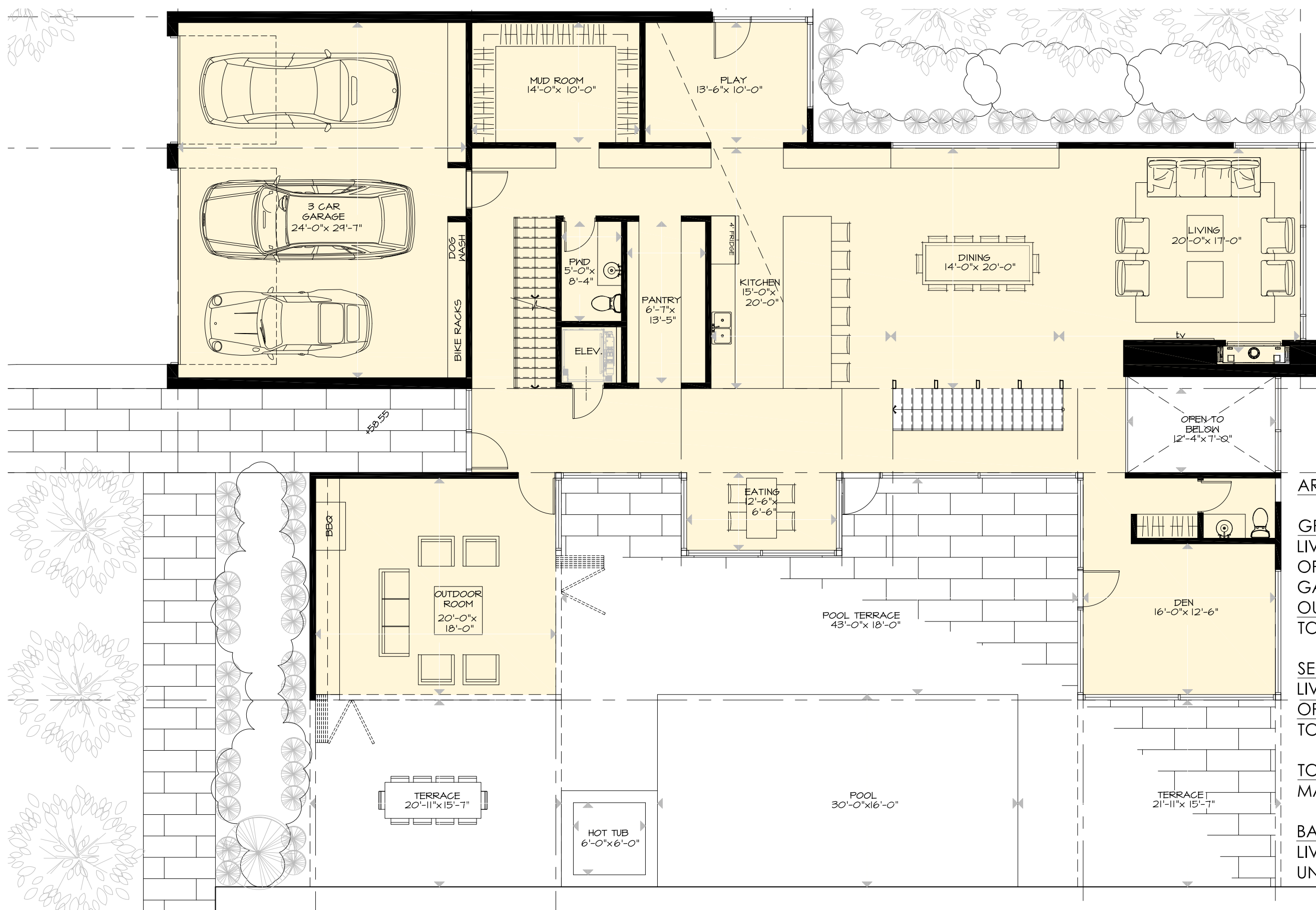
SCALE 1/16"=1'-0"
JULY 21, 2017



575
OLD PROSPECT RD

Landscape Plan

SCALE 1/16"=1'-0"
JULY 21, 2017



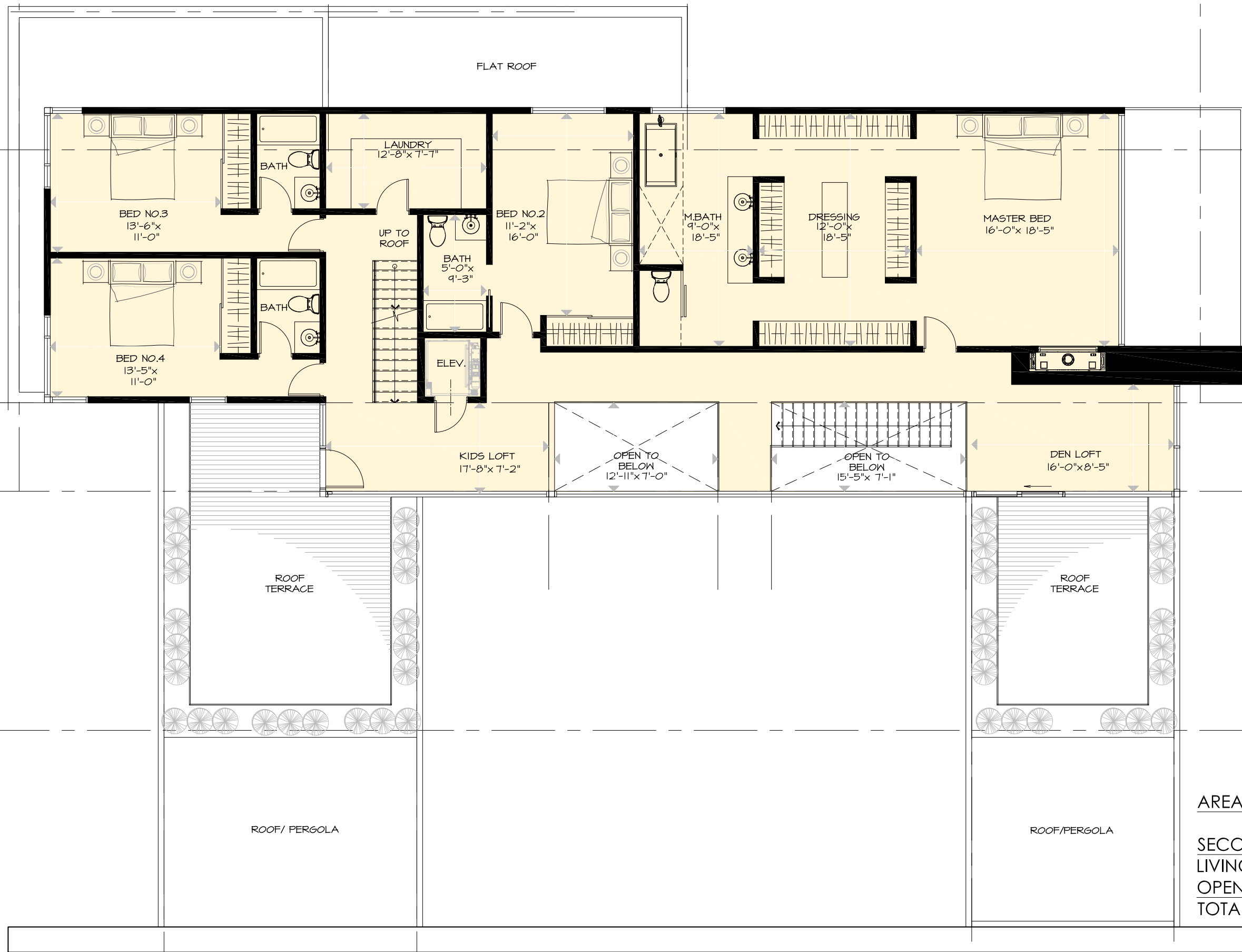
AREA CALCUCATIONS	GFA (ft ²)
GROUND FLOOR	
LIVING AREA	= 2,585
OPEN SPACE	= 50
GARAGE	= 780
OUTDOOR RM.	= 375
TOTAL	= 3,790
SECOND FLOOR	
LIVING AREA	= 2,290
OPEN SPACE	= 195
TOTAL	= 2,485
TOTAL GFA (3790+2485)	= 6,275
MAX FSI	= 6,292
BASEMENT	GFA (ft²)
LIVING AREA	= 1,850
UN-FINISHED AREA	= 730



