

**2. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION AT 1 COLTRIN PLACE, 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 1, PLACE COLTRIN, UNE 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 (DCP) DE ROCKCLIFFE PARK**

### **COMMITTEE RECOMMENDATIONS**

**That Council:**

- 1. approve the application to demolish the building at 1 Coltrin Place, received on June 1, 2017;**
- 2. approve the application to construct a new building at 1 Coltrin Place, according to plans prepared by ARC Associates Inc. dated June 2017 and received June 1, 2017, subject to the approval of other required planning applications and the following condition:
  - a. That the conservation guidelines identified in the tree conservation report prepared by Dendron Forestry Services be implemented in consultation with staff in Planning, Infrastructure and Economic Development.****
- 3. approve the landscape design for the new building at 1 Coltrin Place, submitted on June 1, 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**

Que le Conseil :

1. approuve la demande de démolition de l'édifice situé au 1, place Coltrin, reçue le 1<sup>er</sup> juin 2017;
2. approuve la demande de nouvelle construction située au 1, place Coltrin, conformément aux plans réalisés par ARC Associates Inc. et datés de juin 2017, reçus par la Ville le 1<sup>er</sup> juin 2017, sous réserve de l'approbation des autres demandes d'aménagement requises et de la condition suivante :
  - a. Que les lignes directrices en matière de conservation définies dans le rapport sur la conservation des arbres préparé par Dendron Forestry Services soient mises en œuvre en consultation avec le personnel de la Direction générale de la planification, de l'infrastructure et du développement économique.
3. approuve le projet d'aménagement paysager de la nouvelle construction située au 1, place Coltrin, soumis le 1<sup>er</sup> juin 2017;

4. délègue au directeur général, Direction générale de la planification, de l'infrastructure et du développement économique, le pouvoir d'approuver des modifications mineures à la conception;
5. délivre le permis en matière de patrimoine assorti d'un délai d'expiration de deux ans à compter de la date de délivrance à moins d'un prolongement décrété par le Conseil avant l'expiration;
6. suspende l'avis requis en vertu des paragraphes 29 (3) et 34 (1) du Règlement sur les procédures pour permettre au Conseil d'examiner ce rapport à sa réunion du 23 août 2017 dans les limites du délai réglementaire de 90 jours.

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

**(Nota : L'approbation de la demande de modification de cette propriété 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. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department dated 4 July 2017 (ACS2017-PIE-RHU-0015)

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-0015)

2. 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

3. Extract of draft Minutes, Planning Committee, 22 August 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 22 août 2017

**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:**

**Anne Fitzpatrick, Planner / Urbaniste, Heritage Services Section / Section des  
Services du Patrimoine**

**(613) 580-2424, 15203, Anne.Fitzpatrick@ottawa.ca**

**SUBJECT:** Application for Demolition and New Construction at 1 Coltrin Place, 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 1, place Coltrin, une 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 (DCP) 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 1 Coltrin Place, received on June 1, 2017.
2. Approve the application to construct a new building at 1 Coltrin Place, according to plans prepared by ARC Associates Inc. dated June 2017 and received June 1, 2017, subject to the approval of other required planning applications and the following condition:
  - a. That the conservation guidelines identified in the tree conservation report prepared by Dendron Forestry Services be implemented in consultation with staff in Planning, Infrastructure and Economic Development.
3. Approve the landscape design for the new building at 1 Coltrin Place, submitted on June 1, 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'édifice situé au 1, place Coltrin, reçue le 1<sup>er</sup> juin 2017.
2. D'approuver la demande de nouvelle construction située au 1, place Coltrin, conformément aux plans réalisés par ARC Associates Inc. et datés de juin 2017, reçus par la Ville le 1<sup>er</sup> juin 2017, sous réserve de l'approbation des autres demandes d'aménagement requises et de la condition suivante :
  - a. Que les lignes directrices en matière de conservation définies dans le rapport sur la conservation des arbres préparé par Dendron Forestry Services soient mises en œuvre en consultation avec le personnel de la Direction générale de la planification, de l'infrastructure et du développement économique.
3. D'approuver le projet d'aménagement paysager de la nouvelle construction située au 1, place Coltrin, soumis le 1<sup>er</sup> juin 2017;
4. De déléguer au directeur général, Direction générale de la planification, de l'infrastructure et du développement économique, le pouvoir d'approuver des modifications mineures à la conception.
5. De délivrer le permis en matière de patrimoine assorti d'un délai d'expiration de deux ans à compter de la date de délivrance à moins d'un prolongement décrété par le Conseil avant l'expiration.

