

3. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 285 ACACIA AVENUE, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT
- DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION AU 285, AVENUE ACACIA, PROPRIÉTÉ DÉSIGNÉE AUX TERMES DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO* ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE ROCKCLIFFE PARK

### COMMITTEE RECOMMENDATION

That Council:

1. Approve the application to demolish 285 Acacia Avenue, submitted on May 6, 2015;
2. Approve the application to construct a new building at 285 Acacia Avenue according to the plans by Doug Hardie, Architect, submitted on May 6, 2015;
3. Approve the landscape design for the new building at 285 Acacia Avenue, according to plans by Sharanne Paquette, Landscape Designer, submitted on May 6, 2015;
4. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
5. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 4, 2015.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

### RECOMMANDATION DU COMITÉ

Que le Conseil :

1. approuve la demande de démolition du bâtiment situé au 285, avenue Acacia soumis le 6 mai 2015;
2. approuve la demande de construction d'un nouveau bâtiment au 285, avenue Acacia, conformément aux plans de Doug Hardie, architecte, soumis le 6 mai 2015;
3. approuve l'architecture paysagiste du nouveau bâtiment construit au 285, avenue Acacia, conformément aux plans de Sharanne Paquette, conceptrice-paysagiste, soumis le 6 mai 2015;
4. délègue au directeur d'Urbanisme et Gestion de la croissance le pouvoir d'effectuer des modifications conceptuelles mineures;
5. délivre le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé aux termes de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 4 août 2015.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

### DOCUMENTATION / DOCUMENTATION

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 27 May 2015 (ACS2015-PAI-PGM-0112).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 27 mai 2015 (ACS2015-PAI-PGM-0112).

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
June 11, 2015 / 11 juin 2015**

**Planning Committee / Comité de l'urbanisme  
June 23, 2015 / 23 juin 2015**

**and Council / et au Conseil  
July 8, 2015 / 8 juillet 2015**

**Submitted on May 27, 2015  
Soumis le 27 mai 2015**

**Submitted by  
Soumis par:**

**John L. Moser,**

**Acting Deputy City Manager / Directeur municipal adjoint par intérim,  
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person**

**Personne ressource:**

**Lee Ann Snedden, Acting Chief / Chef par intérim, Development Review Services /  
Services d'Examen des projets d'aménagement, Planning and Growth  
Management / Urbanisme et Gestion de la croissance  
(613) 580-2424, 25779, LeeAnn.Snedden@ottawa.ca**

**Report Author / Auteur du rapport:**

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Services d'Examen des projets d'aménagement, Heritage Services Section /  
Section des Services du Patrimoine  
(613)-580-2424, 13474, Sally.Coutts@ottawa.ca**

**SUBJECT:** Application for demolition and new construction at 285 Acacia Avenue, a property designated under Part V of the *Ontario Heritage Act* and located in the Rockcliffe Park Heritage Conservation District

**OBJET:** Demande de démolition et de nouvelle construction au 285, avenue Acacia, propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

### **REPORT RECOMMENDATIONS**

**That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:**

- 1. Approve the application to demolish 285 Acacia Avenue, submitted on May 6, 2015;**
- 2. Approve the application to construct a new building at 285 Acacia Avenue according to the plans by Doug Hardie, Architect, submitted on May 6, 2015;**
- 3. Approve the landscape design for the new building at 285 Acacia Avenue, according to plans by Sharanne Paquette, Landscape Designer, submitted on May 6, 2015;**
- 4. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 5. Issue the heritage permit with a two-year expiry date from the date of issuance.**

**(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 4, 2015.)**

**(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)**

## RECOMMANDATIONS DU RAPPORT

Que le Sous-Comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande de démolition du bâtiment situé au 285, avenue Acacia soumis le 6 mai 2015;
2. d'approuver la demande de construction d'un nouveau bâtiment au 285, avenue Acacia, conformément aux plans de Doug Hardie, architecte, soumis le 6 mai 2015;
3. d'approuver l'architecture paysagiste du nouveau bâtiment construit au 285, avenue Acacia, conformément aux plans de Sharanne Paquette, conceptrice-paysagiste, soumis le 6 mai 2015;
4. de déléguer au directeur d'Urbanisme et Gestion de la croissance le pouvoir d'effectuer des modifications conceptuelles mineures;
5. de délivrer le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé aux termes de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 4 août 2015.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

## BACKGROUND

The property at 285 Acacia Avenue is located on the west side of Acacia Avenue between Mariposa Avenue and Buchan Road, at the point where Acacia Avenue curves to the north-west (see Location Map, Document 1). Part of the original Keefer Estate, this lot was sold by the trustees of the estate in 1912 to Josiah James Bell, a retired civil servant and his wife Annie. A further parcel was purchased in 1929 by Alan Christie Fleming, bringing the lot to its current size.