5 7 5
OLD PROSPECT RD

GROUND FLOOR

SCALE 1/8"=1'-0"
JUNE 21, 2017



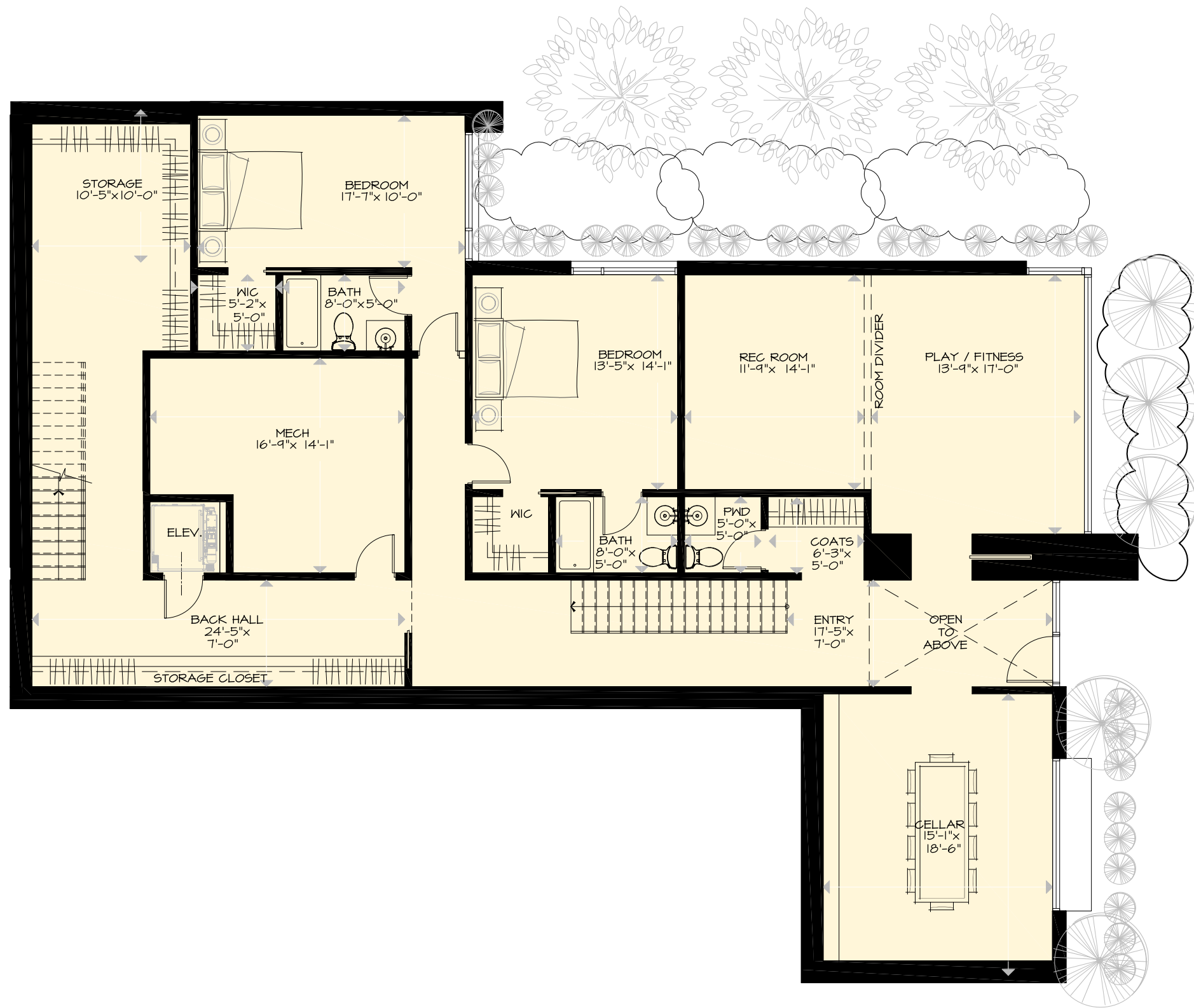
AREA CALCUCATIONS	GFA (ft ²)
SECOND FLOOR	
LIVING AREA	= 2,290
OPEN SPACE	= 195
TOTAL	= 2,485



