

1. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 110 LAKEWAY DRIVE, 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 110, PROMENADE LAKEWAY, UNE PROPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO* ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE ROCKCLIFFE PARK

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council:

1. approve the application to demolish the building at 110 Lakeway Drive, received on May 30, 2017;
2. approve the application to construct a new building at 110 Lakeway Drive according to updated plans prepared by Christopher Simmonds Architect dated July 25, 2017, subject to the approval of other required planning applications;
3. approve the landscape design for the new building at 110 Lakeway Drive according to plans prepared by Christopher Simmonds Architect dated May 15, 2017 and received May 30, 2017;
4. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
5. issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry;
6. suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 23 August 2017, so that Council may consider this report within the statutory 90-day timeline.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 30, 2017.)

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

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil :

1. approuve la demande de démolition de l'habitation située au 110, promenade Lakeway, reçue le 30 mai 2017;
2. approuve la demande de construire un nouveau bâtiment au 110, promenade Lakeway conformément aux plans mis à jour préparés par Christopher Simmonds Architect datant du 25 juillet 2017, sous réserve de l'approbation des autres demandes d'aménagement requises;
3. approuve la conception de l'aménagement paysager autour du nouveau bâtiment construit au 110, promenade Lakeway, conformément aux plans préparés par Christopher Simmonds Architect, datés du 15 mai 2017 et reçus le 30 mai 2017;
4. délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
5. délivre le permis en matière de patrimoine dont la date d'expiration est fixée à deux ans après la date d'émission, sauf si cette validité est prolongée par le Conseil avant la date d'échéance;
6. suspende l'avis requis en vertu des paragraphes 29. (3) et 34. (1) du Règlement de procédure, afin d'examiner le présent rapport lors de sa réunion du 23 août 2017, de manière à ce que le Conseil

puisse le faire avant l'expiration du délai réglementaire de 90 jours d'examen.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 30 août 2017.)

(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.)

FOR THE INFORMATION OF COUNCIL

The Planning Committee approved the following motion:

WHEREAS report ACS2017-PIE-RHU-0014 was recommended for approval by the Built Heritage Sub-Committee at its meeting of July 13, 2017; and

WHEREAS the applicant had requested a minor variance to increase the permitted Floor Space Index by 0.011 above what is permitted to accommodate an additional 11.3 square metres; and

WHEREAS on July 13, 2017 the Built Heritage Sub-Committee directed staff to work with the applicant to decrease the Floor Space Index in accordance with the Zoning By-Law; and

WHEREAS staff have received a letter from the applicant dated July 19, 2017, indicating that they are withdrawing their application to request a variance for Floor Space Index;

THEREFORE BE IT RESOLVED that:

a. Recommendation 2 be amended to read:

Approve the application to construct a new building at 110 Lakeway Drive according to updated plans prepared by Christopher Simmonds Architect dated July 25, 2017, subject to the approval of other required planning applications

- b. Report ACS2017-PIE-RHU-0014 be amended to remove reference to the request for a minor variance to increase the permitted floor space index; and
- c. Document 4: Site Plan, be amended and replaced with the revised Site Plan as attached to this motion (as set out in supporting Document 1 below).

POUR LA GOUVERNE DU CONSEIL

Le Comité de l'urbanisme approuve la motion suivante :

ATTENDU QUE le Sous-comité du patrimoine bâti a recommandé l'approbation du rapport ACS2017-PIE-RHU-0014 à sa réunion du 13 juillet 2017;

ATTENDU QUE le demandeur a demandé une dérogation mineure pour augmenter le rapport plancher-sol autorisé de 0,011, de façon à ajouter 11,3 mètres carrés supplémentaires;

ATTENDU QUE, le 13 juillet 2017, le Sous-comité du patrimoine bâti a ordonné au personnel de travailler avec le demandeur pour diminuer le rapport plancher-sol conformément au Règlement de zonage;

ATTENDU QUE le personnel a reçu une lettre du demandeur datant du 19 juillet 2017, dans laquelle il indique qu'il retire sa demande de modifier le rapport plancher-sol;

PAR CONSÉQUENT, IL EST RÉSOLU :

- a. Que la recommandation 2 soit modifiée en ces termes :

Approuver la demande de construire un nouveau bâtiment au 110, promenade Lakeway conformément aux plans mis à jour préparés par Christopher Simmonds Architect datant du 25 juillet 2017, sous réserve de l'approbation des autres demandes d'aménagement requises.