6. De suspendre l'avis requis en vertu des paragraphes 29 (3) et 34 (1) du Règlement sur les procédures pour permettre au Conseil d'examiner ce rapport à sa réunion du 23 août 2017 dans les limites du délai réglementaire de 90 jours.

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

(Nota : L'approbation de la demande de modification de cette propriété 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 1 Coltrin Place (1960) is a two-storey structure with a low-pitched, front gable roof, clad in painted brick. The property is located on the northwest corner of the Coltrin Place and Coltrin Road (see Documents 1 and 2). Coltrin Place is a small court with seven properties that was formed in 1960 from a portion of the Bronson family estate.

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

This application is to demolish the existing house at 1 Coltrin Place and to 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 Plan (RPHCDP), 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 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 1 Coltrin Place was constructed in 1960 and is a two-storey, rectangular plan building with a low-pitched front gable roof. It is clad in painted brick with a two storey garage and a curved, pierced brick wall that extends from the garage to the corner of the house. The house and landscape are typical of Coltrin Place, and characteristic of a number of 1960's developments in Rockcliffe park. The style and modest massing are unlike surrounding residences in the northern region 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, flat-roofed, two-storey structure. The proposed building will be clad in a natural limestone, stucco, prefinished metal (copper), with wood accents. The building will have an irregular rectangular plan and a sunken detached garage with a green roof that will be set back from the street. The windows will be metal-clad. The proposed building will be constructed on the foundation of the existing house on the west, north and east sides (see Documents 4, 5, 6 and 7).

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 use of limestone, stucco and wood are consistent with materials used in the village and provide a contemporary expression of traditional materials. The building design and fenestration pattern create simple rectilinear forms, which are complimented by the horizontal profile of the roof. The use of varied material on the front entrance break up the massing of the structure.

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 1 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. The complete Guidelines for New Buildings can be found in Document 8.

The proposed building respects these Guidelines. The orientation, height and massing of the building are compatible with the character of Coltrin Place and the neighbouring buildings (see Document 9). The building has been designed to maintain the existing grade and the height of the proposed building is consistent with its adjacent neighbours. In terms of siting, the new building generally maintains the setback of the existing building and is consistent with neighbouring houses

There is one Grade 1 building on Coltrin Place at 4 Coltrin Place. The property is a one-and-one-half storey bungalow with stucco siding and an original limestone wall surrounding the front property line. The proposed new structure is compatible with this building.

Minor variances for a reduction to the rear yard and interior side yard are required for the application to accommodate the one storey, attached, sunken garage. The impact of the reduced setbacks created by the garage is mitigated by extending the hedge to the north, implementing a green roof on top of the garage and retaining the mature tree at the rear of the property. The garage will feature a narrow driveway with pavers. Through the removal of the semi-circular driveway, the project provides overall landscape improvements to the property. Further, the massing of the garage is compatible with Coltrin Place, which features properties with prominent garages.

### Recommendation 3

The proposed landscape alterations include the retention of existing trees and hedges with the exception of one tree. A new cedar hedge will be added to the north side to buffer the proposed garage. The existing semi-circular driveway will be removed and replaced with lawn and shrubs, and the garage will feature a green roof.

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 (see Section 7.4.3, 1-7, attached as Document 8.).

This proposal meets the requirements of the new RPHCDP with regards to landscape as the semi-circular driveway is to be removed, the mature trees are to be retained and several new plantings including an extension of the cedar hedge are proposed. With the exception of the sunken garage, the existing grades to be maintained. The sunken garage will result in a reduced rear and side yard setback. The impact of these reductions is mitigated by the retention of the mature tree at the rear of the property, and the extension of the cedar hedge at the north side to screen the garage. The green roof of the garage will further buffer the impact of the garage. The significant qualities of the landscape including the mature trees and existing grade are retained and the streetscape character of Coltrin Place will be maintained.

### 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 improvement to the landscape, including the replacement of the semi-circular driveway 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 being used as policy until the resolution of the appeal. The new house will complement the existing streetscape in terms of height and massing, it will reduce the hardscaping facing Coltrin Place 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) supports the application and provided comments that can be found in Document 10.