5 7 5
OLD PROSPECT RD

2ND FLOOR - OPT B

SCALE 1/8"=1'-0"
July 21, 2017



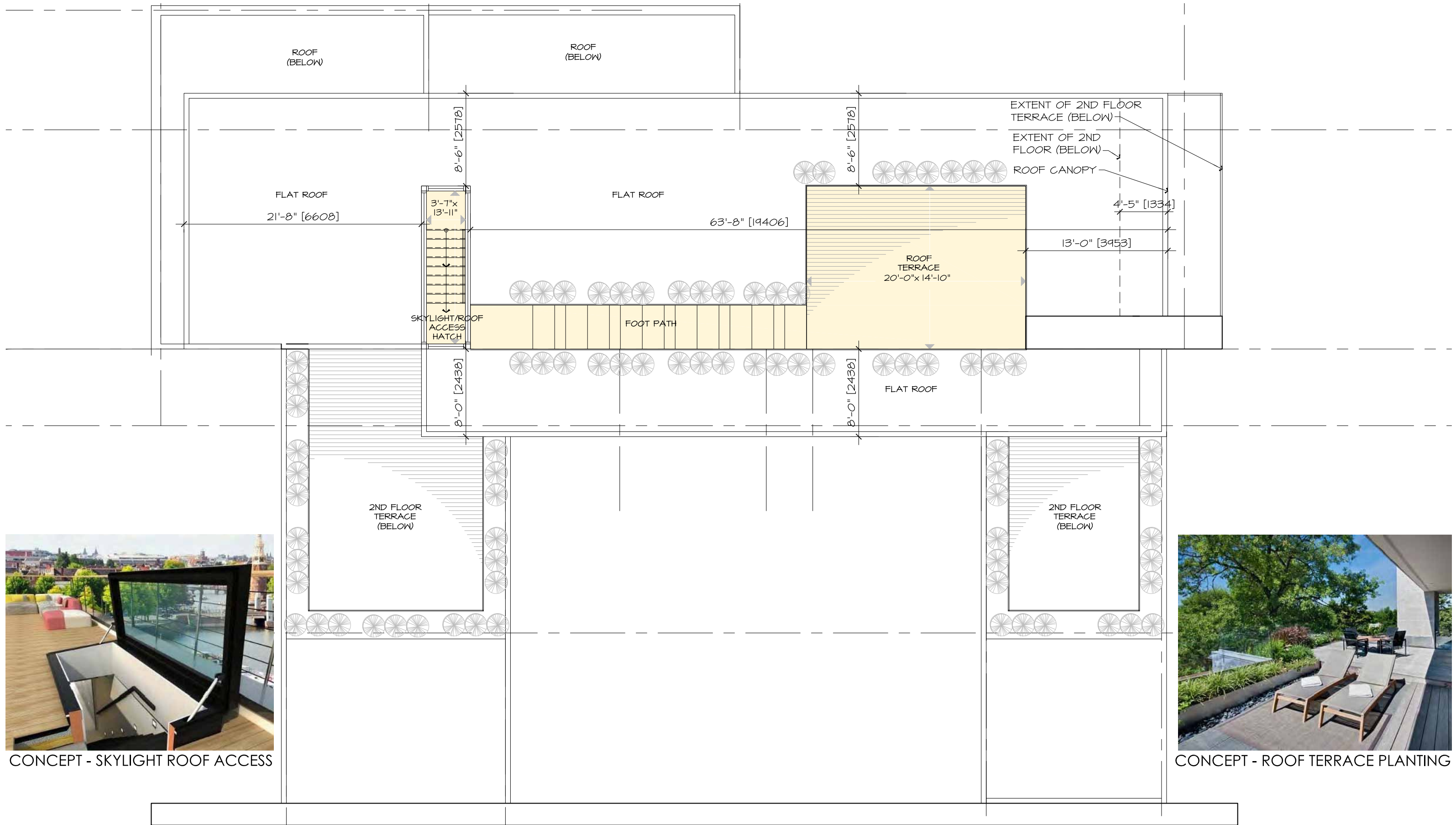
AREA CALCUCATIONS	GFA (ft ²)
BASEMENT	GFA (ft ²)
LIVING AREA	= 1,850
UN-FINISHED AREA	= 730