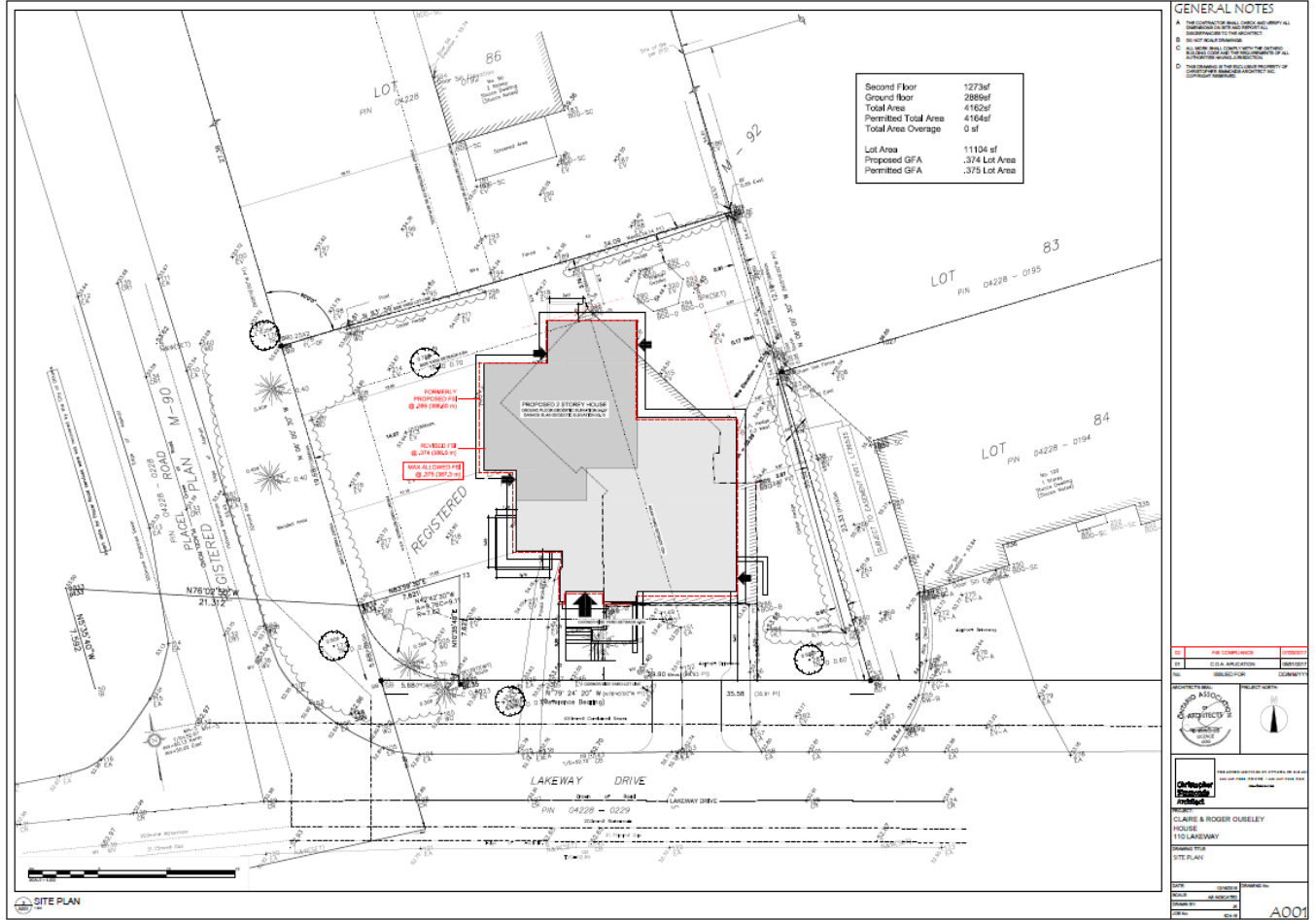
- b. Que le rapport ACS2017-PIE-RHU-0014 soit modifié afin d'en retirer toute référence à la demande de dérogation mineure pour augmenter le rapport plancher-sol autorisé;
- c. Que le document 4 : plan d'implantation soit modifié et remplacé par le plan d'implantation révisé qui est joint à la présente motion (comme l'indique le document 1 à l'appui ci-dessous).

DOCUMENTATION/DOCUMENTATION

- 1. Supporting Document 1 – Revised Document 4
Document 1 à l'appui – Document 4 révisé
- 2. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department dated 4 July 2017 (ACS2017-PIE-RHU-0014)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 4 juillet 2017 (ACS2017-PIE-RHU-0014)
- 3. Extract of draft Minutes, Built Heritage Sub-committee, 13 July 2017
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 13 juillet 2017
- 4. Extract of draft Minutes, Planning Committee, 22 August 2017
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 22 août 2017

Revised Document 4 (Revised site plan)



**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
July 13, 2017 / 13 juillet 2017**

and / et

**Planning Committee / Comité de l'urbanisme
August 22, 2017 / 22 août 2017**

**and Council / et au Conseil
August 23, 2017 / 23 août 2017**

**Submitted on July 4, 2017
Soumis le 4 juillet 2017**

**Submitted by
Soumis par:
Court Curry,**

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

Contact Person

Personne ressource:

**Ashley Kotarba, Planner / Urbaniste, Heritage Services Section / Section des
Services du Patrimoine**

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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2017-PIE-RHU-0014

**SUBJECT: Application for Demolition and New Construction at 110 Lakeway
Drive, 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 110, promenade Lakeway, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

REPORT RECOMMENDATIONS

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

1. Approve the application to demolish the building at 110 Lakeway Drive, received on May 30, 2017.
2. Approve the application to construct a new building at 110 Lakeway Drive according to plans prepared by Christopher Simmonds Architect dated May 15, 2017 and received May 30, 2017, subject to the approval of other required planning applications;
3. Approve the landscape design for the new building at 110 Lakeway Drive according to plans prepared by Christopher Simmonds Architect dated May 15, 2017 and received May 30, 2017;
4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.
5. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.
6. Suspend the notice required under Subsections 29. (3) and 34. (1) of the Procedure By-law to consider this report at its meeting on 23 August 2017, so that Council may consider this report within the statutory 90-day timeline.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 30, 2017.)

(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 de l'habitation située au 110, promenade Lakeway, reçue le 30 mai 2017.
2. d'approuver la demande de construction d'un nouveau bâtiment au 110, promenade Lakeway, conformément aux plans préparés par Christopher Simmonds Architect, datés du 15 mai 2017 et reçus le 30 mai 2017, sous réserve de l'approbation d'autres demandes d'aménagement requises;
3. d'approuver la conception de l'aménagement paysager autour du nouveau bâtiment construit au 110, promenade Lakeway, conformément aux plans préparés par Christopher Simmonds Architect, datés du 15 mai 2017 et reçus le 30 mai 2017;
4. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
5. de délivrer le permis en matière de patrimoine dont la date d'expiration est fixée à deux ans après la date d'émission, sauf si cette validité est prolongée par le Conseil avant la date d'échéance;
6. de suspendre l'avis requis en vertu des paragraphes 29. (3) et 34. (1) du Règlement de procédure, afin d'examiner le présent rapport lors de sa réunion du 23 août 2017, de manière à ce que le Conseil puisse le faire avant l'expiration du délai réglementaire de 90 jours d'examen.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 30 août 2017.)

(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 house at 110 Lakeway Drive (1965) is a split-storey, brick bungalow with a V-shape plan and hip roofs. There is a two storey garage and an angled entrance with a concrete walkway onto Lakeway Drive. The property is located on the northeast corner of Lakeway Drive and Placel Road (see Documents 1 and 2). This area of Rockcliffe Park is typified by one and two storey residences constructed in mid to late 20th century architectural styles.

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 private homes and related institutional properties within a park setting.