The Rockcliffe Park Heritage Conservation District (HCD) was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with

Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The Statement of Heritage Character notes that today the Village of Rockcliffe Park is a distinctive community of single family houses and related institutional properties within a park setting (see Document 2).

This report has been prepared because demolition and new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council.

## **DISCUSSION**

### Recommendation 1:

This application is to demolish the existing house at 285 Acacia Avenue and to construct a new building. The house was constructed circa 1912, after the initial purchase of the lot by J.J. Bell from the trustees of the Keefer Estate. It is a simple, rectangular (with later additions) two-and-a-half-storey, stucco structure with a steeply-pitched side gable roof that features a central dormer. There have been two major interventions to the building; in the early 1970s, a one-storey addition was constructed to the rear to accommodate a kitchen and a sunroom and, in 1986, a one-storey asymmetrically placed addition was constructed on the front façade, wrapping around to the north façade, along with another rear addition (see Photographs, Document 3).

From 1970, the house was owned by Patrick Murray, a prominent Ottawa architect, who also served as the mayor of the former village of Rockcliffe Park from 1985 to 2000, when it amalgamated with the City of Ottawa. Murray and his brother, Timothy, were partners in the firm Murray and Murray and were responsible for a number of noteworthy Ottawa buildings of the era, including the original Algonquin College, and Dunton Tower and Robertson Hall at Carleton University.

During the assessment and evaluation of the building within the Rockcliffe Park HCD, the house received a low score for its architecture, but a high score for its history because of its construction date and association with Patrick Murray, former mayor (see Heritage Survey Form, Document 4).

The Rockcliffe Park HCD Guidelines discuss the demolition of buildings in Section IV) Buildings:

1. Any application to demolish an existing building should be reviewed with consideration of its historical and architectural significance, its contribution to its streetscape, and the appropriateness of the proposed redevelopment. Demolition should be recommended for approval only where the existing building is of little significance and the proposed redevelopment is sympathetic to the surrounding environment.

The building at 285 Acacia Avenue, as a much altered example of the type of simple stucco-clad structures built in the former village in the first decades of the 20<sup>th</sup> century, has limited architectural significance but as the home of Patrick Murray, the mayor of Rockcliffe for 15 years, has historical significance. The proposed redevelopment of the property, however, is sympathetic to the surrounding environment, as it retains the character of the landscaped setting of the house by preserving certain key features of the lot, including most of the cedar hedge and most of the property's significant mature trees.

Recommendation 2:

The applicant proposes the replacement of the existing structure with a contemporary styled, two storey, (10-metre) predominantly flat-roofed building, with a flared section over the master bedroom. Roughly square in plan, the proposed house will be oriented to face Buchan Road and will be sheathed in dressed and rough cut limestone. The wide overhanging eaves will have western red cedar soffits. The front entrance will be recessed under an overhanging eave and flanked by glass sidelights, with a rectangular window above and a rough cut windowless accent wall to the west. Garage doors will face west, to the rear yard of the adjacent house on Buchan Road. The south façade will feature a glass extension, to house the dining room, and terraces and decks oriented to the south. The east elevation will repeat the mixed materials, and geometric forms of the front façade, with cedar siding on the upper storey and a cedar and glass wall to break up the mass. (see Elevations, Document 5 and Perspectives, Document 6).

New building construction is also addressed in Section IV) Buildings, of the Rockcliffe Park Management Guidelines:

4. Any application to construct a new building or addition should be reviewed with consideration of its potential to enhance the heritage character of the Village. New construction should be recommended for approval only where the siting,

form, materials and detailing are sympathetic to the surrounding natural and cultural environment.

5. New buildings and additions should be of their own time, but should also harmonize with the existing cultural landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.

The proposed house is consistent with these guidelines. Like the building it replaces, it is sited to be well set back from the Acacia Avenue property line – at least 10.9 metres at its closest point. In addition, this section of Acacia Avenue features an exceptionally wide verge of city-owned property, measuring at least seven metres in depth, which means that the house will be approximately 15 metres from the road edge. While contemporary in design, the use of natural stone, red cedar, glass and zinc are consistent with materials used in the village and provide a contemporary expression of traditional materials. The surrounding properties on Acacia Avenue are set on large lots with generous setbacks, amidst mature trees with cedar hedges and shrubs. The proposed house, although closer to Buchan Road than its predecessor, has virtually the same, very large, setbacks on its other three sides. The property covers 18.9 per cent of the property (permitted coverage 30 per cent), and is less than the permissible floor space index for the site, at 33.4 per cent, whereas 37.5 per cent is permitted.

Recommendation 3:

The Rockcliffe Park HCD Guidelines has policies regarding the landscape.

Section V) Soft and Hard Landscape

1. The dominance of soft landscape over hard landscape should be recognized as an essential feature of the past history and present character of the Village.
4. The retention of existing mature trees and other significant plant material and hard landscape features should be encouraged. In public areas, removal should be recommended for approval only where it does not compromise heritage character, or if required for reasons of public safety.
5. 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.