5 7 5
 OLD PROSPECT RD

BASEMENT

SCALE 1/8"=1'-0"
 JUNE 1, 2017



CONCEPT - SKYLIGHT ROOF ACCESS



CONCEPT - ROOF TERRACE PLANTING



HOBIN

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OLD PROSPECT RD

ROOF TERRACE

SCALE 1/8"=1'-0"
JULY 21, 2017



PROPOSED BLDG
HIDDEN BEHIND
EXISTING PERIMETER
TREE LINE



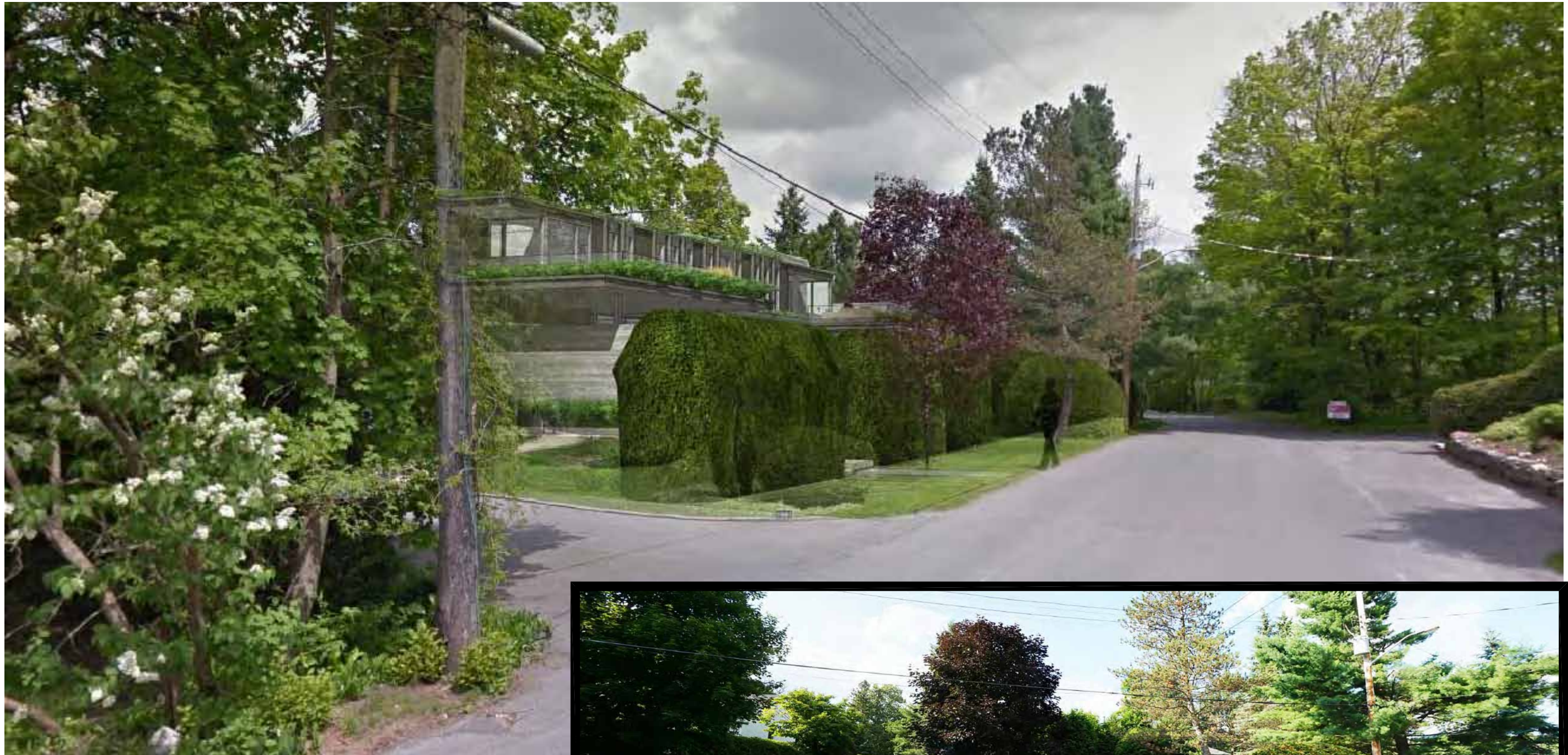
STREETVIEW | FRONT CORNER @ 421 LANSDOWNE ROAD



5 7 5
OLD PROSPECT RD

Concept Massing

JUNE 1, 2017



EAST - STREETVIEW OLD PROSPECT RD.



EXISTING CONDITIONS - SOUTH PROPERTY LINE



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OLD PROSPECT RD

Concept Massing

JULY 21, 2017





5 7 5
OLD PROSPECT RD

Concept Massing
East Elevation

JULY 21, 2017



View of Proposed Driveway access, Rear Garden and Rear Pedestrian Entry



EXISTING CONDITIONS - SOUTH PROPERTY LINE



5 7 5
OLD PROSPECT RD

Concept Massing
South Elevation

JUNE 21, 2017





EXTERIOR MATERIALS

- ZP ZINC METAL SIDING
- GL GLASS PANEL
- ZF ZINC METAL FLASHING
- MC ALUMINUM METAL CAP
- SV STONE MASONRY VENEER
- AW ALUMINUM WINDOWS
- WD WOOD DOOR