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

The application is to demolish the existing house at 110 Lakeway Drive and construct a new building. In 1997, the former Village of Rockcliffe Park was designated under Part V of the *Ontario Heritage Act*. The original Rockcliffe Park had Guidelines regarding the management of change in the heritage conservation district, including some regarding demolition and new construction.

In March 2016, City Council approved a new heritage conservation district plan for the Rockcliffe Park Heritage Conservation District, which is currently under appeal. Since then, heritage staff have used this plan as policy, and also have regard to the 1997 Heritage District plan when assessing applications.

As part of the process leading up to the recently-approved Rockcliffe Park Heritage Conservation District Plan (RPHCDP), each property in the district was researched and

evaluated and scored for its Environment, History and Architecture. The property received a low score overall, and is a Grade II building (Document 3).

The original 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 RPHCDP also discusses demolitions

1. Any application to demolish an existing Grade II building will be reviewed with consideration of its historical and architectural significance, its contribution to the historic character of the streetscape, and the appropriateness of the proposed redevelopment. Demolition will be permitted only where the existing building is of little significance and the proposed building is sympathetic to the traditional surrounding natural and cultural environment. All new construction will comply with the relevant Guidelines contained within this plan.

The building at 110 Lakeway Drive is a split-level structure with hip roofs, and a v-shape plan. The building is clad in beige brick. The garage is located to the east side of the residence and there is a centrally placed recessed entranceway. The property is one of several mid-century residences constructed during the 1950s and 1960s located in the area of Rockcliffe Park.

Both the original Rockcliffe Guidelines and the new RPHCDP anticipate that buildings in the heritage conservation district may be demolished and replaced. Staff have no objection to the demolition of this structure, given its limited cultural heritage value.

Recommendation 2

The applicant proposes to replace the existing structure with a contemporary, two-storey structure with a sloped roof, split-level massing and irregular plan. The proposed building will be clad in brick and concrete board. The new building features large rectangular windows and a glass surround for the front entrance way. The single

door, double car garage and entrance will be located on Lakeway Drive. (see Documents 4, 5 and 6).

The Rockcliffe Park HCD Study has Guidelines related to the construction of new buildings. The following Guidelines are applicable to this application:

iv) Buildings

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. While contemporary in design, the new building is similar in expression to the building it will replace. The new building will have sloped roofs, split-level massing, and use brick as the primary exterior cladding material. The use of brick is consistent with materials used in the village.

The new RPHCDP also addresses replacement buildings, stating that new buildings shall contribute to, and not detract from the heritage character of the HCD and its attributes, that new buildings should be compatible with Grade I heritage buildings in the associated landscape, that buildings should be of their own time, that integral garages should be located in a manner that respects the streetscape, and that existing grades should be maintained. Further applicable Guidelines encourage the use of natural materials and may be either wood or metal clad wood. (see Document 6).

The proposed building respects these Guidelines. The orientation, height and massing of the building are compatible with the character of Lakeway Drive. The building has been designed to maintain the existing grade and the height of the proposed building is consistent with its adjacent neighbours (see Document 8). Minor variances are required for a reduction to the side yard setback, an increase in the driveway width, and an increase in the permitted floor space index (FSI). The FSI will be increased by 0.011 above what is permitted to accommodate an additional 11.3 metres. The applicant has

indicated that the increase in FSI is sought to provide additional space for barrier free access (Document 7). Heritage staff have no concerns with the proposed massing as it is compatible with the lot and streetscape.

The new building generally maintains the setback of the existing building and is consistent with neighbouring houses on Lakeway Drive. The proposed new home will be located approximately 3 metres closer to Placel Road.

There are two Grade I buildings nearby; 145 Lakeway Road and 90 Placel Road. The proposed new building is compatible with these structures in terms of its scale, massing and expression.

Recommendation 3

The proposed landscape plan includes the retention of existing trees and hedges with the exception of one tree. Additional shrubs will be planted on the north side of the property. The new entrance will feature steps to the driveway and a retaining wall garden with plantings (see Document 9).

Section V of the original Rockcliffe Park plan addressed landscape conservation, encouraging the dominance of soft over hard landscapes, the preservation of existing trees and shrubs, and the sensitive siting of new buildings to protect landscape character.

The RPHCDP, approved by Council in 2016, but currently under appeal, also has guidelines to encourage the conservation and enhancement of the existing cultural heritage landscape. These include an emphasis on soft over hard landscaping, tree preservation, the location of driveways, and the preservation of existing landscape character (Document 9).

This proposal meets the requirements of the new RPHCDP with regards to landscape as the large front lawn and mature trees are to be retained, new trees and shrubs are proposed. The current front entrance is not visible from the street and has an asphalt sidewalk leading up from Lakeway Drive. The new front entry will be visible from Lakeway Drive and feature stepped flower beds and steps with multiple landings. The existing grades of the property are to be maintained. The significant qualities of the landscape including the mature trees and existing grade are to be retained and the trees and shrubs along the perimeter of the lot facing Placel Road will remain unchanged. The mature trees to the west and south of the property will provide a buffer

for the new building

Recommendation 4

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. In this instance, a two-year expiry date, unless otherwise extended by Council, is recommended to ensure that the project is completed in a timely fashion.

Recommendation 5

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

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 conserves the cultural heritage value of the RPHCD. The existing house, of little architectural significance, will be replaced by a new structure that respects the guidelines for new construction in both the 1997 and 2016 plans. The improvements to the landscape, including the new plantings will improve the quality of the streetscape.

Provincial Policy Statement

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

Conclusion

Staff in Right of Way, Heritage and Urban Design (ROWHUD) have no objection to the proposed demolition and construction project. The new building in its landscaped setting is consistent with 1997 Guidelines for Rockcliffe, and the 2016 Guidelines that are under appeal but being used as policy. The new house will fit into the existing streetscape in terms of height and massing and it is of its own time.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa does not oppose this application and has no comments.