The proposed landscape plan will retain much of the existing vegetation; including the part of the cedar hedge that runs parallel to the property line roughly to the northeast corner of the house. The mature trees along Buchan Road will be retained. The proposed landscape plan also retains the heavily-treed, green character of the property. The mature cedar hedge, a noteworthy element of the Acacia Avenue streetscape, will continue to define the eastern boundary of the lot, and where it is proposed for removal, will permit views of the house and the planting of new trees. Most of the property will be open lawn and there will be flowerbeds, a rear deck with a pergola and terraces to the rear. There will be stone planters adjacent to the front door. In addition, the existing deciduous trees along the property lines will be retained and additional trees will be added at the northeast corner of the lot, to enhance the existing mature trees in this location (see Landscape Plan, Document 7 and Servicing and Grading Plan, Document 8).

The existing grades of the property will be maintained. There is a narrow stone walkway to the front door, as is found throughout the HCD. The existing driveway will be retained and the parking court will be paved with turf stone along its western edge to reduce the impact of its hard surface. Although the proposed house has a larger footprint than the existing, the character of the lot will continue to be consistent with the lot pattern throughout the HCD, where houses are set in large lots, with generous setbacks. The width of the public verges on this section of Acacia Road further contributes to the generous open space that surrounds the proposed house.

## Standards and Guidelines

City Council adopted the “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. The applicable standards for the application are:

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

The proposal, although it entails the demolition of the original 1912 structure, conserves the cultural heritage value of the Rockcliffe Park Heritage Conservation District landscape as the new building will not dramatically alter the existing character of a large treed lot, featuring a centrally placed house, with wide setbacks. The retention of character-defining elements such as approximately two-thirds of the cedar hedge, most mature trees, and wide lawns, does not negatively impact the character of the historic landscape or the streetscape of Acacia Avenue. The creation of a gap in the hedge to acknowledge the former orientation of the house also maintains the character of the streetscape.

The use of glass, zinc and primarily natural materials, such as limestone and cedar, make it visually and physically compatible with the rich architectural character of the Rockcliffe Park HCD.

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

The new building’s landscaping conserves the landscaped character of the HCD. The proposed new building is clearly contemporary and distinguishable from the HCD’s earlier structures. Its materials, design and massing complement this sector of the HCD.

## Conclusion

### Recommendation 1

The department has no objection to the proposed demolition of the building located at 285 Acacia Avenue. Its construction date and historical associations were highly rated during the building-by-building analysis undertaken by community members and heritage staff as part of the updating of the HCD because of its role as the home of long-time Rockcliffe Park mayor, Patrick Murray, but the building itself received a low score for the quality of its architecture. The “Guidelines” state:

“Demolition should be recommended for approval only where the existing building is of little significance and the proposed redevelopment is sympathetic to the surrounding environment.

#### Recommendation 2

The department recommends the approval of the proposed new house at 285 Acacia Avenue. Simple in design and execution, it will be a two storey constructed of natural materials, with a setback from Acacia Avenue that is similar to its neighbours to the south. In addition, its height, orientation on the lot, contemporary but compatible design, side-facing garage, and the use of varied forms and glass to break up the mass, will meet the HCD guidelines and make a positive contribution to the district.

#### Recommendation 3

The department recommends the approval of the proposed landscape plan. The proposed landscape will maintain much of the property's existing open space and setbacks from the property lines and, consistent with the plan, will feature a predominance of hard over soft landscape. The current driveway will be used to access the garage and the former circular drive will be removed. The cedar hedge, a character-defining element of this section of Acacia Avenue, will be largely maintained and improved.

#### Recommendation 4:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning and Growth Management Department to approve these changes.

#### Recommendation 5:

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that projects are completed in a timely fashion.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

The Development Review Sub-Committee of the Rockcliffe Park Residents Association reviewed plans for the project and provided the following comments:

We regret the loss of the existing house but felt that the proposed replacement building was acceptable.

We were surprised, but not opposed, to several of the Applicants' decisions:

- Locating the front of the house to face Buchan Road rather than Acacia.
- Locating a parking court in the western side yard. The side yard setback is, however, very generous.
- The cubic, flat-roofed, massing is unique on the street and cannot be considered 'contextural' in any way. The lot, however, is large and well landscaped. The building has the opportunity to be successfully 'sculptural'.
- The Development Review Sub-Committee (DRS) would support a minor variance to treat the rear yard as a side yard. This would reinforce the rhythm of spacing between the houses on this side of Acacia. The proposed rear yard does, however, match the rear yard of the existing house.

The DRS was impressed with the high quality palette of materials being proposed. The Applicant agreed that if the project was to proceed, more attention would be given to refining the final design.

## **RESPONSE**

In reaction to the comments above, the applicant agreed to:

- Provide an opening in the cedar hedge to allow a view of the house from Acacia Avenue to acknowledge the former orientation of the house
- reduce the size of the parking court and to using turf stone to soften its western edges

On May 20, 2015, the Rockcliffe Park Residents' Association considered the application and decided "to accept the DRS report." Brian Dickson, President, Rockcliffe Park Residents' Association, further clarified that "... the RPRA does not object to the demolition."