5 7 5
OLD PROSPECT RD

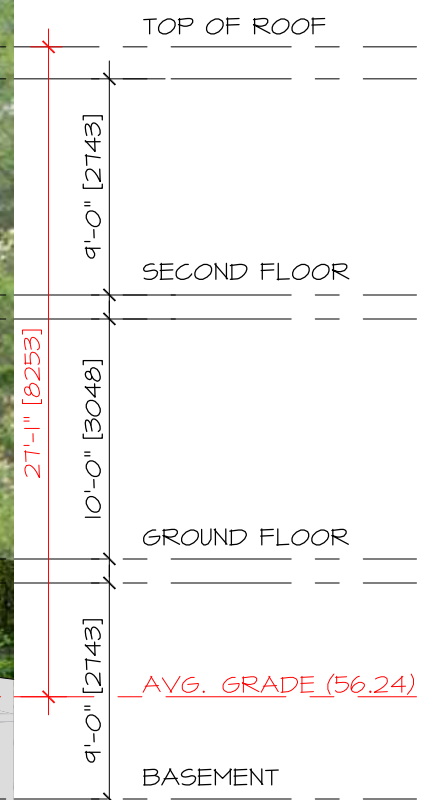
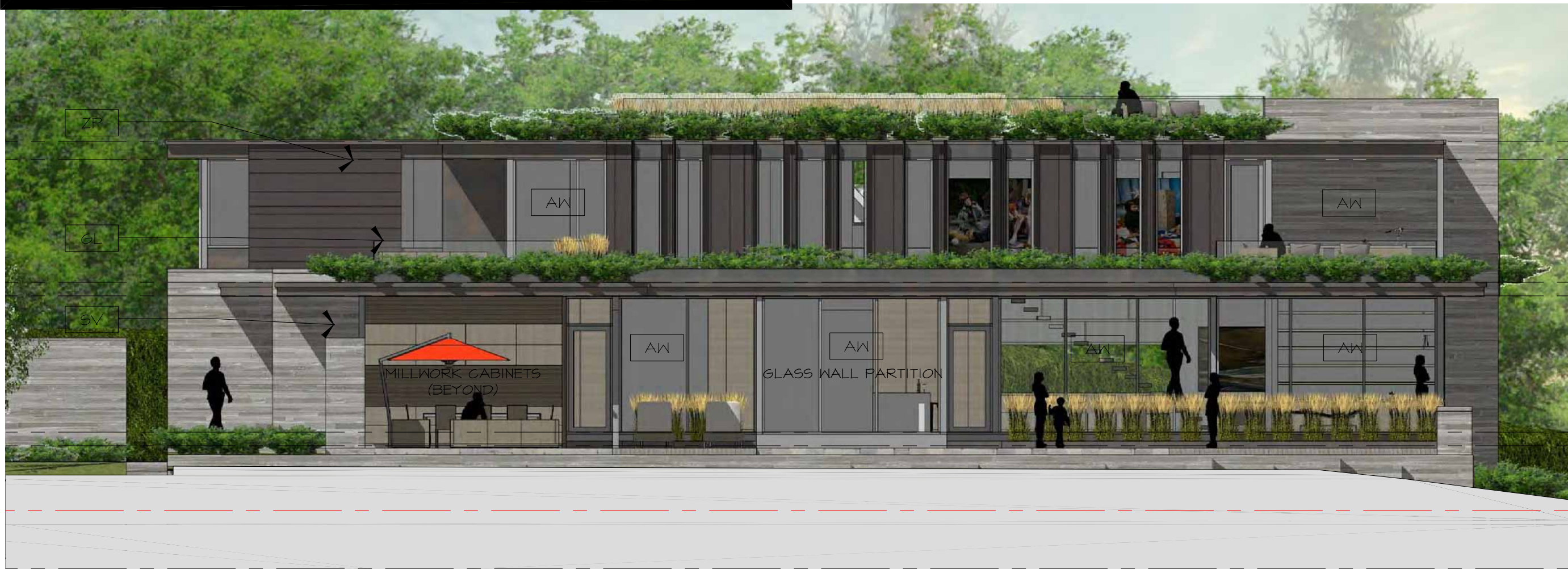
Elevation EAST

SCALE 1/8"=1'-0"
JUNE 21, 2017



EXTERIOR MATERIALS

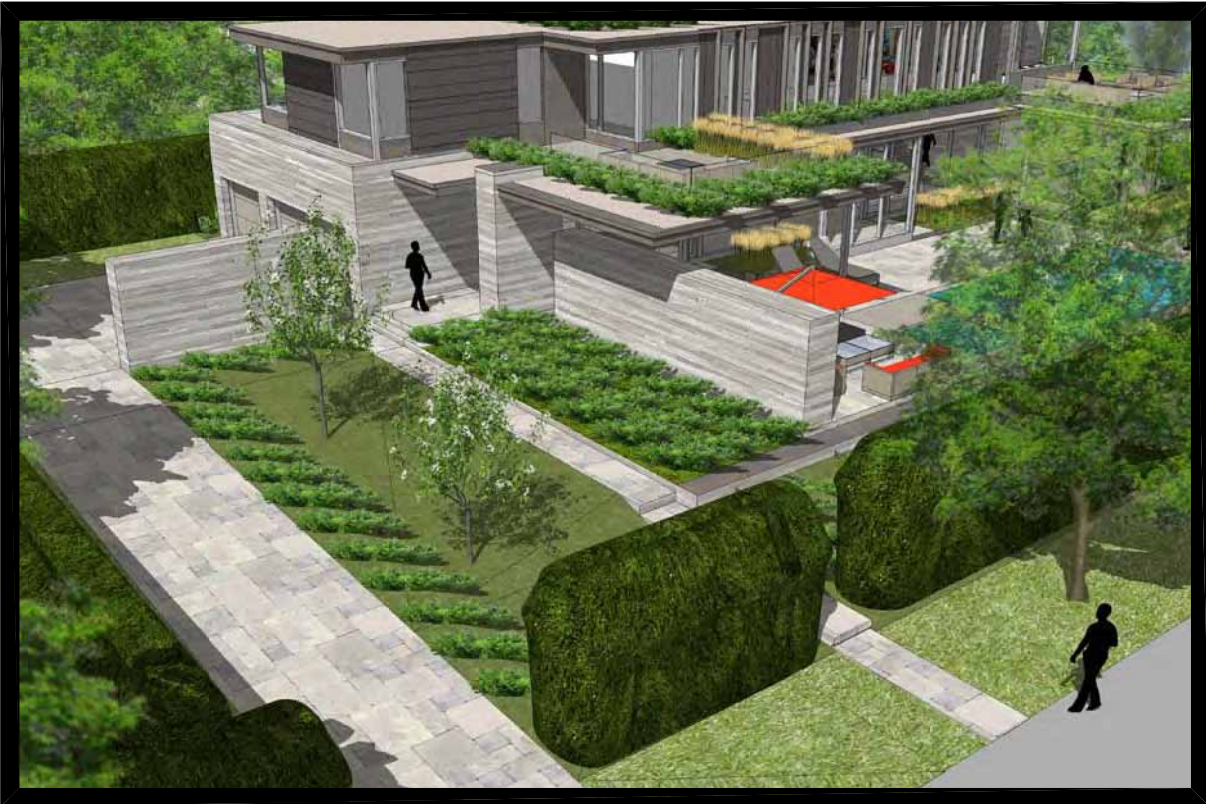
- ZP ZINC METAL SIDING
- GL GLASS PANEL
- ZF ZINC METAL FLASHING
- MC ALUMINUM METAL CAP
- SV STONE MASONRY VENEER
- AW ALUMINUM WINDOWS
- WD WOOD DOOR