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

The Rockcliffe Park Residents Association (RPRA) does not support the application and provided comments that can be found in Document 11.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the 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 – Support Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

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

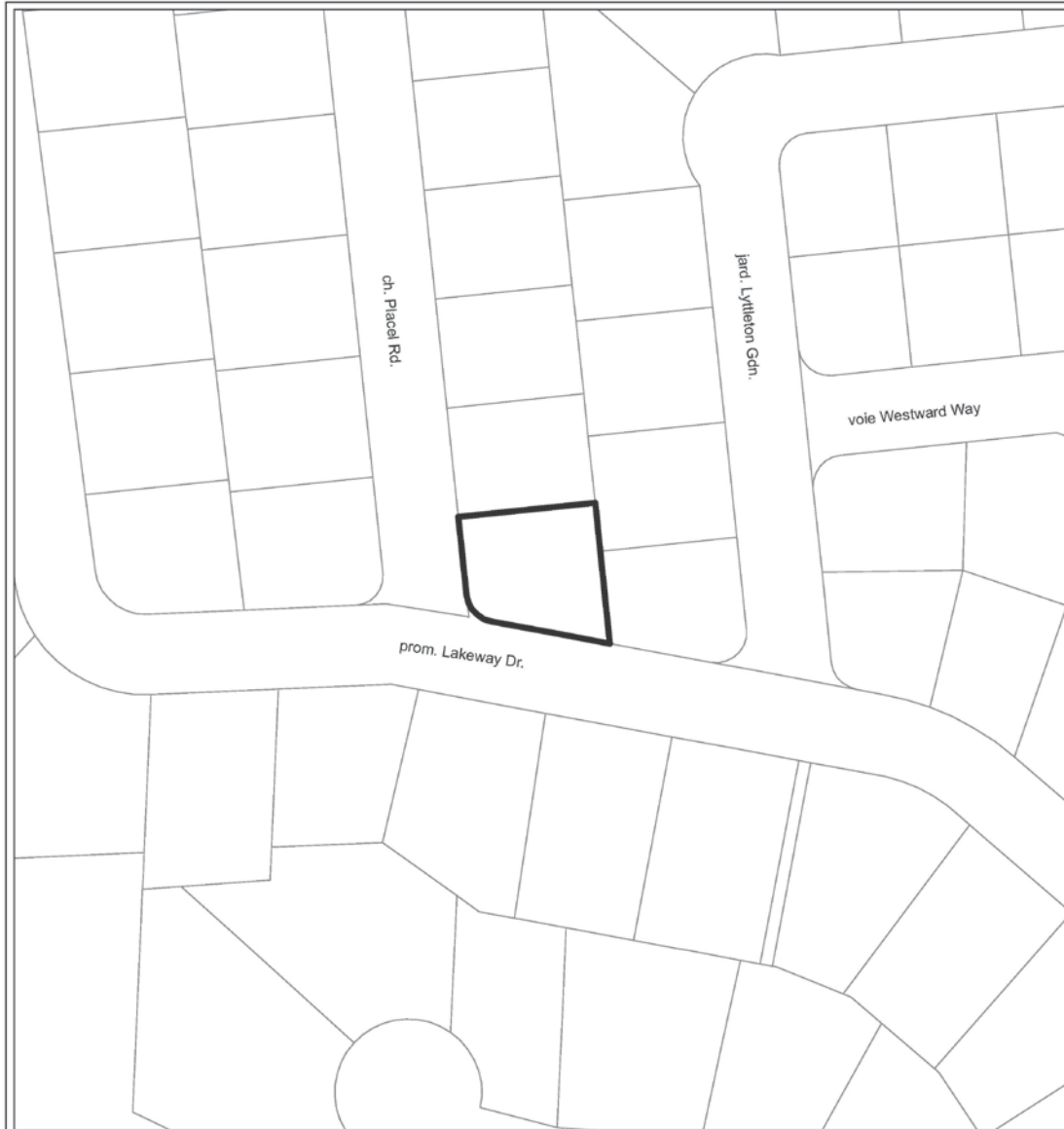
SUPPORTING DOCUMENTATION


- Document 1 Location Map
- Document 2 Current conditions
- Document 3 Heritage Survey Form
- Document 4 Site Plan
- Document 5 Elevations
- Document 6 Perspectives
- Document 7 Barrier Free Access Floor Plan – Ground Floor
- Document 8 Streetscape Perspectives
- Document 9 Landscape Plan
- Document 10 Rockcliffe Park HCD Plan Guidelines
- Document 11 Rockcliffe Park Residents Association Comments

DISPOSITION


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


Document 1 – Location Map



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| 17-0975-Y | |
| I:\CO\2017\Loc\Lakeway110 | |
| <small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small> | |
| <small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small> | |
| REVISION / RÉVISION - 2017 / 06 / 21 | |

LOCATION MAP / PLAN DE LOCALISATION

 110 promenade Lakeway Drive



NOT TO SCALE

Document 2 - Curent conditions





Document 3 - Heritage Survey Form

| HERITAGE SURVEY AND EVALUATION FORM | | | | | | | |
|--|------------------|---------------------------|--|---------------------|--|------|--|
| Municipal Address | 110 Lakeway | Building or Property Name | | 042280193 | | | |
| Legal Description | PLAN M922 LOT 85 | Lot | | Bloc k | | Plan | |
| Date of Original Lot Development | | Date of current structure | | 1965 | | | |
| Additions | | Original owner | | Mr. and Mrs. Riddel | | | |
|  | | | | | | | |
| Main Building | | | | | | | |