## **NOTIFICATION**

Heritage Ottawa is aware of the application.

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

## **COMMENTS BY THE WARD COUNCILLOR**

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

## **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations outlined in this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

HC4 – Improve arts and heritage.

## **APPLICATION PROCESS TIMELINE STATUS**

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

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Statement of Heritage Character

Document 3 Photographs, Current conditions

Document 4 Heritage Survey and Evaluation Form

Document 5 Elevations

Document 6 Perspectives

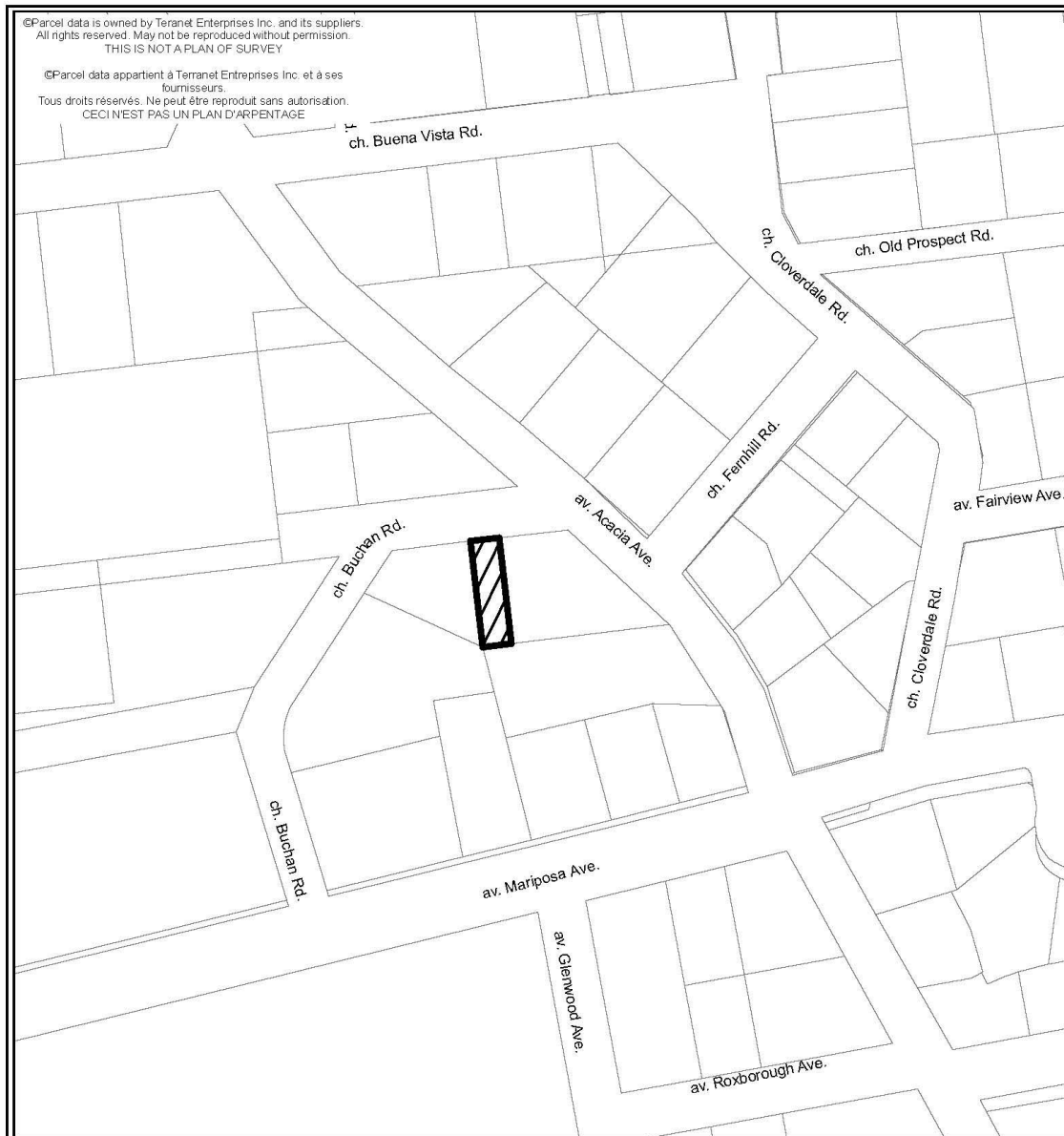
Document 7 Landscape Plan

Document 8 Plan showing former footprint of house


**DISPOSITION**

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



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2015 / 05 / 15	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision  
 Heritage / Patrimoine  
 285 avenue Acacia Avenue**

Areas to have Heritage Overlay added  
 Secteurs auxquels sera ajoutée une désignation patrimoniale

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres

## Document 2 – Statement of Heritage Character

### 2. Rockcliffe Park Heritage Conservation District

### 3. Statement of Heritage Character

#### i) Description

The Village of Rockcliffe Park is a planned residential community first laid out in 1864 by Thomas Keefer. It was created as a partial subdivision of the large estate belonging to his father-in-law, Thomas McKay. Development occurred slowly, but in 1908 a Police Village was created, and by 1926 the Village of Rockcliffe Park had been incorporated. The boundaries established in 1908 have remained intact, and the present Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting, still true to the spirit of Keefer's original vision.