5 7 5
 OLD PROSPECT RD

Elevation SOUTH

SCALE 1/8"=1'-0"
 JULY 21, 2017



EXTERIOR MATERIALS

- ZP ZINC METAL SIDING
- GL GLASS PANEL
- ZF ZINC METAL FLASHING
- MC ALUMINUM METAL CAP
- SV STONE MASONRY VENEER
- AW ALUMINUM WINDOWS
- WD WOOD DOOR



5 7 5

OLD PROSPECT RD

Elevation WEST

SCALE 1/8"=1'-0"
JULY 21, 2017

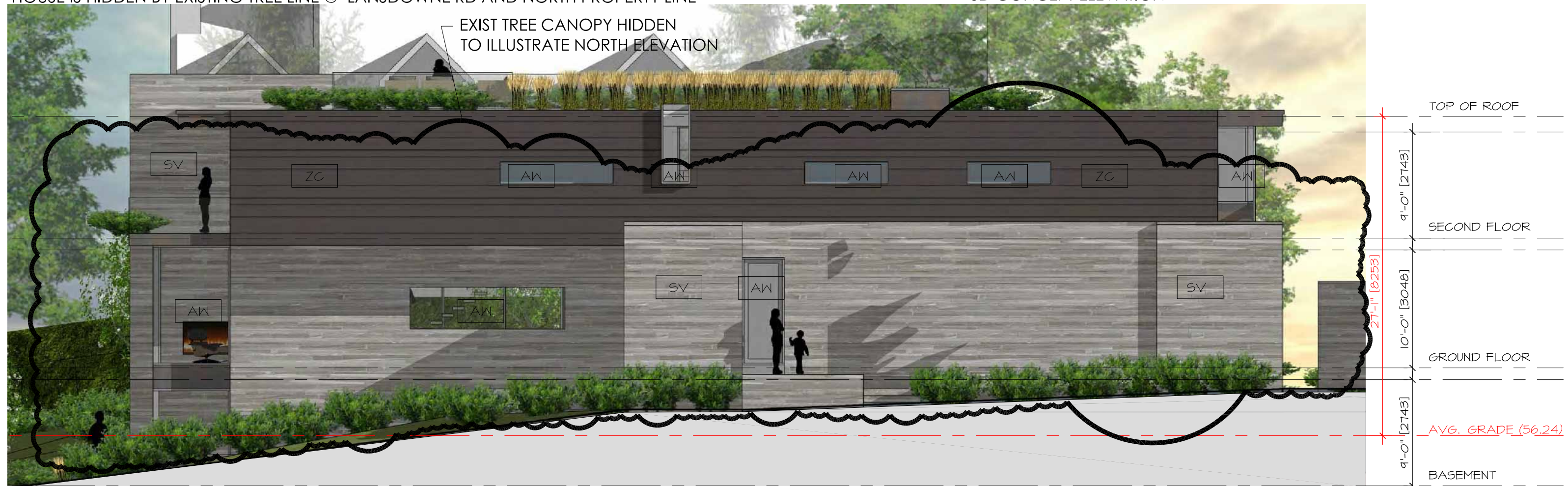


EXTERIOR MATERIALS

- ZP ZINC METAL SIDING
- GL GLASS PANEL
- ZF ZINC METAL FLASHING
- MC ALUMINUM METAL CAP
- SV STONE MASONRY VENEER
- AW ALUMINUM WINDOWS
- WD WOOD DOOR