| | |
|--|--|
| Landscape / Environment | Prepared by: Lashia Jones / Heather Perrault |
| | Month/Year: July 2011 |
| Heritage Conservation District name | Rockcliffe Park |
| | |
| Character of Existing Streetscape | |
| <p>Lakeway Drive follows the natural curves of McKay Lake's east side and the pond, winding north-westerly between Pond Street and Sandridge Road. The road itself does not back on McKay Lake, but on Pond Street. Lakeway is intersected at various points by Blenheim Drive, Lyttleton Gardens and Placel Road.</p> <p>Lakeway is characterized almost entirely by single-story post war houses. The street was part of the "New Rockcliffe" subdivision plan of 1949 to include Sandridge, Birch, and Lakeway. Architectural styles tended to reflect the influence of modernist such as Frank Lloyd Wright, Walter Gropius and Mies Van der Rhoe. While individual house styles vary, and some have been re-faced with recent materials, there is a distinct continuity in their scale, massing and street setbacks. Some houses have been modified, or demolished to create two-story houses closer to Sandridge.</p> <p>The front yards along Lakeway are predominantly flat, are the majority are open to the street with modest landscaping using shrubs, bushes and combination of annuals and perennials. Most yards have a mixture of young and mature trees, including pine, maple and birch. There are no curbs or sidewalks along Lakeway, allowing pedestrians, cyclists and vehicle traffic to share the roadway. There is some street lighting but no overhead wiring.</p> | |
| Character of Existing Property | |
| <p>Typical of properties located on the northern side of Lakeway where the street curves, this property is located on an unevenly graded lot that slopes down toward the street. This property is somewhat unusual because the house is set back deep on the property. The front yard consists mostly of lawn but has a series of mature cedars densely planted on the west side. There are also several mature deciduous trees throughout the lawn. A paved walkway spans from Lakeway to the front entrance. A</p> | |

| | |
|---|---|
| <p>driveway leading to the garage is located on the eastern portion of the property. The side yard located on Placel is enclosed by a trees and shrubs.</p> | |
| <p>Contribution of Property to Heritage Environs</p> | |
| <p>Landscape/Open Space</p> <p>The landscape qualities of this property, particularly the set back of the residence, the relatively open lawn, modest tree plantings, and garden beds containing low-lying plantings and shrubs, are consistent with nearby properties located on this and surrounding streets. These features contribute to a unified character of the streetscape and residential area.</p> | |
| <p>Architecture/Built Space</p> <p>This area of Rockcliffe is typified by one and two storey residences constructed in mid-20th to late century architectural styles. The scale and setback of this residence is consistent with that of most other nearby residences which together form a unified streetscape, despite the variety in architectural designs.</p> | |
| <p>Landmark Status</p> | |
| <p>This is a mostly visible residence situated above grade on a corner lot.</p> | |
| <p>Summary / Comments on Environmental Significance</p> | |
| <p>This property is one of several mid- 20th century residences constructed during the 1950s and 1960s which relate to each other in materials and design, mostly being one, one and one-half, and split-level residences constructed in brick, siding, and stucco, many of which have prominent garages. This property, like others nearby, features a relatively open front yard dotted with trees and shrubs, and uneven grading caused by the lake. Together these properties create a coherent residential neighbourhood in the northern portions of Rockcliffe Park situated east of the lake.</p> | |
| <p>History</p> | <p>Prepared by: Lashia Jones / Heather Perrault</p> |
| | <p>Month/Year: July 2011</p> |
| <p>Date of Current Building(s)</p> | <p>1965</p> |
| <p>Trends</p> | |

Despite efforts by the Rockcliffe Park Village Council, the untouched woodland, east of McKay Lake, was subdivided in 1949 by the Rockcliffe Realty Company into about a hundred lots. The Blenheim and Lakeway developments were unusual for their time, since the properties were sold as undeveloped lots, and independent architects were commissioned to design the individual houses. The subdivisions sold very quickly, a new phenomenon for Rockcliffe. The post-war boom had created a constant demand for residential properties in the Ottawa and Rockcliffe's location was no longer perceived as being at a great distance from the downtown core.

This area contains an excellent representative collection of houses that show what happened in the volatile and fast-changing post-war decades of the 1950s and 1960s when a new society was taking shape and searching intensely for house-forms to fit new needs in life. This is an area of about thirty acres where each house was built to an individual personal choice. The postwar development of suburbs was coupled with the expansion of the automobile industry and increased prevalence of cars as the primary means of transportation. As such, these suburbs and the architecture of the buildings within them were organized around the increasing cultural reliance on automobiles.

Events

Persons / Institutions

1966: Not listed

1964. Mr. and Mrs. Riddel

1970: David Downing

Summary / Comments on Historical Significance

The historical significance of this property is due to its role in some of the earlier phases of residential development east of McKay Lake in the mid-20th century.

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|---|
| Historical Sources |
| <p>City of Ottawa File</p> <p>Rockcliffe LACAC file</p> <p>Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa: The Friends of the Village of Rockcliffe Park Foundation, 2005.</p> <p><i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997.</p> <p><i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988</p> <p>Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985.</p> <p>Might's Directory of the City of Ottawa</p> |

| | |
|---|--|
| Architecture | Prepared by: Lashia Jones / Heather Perrault |
| | Month/Year: July 2011 |
| Architectural Design (plan, storeys, roof, windows, style, material, details, etc.) | |
| <p>This residence is a split-level structure constructed on a V-shape plan. The building is enclosed with hip roofs and clad in brick. The garage with the second storey is located on the east side of the residence. West of the garage door is an unembellished doorway as well as a rectangular window. The second storey features three regularly spaced rectangular windows. The recessed entrance is centrally placed, embellished by sidelights, and covered by the roofline. To the west of the entrance is a series of sliding glass doors.</p> | |
| Architectural Style | |
| Split level bungalow | |
| Designer / Builder / Architect / Landscape Architect | |
| Bernie Garand | |

| |
|--|
| Architectural Integrity |
| No known alterations |
| Outbuildings |
| |
| Other |
| |
| Summary / Comments on Architectural Significance |
| This property is an example of mid-century architecture that characterizes the region of Rockcliffe east of the Lake, a region that was developed from the beginning with a focus on higher density housing. The majority of houses were built from a small range of plans with similar scales of one to two storeys and typically customized by its owners. |