#### ii) Reasons for Designation:

The Village of Rockcliffe Park is proposed for designation as a heritage district because of:

- The significance of its original design intentions;
- The continuity in its evolution;
- The richness of its current urban condition;
- Its relationship with its wide setting, and
- The importance of its historical associations.

#### iii) Original Design Intentions

The Village of Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted in Canada from 18<sup>th</sup> Century English precedents. McKay had adopted this approach in his initial development of the estate, and the original McKay villa and grounds survive as Rideau Hall, the estate of the Governor General of Canada, on the western boundary of the village. When, in 1864, Keefer advertised his Park and Villa lots for private residences, he focused on the picturesque qualities of the scenery, and the importance of curving roads, extensive plantings, and naturalistic settings as key features in any future development. Lots were sold as components of the larger Estate, implying a cohesive landscape approach- purchasers were enjoined from



erected anything that would be “inconsistent with the maintenance of the Estate as a park for private residences.” Tree planting on road fronts was an immediate requirement on purchase, and commercial and industrial uses were explicitly banned. This type of ‘suburban’ or borderland development is also a reflection of a particularly North American response to rapid industrialization and urbanization in the 19<sup>th</sup> Century, with its emphasis on healthy living in a rural or country setting.

iv) Continuity in Evolution

The Village of Rockcliffe Park today is a remarkably consistent reflection of the ideas set out by Keefer. Although development of the residential lots has taken place very gradually, the ideas of Estate management, of smaller lots as part of a larger whole, of picturesque design, of residential focus, have survived as controlling aspects of the Village’s form and character. This has been in part somewhat fortuitous and unconscious- the cumulative effect of precedent and example. The early estates such as the MacKay villa and Rockcliffe were followed quickly by Birkenfels and Crichton Lodge, which in turn inspired smaller estates on Buena Vista Road, Mariposa Avenue, and Acacia Avenue and later Crescent Road. These types of properties continue to establish a Rockcliffe image, which is continually translated by architects and designers into individual variations on the theme. The strong landscape setting is able to embrace a rich diversity of lot and building sizes and configurations.

However, the continuity has also been provided by an active effort by overseers and residents. In the early years, Thomas Keefer and his associates developed special arrangements to control public and private initiatives as Trustees of the MacKay Estate. Later this effort fell to the overseers of the Police Village and then the councillors of the incorporated Village. Considerable energy has been spent by every successive generation to manage development and change, through formal and informal reviews and by a variety of by-laws, planning directives, and special designations. In most communities such initiatives have focused on economic development and minimum property standards; in Rockcliffe there is an extraordinary effort to maintain the scenic qualities, the park setting, the natural features and plantings, the careful informality of streets and services. This continuity of vision is very rare in a community where development has occurred on such a relatively large scale over such a long time period.

v) Current urban condition:

The Village of Rockcliffe Park has combined public and private initiatives to create an unusually rich urban landscape. The deliberately curved roads, without curbs or

sidewalks, and the careful planting of the public spaces and corridors, together with the careful siting and 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 dramatic Ottawa River shoreline, the internal ridges and slopes, and the various outcroppings, has reinforced the design intentions. The architectural design of the residences and associated institutional facilities is similarly deliberate and careful, but in the casual elegance and asymmetry of the various English country revival styles which predominate throughout the Village. The generosity of space around the homes, and the flowing 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. This informal elegance has been a consistent theme throughout the long process of development from the mid-19<sup>th</sup> Century to the present. There are relatively few examples of the strict neo-classicism that would suggest a more geometric ordering of the landscape.

There is also a set of community practices, intangible rituals that are both public and private, which continue to make sense of this environment- individual and collective outdoor activities, pedestrian and vehicular movement, areas of congregation and encounter, areas of dispersal and isolation. The urban landscape is also sustained by a variety of ongoing planning regulations, reflected most particularly in the current Official Plan and related zoning by-law.

vi) Relationship with its wider setting:

The Village of Rockcliffe Park has an important and integral association with its larger setting, as a result of patterns of historical development. With the Rideau Hall estate there is a symbiosis that dates back to Keefer's original vision of the village set within the larger grounds of this original villa. With Rockcliffe Park, there is a deliberate relationship again defined by Keefer, who saw the park as a natural extension and highlighting of the village's picturesque setting. This relationship was further strengthened with the expansion of the park to the east, and with the addition of the Rockeries. Beechwood Cemetery has also served as a compatible landscape boundary to the southeast from the earliest period of settlement through to the present. These various border areas create important gateways to the village, and help establish its particular character. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the picturesque quality of the Village. These extensions also form an integral part of the Village's environmental

ecosystem. It is unusual to have the internal character of a neighbourhood so strongly reinforced by adjacent land uses; it once again reflects the foresight of the original planners.

vii) Historical Associations

The most important historical associations of the village as a whole are with the MacKay/Keefer family, major players in the economic, social, cultural and political development of Ottawa. The village today is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this key piece of Canadian landscape. Additional associations have occurred more randomly throughout the history of the village, as people of regional, national, and international significance have resided here and made this community their home base. Such associations are in some ways more private than public, and are an aspect of the village that is preserved more in the intangible continuities and oral traditions of village life than in the stones and mortar of monuments and plaques.

There are also specific associations with individuals who, whatever their prominence elsewhere, have made special contributions within the Village at a public and private level. These people have been part of an unusual form of self-governance, which has blurred the lines between formal and informal participation in the affairs of the Village.

Document 3 – Current Photographs





Document 4 – Heritage Survey and Evaluation Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	285 Acacia Avenue	Building or Property Name	042270027 042270082				
Legal Description	PLAN 92 PT BLK 9 PLAN M57; LOT 35	Lot	35	Block	PT BLK 9	Plan	M57
Date of Original Lot Development	Before 1942	Date of current structure	c.1910-1912				
Additions	1981: front and side projections, porch	Original owner	Josiah Bell				



Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: May 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>Acacia Avenue follows the winding curve of the escarpment above MacKay Lake. On this section of the road, pedestrians and cars share the same thoroughfare creating a casual and informal style so integral to the picturesque tradition. A variety of trees, which have replaced the lost original elm tree canopy, line the street. 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.</p>	
Character of Existing Property	
<p>This building is set back from both streets with the primary facade on Acacia. It is situated on the west side of Acacia, at the intersection of Buchan Road. A tall hedge and a variety of small trees and shrubs define the property line on all sides. The property is also defined by a variety of mature trees, but the western edge of the grounds is particularly dotted with large coniferous trees. The grounds are even-graded and primarily consist of an expansive lawn which is surrounded by a semi-circular driveway with two entrances (one on Acacia and another on Buchan)</p>	
Contribution of Property to Heritage Environs	
<p><b>Landscape / Open Space</b> This property contributes to the open space landscape of Acacia Avenue and this area of Rockcliffe because it has many mature trees, generous setback and vast lawn consistent with neighbouring properties on Acacia Avenue. Its closer setback on Buchan surrounded by large trees is consistent with properties on that street.</p> <p><b>Architecture / Built Space</b> This building contributes to the early 20<sup>th</sup> century character of the architecture in the area and the variety of residences in revival styles that characterize Rockcliffe Park.</p>	

Landmark Status	
This is a moderately-sized property situated on a corner lot on the primary thoroughfare of Rockcliffe mostly visible from the street	
Summary / Comments on Environmental Significance	
Similar to other properties along this section of Acacia Avenue (the primary north south thoroughfare in Rockcliffe), the landscape features complement the existing streetscape. This combination of property features (including mature trees, various shrubs, deep set back, and vast lawn) relate the properties to one another and create a continuous streetscape. Its Buchan facade (characterized by large trees, more shallow setback and defined property lines) also creates a continuous streetscape.	
<b>History</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: May 2010
Date of Current Building(s)	c. 1910-1912
Trends	
This building is reflective of the era of conversion from seasonal residences to permanent homes at a time when the influx of families to Rockcliffe Park was a result of higher-density development and crowding in downtown Ottawa. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a more healthy and peaceful residential environment.	
Events	
Persons / Institutions	
This was once the residence of Alice and Patrick J. Murray from at least 1980-2010. Patrick Murray lived here during the time in which he was long time Mayor, while he continued the tradition of accepting no salary for the post and ran his busy architectural practice at the same time. He founded Murray and Murray Associates with his brother Tim who was responsible for major commissions such as the Provincial Court House, the Ottawa International Airport and Algonquin College (Edmond). Under his leadership, the new building combining a public library and community hall was opened in 1994. He was the last mayor of Rockcliffe before it amalgamated with Ottawa in 2001.	
Summary / Comments on Historical Significance	
This building is associated with Rockcliffe's transition from predominantly summer residences to more	



permanent development as a fashionable suburban district.
Historical Sources
<p>City of Ottawa File            Rockcliffe LACAC file            Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005.  <i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997.  <i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988            Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985.            Might's Directory of the City of Ottawa            Library and Archives Canada            "Clips Notices of Happenings in Page Mounts on Cardboard" Ottawa Citizen February 7 1942  <a href="http://news.google.com/newspapers?id=g_kuAAAAIIBAJ&amp;sjid=u9sFAAAAIBAJ&amp;dq=285-acacia&amp;pg=4188%2C1172081">http://news.google.com/newspapers?id=g_kuAAAAIIBAJ&amp;sjid=u9sFAAAAIBAJ&amp;dq=285-acacia&amp;pg=4188%2C1172081</a></p>