HOUSE IS HIDDEN BY EXISTING TREE LINE @ LANSDOWNE RD AND NORTH PROPERTY LINE

3D CONCEPT ELEVATION



5 7 5
OLD PROSPECT RD

Elevation NORTH

SCALE 1/8"=1'-0"
JUNE 21, 2017



LANSDOWNE ROAD



OLD PROSPECT ROAD



5 7 5
OLD PROSPECT RD

Streetscape Elevation

SCALE 1/16"=1'-0"
JULY 21, 2017



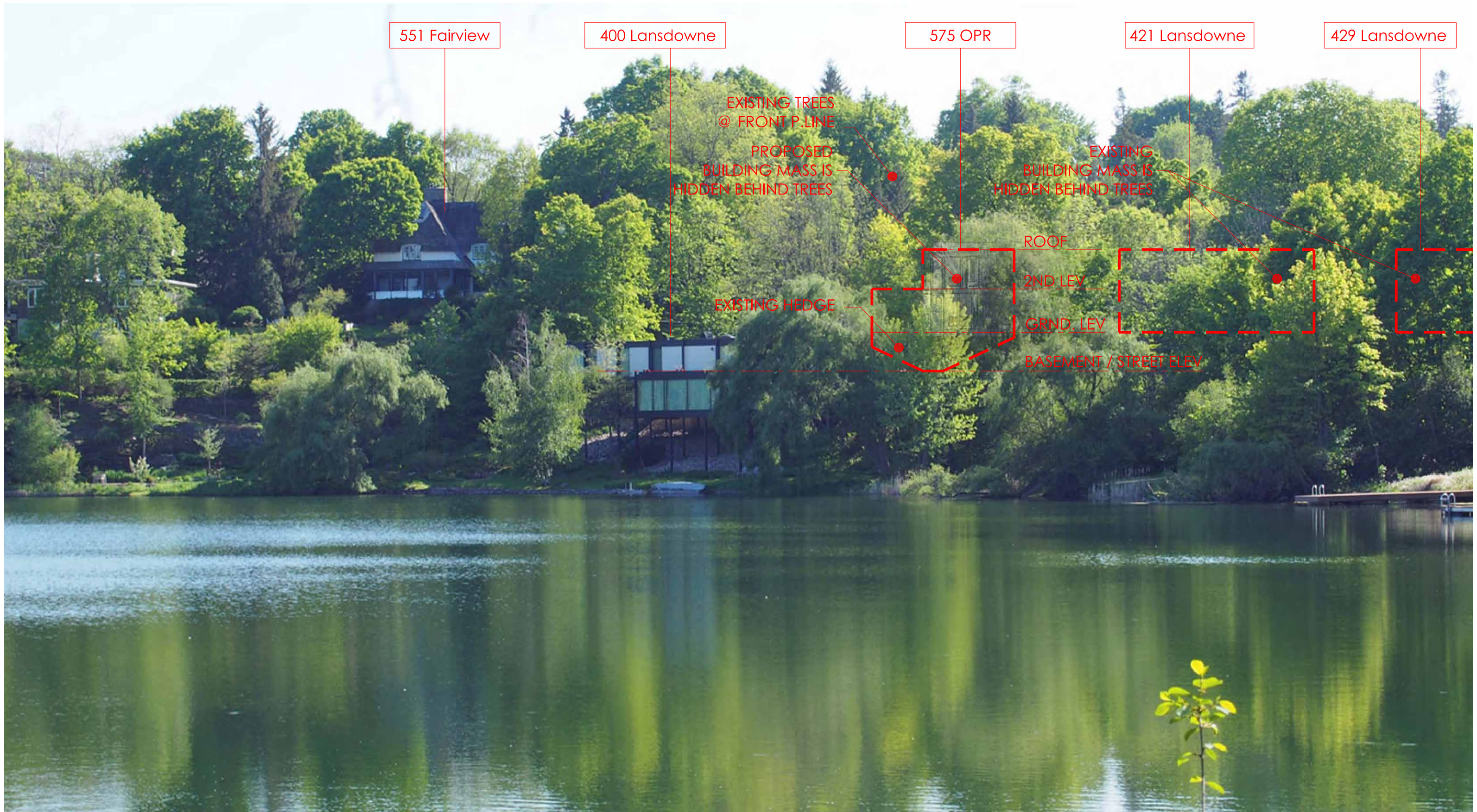
LANSDOWNE ROAD



5 7 5
OLD PROSPECT RD

Streetscape Elevation

SCALE 1/16"=1'-0"
JULY 21, 2017



View from across McKay Lake

Concept Massing

JUNE 1, 2017



5 7 5

OLD PROSPECT RD



AERIAL PHOTO | CURRENT SITE CONDITIONS



5 7 5
OLD PROSPECT RD

Site Photos

JUNE 1, 2017



5 7 5
OLD PROSPECT RD

Aerial | View (Front Yard)

Site Photos

JUNE 1, 2017



5 7 5
OLD PROSPECT RD

Aerial | View of McKay Lake
Site Photos

JUNE 1, 2017



5 7 5
OLD PROSPECT RD

Aerial | View West (Rear Yard)

Site Photos

JUNE 1, 2017