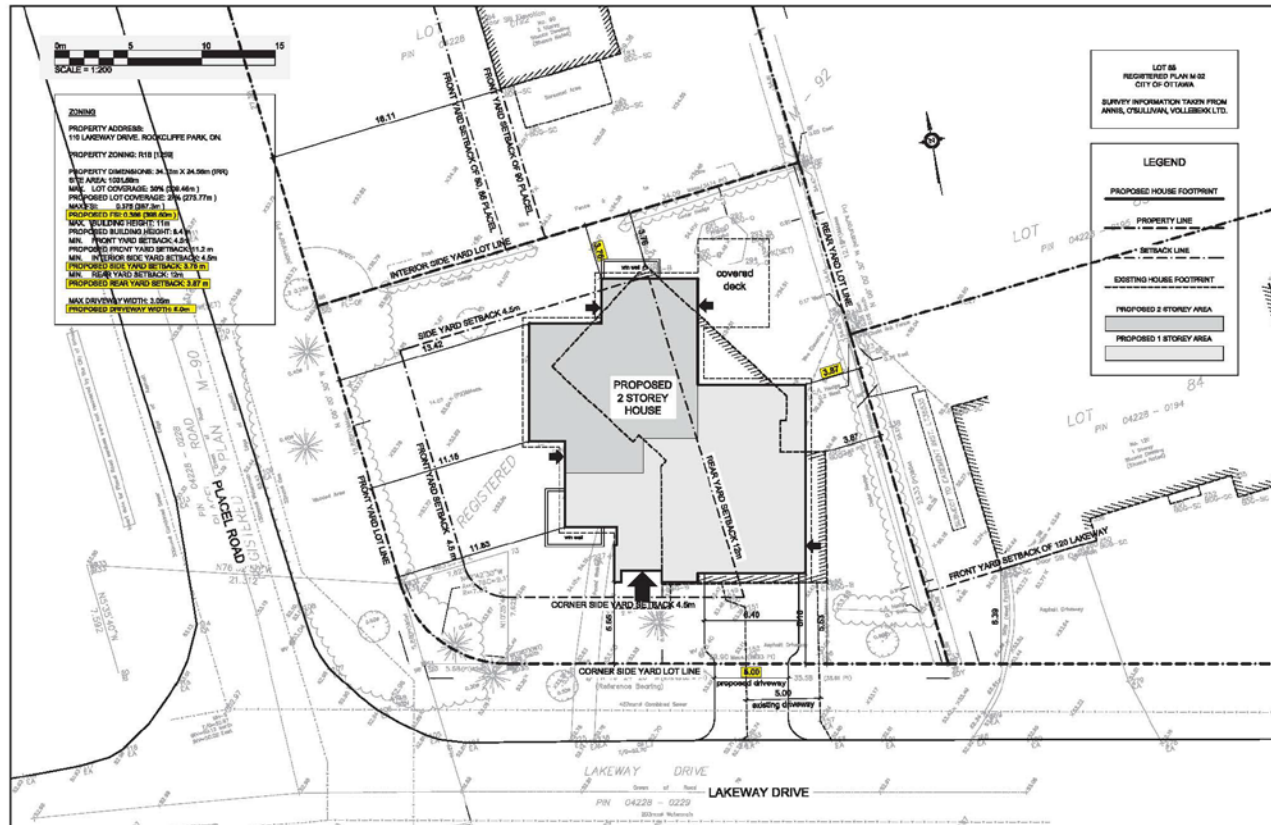
| PHASE TWO EVALUATION | | | | | |
|--------------------------------------|----------|----------|----------|----------|--------------|
| ENVIRONMENT CATEGORY | E | G | F | P | SCORE |
| 1. Character of Existing Streetscape | | X | | | 20/30 |
| 2. Character of Existing Property | | | X | | 10/30 |
| 3. Contribution to Heritage Environs | | | X | | 10/30 |
| 4. Landmark Status | | | | X | 0/10 |
| Environment total | | | | | 40/100 |
| HISTORY | E | G | F | P | SCORE |

| | | | | | |
|------------------------------------|----------|----------|----------|----------|--------------|
| 1. Construction Date | | | X | | 11/35 |
| 2. Trends | | | X | | 11/35 |
| 3. Events/ Persons/Institutions | | | | X | 0/30 |
| History total | | | | | 22/100 |
| ARCHITECTURE CATEGORY | E | G | F | P | SCORE |
| 1. Design | | | X | | 17/50 |
| 2. Style | | | X | | 10/30 |
| 3. Designer/Builder | | | X | | 3/10 |
| 4. Architectural Integrity | X | | | | 10/10 |
| Architecture total | | | | | 40/100 |

| | | | | | |
|---------------|-----------------|-------------|-------------|-------------|-------------|
| RANGES | EXCELLEN | GOOD | GOOD | FAIR | POOR |
| | Pre-1908 | 1908 to | 1926 to | 1949 to | After |

| | |
|--------------------------|---|
| Category | Phase Two Score, Heritage District |
| Environment | 40x 45% =18 |
| History | 22x 20% =4.4 |
| Architecture | 40x 35% =14 |
| Phase Two Total Score | 36.4/100 =36 |