<b>Architecture</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: May 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This two-and-a-half storey building has a rectangular plan with rear, side and front one storey projections. The shingled roof is side gabled, steeply pitched and punctured by a front dormer attic window. There is a tall prominent brick chimney on the south side of the east slope. The exterior is clad in stucco with some timbering, particularly on the north facade. The windows are rectangular and those on the upper storeys have shutters and some are defined by timbered frames. The off-centre front entrance projects from the main portion of the building and is placed between two projecting rectangular windows. To the rear, there is a rectangular addition with matching timbering and stucco, capped with a shallow pitched roof.</p>	
Architectural Style	
Elements of Tudor Revival influences (including the prominent chimney, timbering, and rectangular multi-paned windows on the north facade)	
Designer / Builder / Architect / Landscape Architect	
1980 addition: Murray and Murray, Griffiths and Rankin	
Architectural Integrity	
The additions and modifications reflect the original design and style of the main building.	

Outbuildings
To the west of the building, fronting on Buchan Road, there is a modest one storey garage with hipped roof. The exterior stucco and timbering match the main building.
Other
Summary / Comments on Architectural Significance
This is a good example of the early 20 <sup>th</sup> century architecture which defines this area of Rockcliffe.

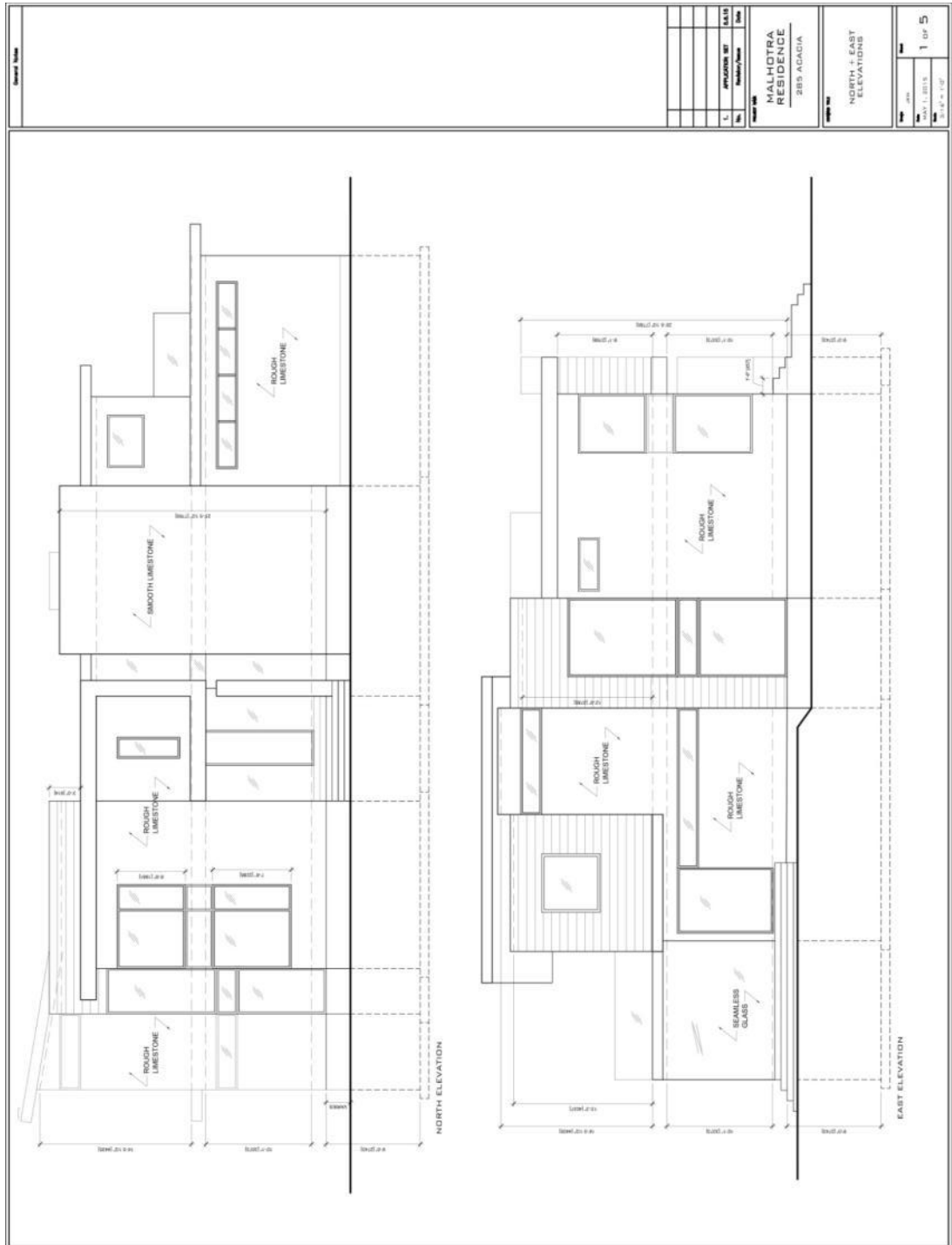
PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status			X		3/10
Environment total					63 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends	X				35/35
3. Events/ Persons/Institutions	X				30/30
History total					88/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder				X	0/10
4. Architectural Integrity			X		3/10
Architecture total					30 /100