Document 4 Site Plan



110 LAKEWAY DRIVE, ROCKCLIFFE PARK
 PROPOSED SITE PLAN
 APPLICATION FOR PERMIT UNDER ONTARIO HERITAGE ACT

MAY 15, 2017

3

Christopher
 Simmonds
 Architect

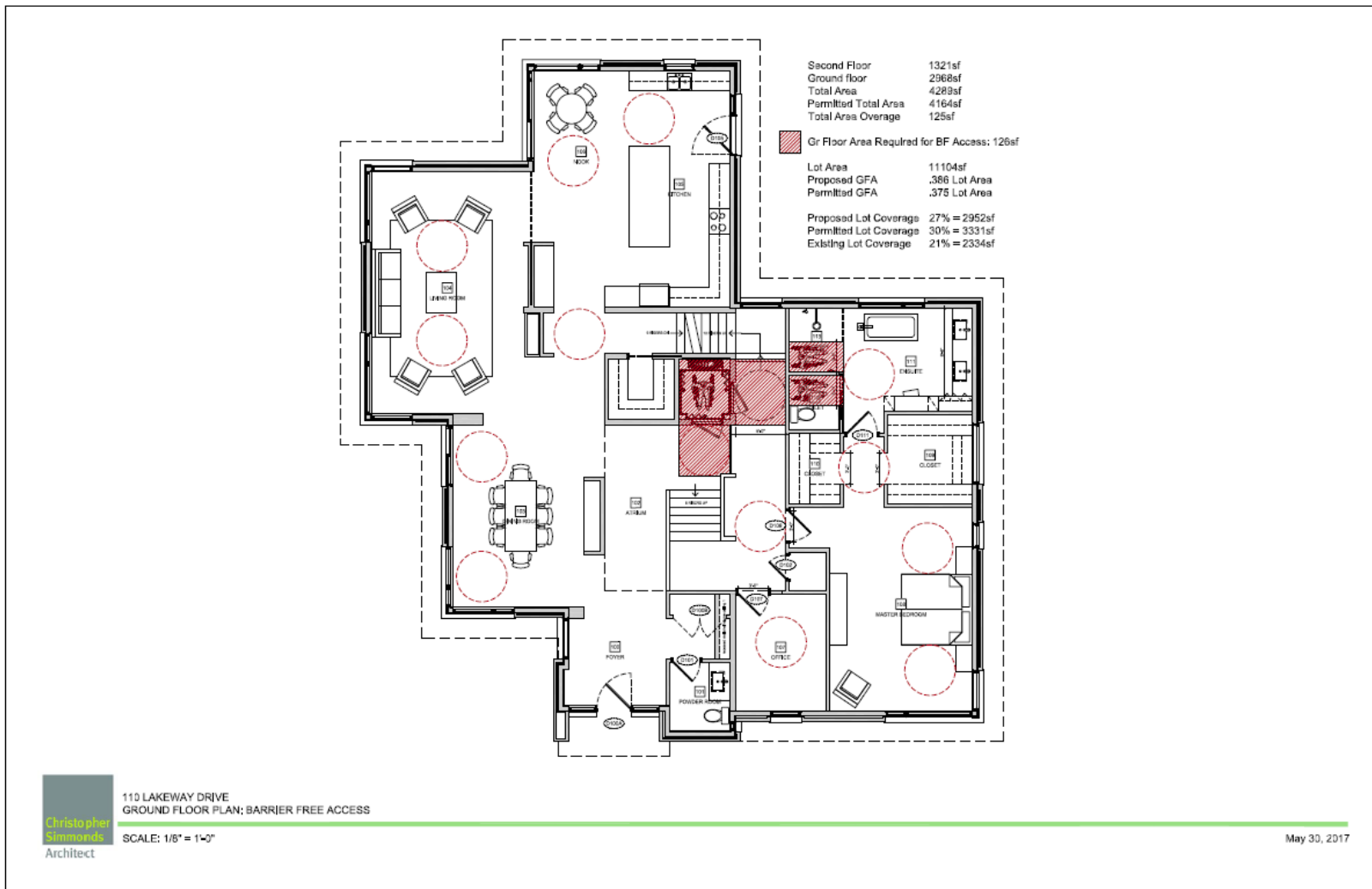
Document 5 - Elevations



Document 6 - Perspectives



Document 7 – Barrier Free Access – Ground Floor



Document 8 - Streetscape Perspectives



★ 110 Lakeway Drive 120 Lakeway Drive

STREETSCAPE HEIGHT ANALYSIS: LAKEWAY DRIVE

Estimated Heights from Google Maps

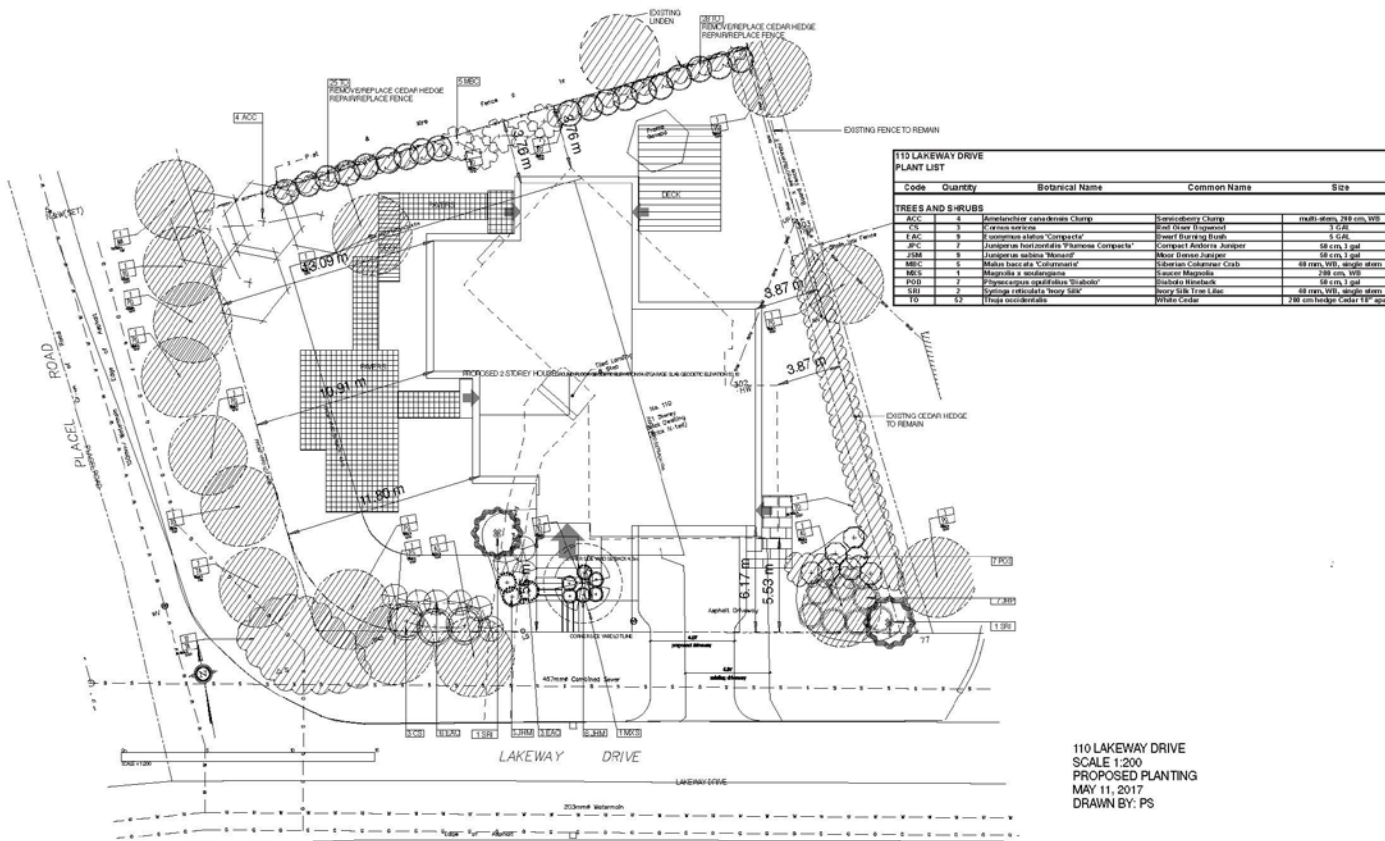


90 Placel Road ★ 110 Lakeway Drive

STREETSCAPE HEIGHT ANALYSIS: PLACEL ROAD

Estimated Heights from Google Maps

Document 9 - Landscape Plan



110 LAKEWAY DRIVE
 SCALE 1:200
 PROPOSED PLANTING
 MAY 11, 2017
 DRAWN BY: PS



110 LAKEWAY DRIVE, ROCKCLIFFE PARK
 PROPOSED LANDSCAPE PLAN & PLANT LIST
 APPLICATION FOR PERMIT UNDER ONTARIO HERITAGE ACT

MAY 15, 2017

Document 10 – Rockcliffe Park HCD Plan Guidelines

7.4.2 Guidelines for New Buildings

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:
 - a) 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.

- b) 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.
2. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
 3. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminium soffits, synthetic stucco, and manufactured stone will not be supported.
 4. 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.
 5. 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.
 6. Brick and stone cladding will extend to all facades.
 7. 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.

Garages and Accessory Buildings

1. New freestanding garages and accessory buildings such as security huts, shall be designed and located to complement the heritage character of the associated streetscape and the design of the associated building. In general, new garages

should be simple in character with a gable or flat roof and wood or stucco cladding.

2. New detached garages should not be located between the front façade and the front property line.
3. Other accessory buildings (sheds, play houses, pool houses) should be located in the rear yard and will not result in the loss of significant soft landscaping.
4. Security huts for diplomatic residences shall be sensitively sited and designed.

7.4.3 Landscape guidelines – New Buildings and Additions

1. New buildings and additions to existing buildings shall respect the heritage attributes of the lot's existing hard and soft landscape, including but not limited to trees, hedges and flowerbeds, pathways, setbacks and yards. Soft landscaping will dominate the property.
2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.
3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.
4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.
5. 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.
6. 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.
7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.
8. 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.

9. 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.
10. Existing grades shall be maintained.
11. Artificial turf shall not be permitted in front and side yards.

Document 11 – Rockcliffe Park Residents Association Comments

110 Lakeway Drive, Rockcliffe Park

Application to demolish the existing house and redevelop the property

To be considered at BHSC July 13, Planning Committee August 22, City Council August 23, 2017

Comments of the Rockcliffe Park Heritage Committee

An objective of the Rockcliffe Park Heritage Plan is to retain both Grade I and Grade II houses. A proposal to demolish a Grade II house, such as 110 Lakeway Drive, is to be reviewed in light of its historical and architectural significance (not high in this case), its contribution to the historic character of the streetscape (very positive in this case), and the appropriateness of the proposed redevelopment.