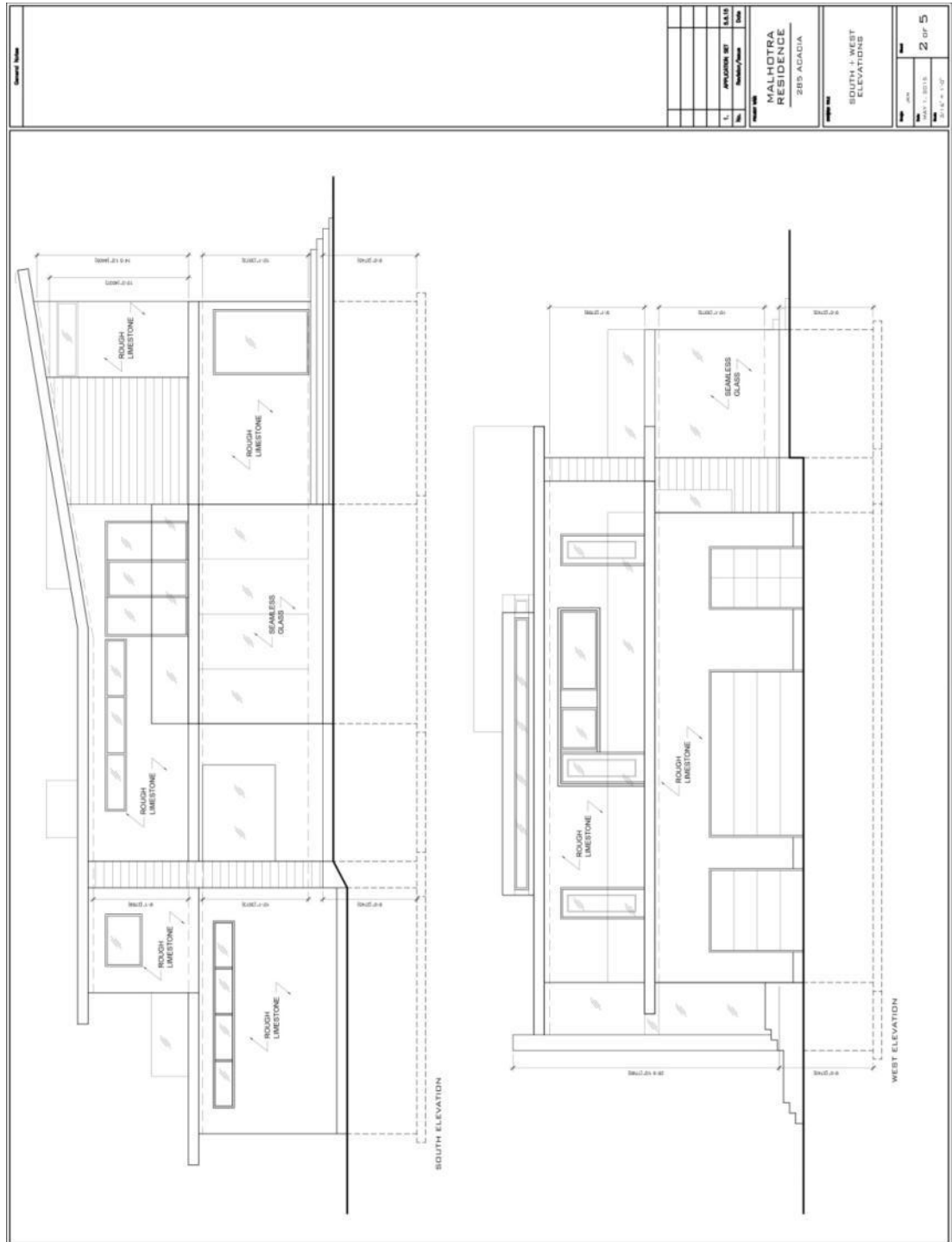
RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	63 x 45% =28.35
History	100 x 20% =17.6
Architecture	30 x 35% =10.5
Phase Two Total Score	56.45 /100

PHASE TWO EVALUATION SUMMARY					
Phase Two Score	Above	to	to	Below	
Group					

Document 5 – Elevations





Document 6 – Perspectives (Note : Landscaping not accurate, removed to allow view of property)





Document 7 – Landscape Plan