We support many aspects of this application, including the sensitive massing and siting of the proposed house, its materials, its landscaping, and the reduced backyard and sideyard setbacks, but are disappointed that we must oppose it for two reasons – FSI and footprint.

FSI: We cannot support exceeding the FSI – even by a small amount – when a new house is being built on a vacant lot. This principle has always governed the approach of the Rockcliffe Park Heritage Committee and its predecessors over many years. We communicated this to the applicant in early discussions.

Accordingly, we cannot support the justification offered that extra space is needed for wheelchair circulation. We believe that there are opportunities to find a way to reduce the FSI by 125 sq. ft. and thereby respect the FSI limit which is important to maintaining the heritage character of Rockcliffe Park.

Footprint: We asked that the **footprint** of the proposed house be reduced somewhat to bring it closer to that of the existing house. The house that is being replaced is not small for the size of the lot it is on or for the streetscape. However, the footprint remains as originally proposed – **27% larger than that of the existing house.**

The Heritage Plan sets out the purpose of the provision limiting footprints: the footprint of a new house must be **“generally the same” as that of the existing house to ensure the preservation of the character of the lot and its landscape.** Allowing the

enlargement of the footprints of new houses beyond “generally the same” when the existing house is already an appropriate fit for the size of the property it is on would contribute to the steady erosion of the greenscape of Rockcliffe Park – its defining and unifying heritage attribute. That is why we oppose a 27% increase in the footprint of the new house on this property.

Massing: We support the proposal to place the two-storey part of the proposed house so that it is on Placel Road which has two-storey houses, rather than on Lakeway Drive which does not.

Reduced backyard and sideyard setbacks: Given the shape of this corner property, the siting of the existing house on it, and the siting of the adjacent houses on both Lakeway Drive and Placel Road, we support the variances being sought with respect to reduced backyard and sideyard setbacks. The proposed house, instead of a sizeable backyard would have a large front yard, as does the existing house. Otherwise, the proposed house would be much further forward on the lot and would not respect the setbacks of adjacent houses in the streetscape.

Trees and landscaping: We applaud the intent to site the proposed house so as to retain the three largest trees (maples) as well as the abundant other trees on the property, and to reinstate greenery that appears to once have existed along the property next to the Placel Road property. To protect the large maple on Lakeway Drive near the property line with the adjacent house, we accept that the driveway should be moved somewhat as indicated on the siteplan.

Materials: We support the proposed materials for the house.

Staff response to Rockcliffe Park Residents Association comments:

Staff reviewed the comments provided by the Rockcliffe Park Residents Association, and continue to have no objections to the proposed application. The Rockcliffe Park Heritage Conservation District Plan guideline regarding the footprint for new construction is intended to ensure similar placement on the lot, and not to recreate the same footprint. The massing and siting are appropriate for the lot and streetscape for Lakeway Drive. In addition, the impact of the building on the street in this location is appropriate as the proposal maintains the existing landscaped character of the lot.