## **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/Landscape Plan
- Document 5 Elevations
- Document 6 Perspectives
- Document 7 Renderings

Document 8 Rockcliffe Park HCD Plan Guidelines

Document 9 Streetscape Perspectives

Document 10 Rockcliffe Park Residents Association Comments

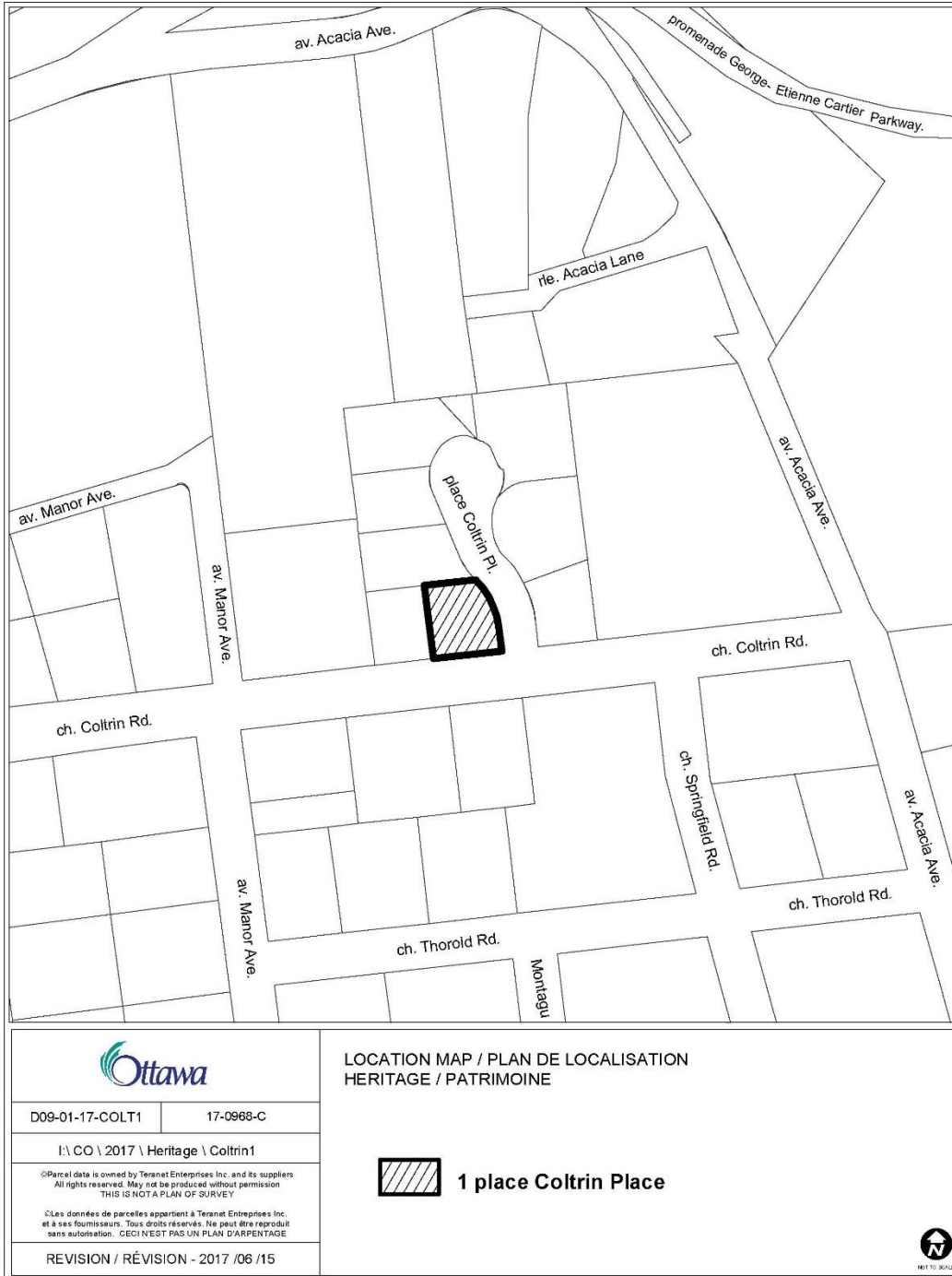
Document 11 Tree Conservation Report (*previously distributed*)


**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





D09-01-17-COLT1	17-0968-C
I:\CO\2017\Heritage\Coltrin1	
<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 appartiennent à Teranet Enterprises Inc.        et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit        sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>	
REVISION / RÉVISION - 2017 /06 /15	

LOCATION MAP / PLAN DE LOCALISATION  
 HERITAGE / PATRIMOINE

 1 place Coltrin Place



Document 2 – Curent conditions





Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM				
Municipal Address	1 Coltrin Place	Building or Property Name	042220095	
Legal Description	PLAN M101 LOT 2	Lot	Block	Plan
		LOT 2		PLAN M101
Date of Original Lot Development		Date of current structure	c.1960	
Additions		Original owner		
				
Main Building				

<b>Garden / Landscape / Environment</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Heritage Conservation District name	Rockcliffe Park
<b>Character of Existing Streetscape</b>	
<p>Extending northward from Coltrin Road is Coltrin Place, a small court originally part of the Waterstone property. Seven houses face the court, and an additional residence from the plan, number 273, fronts on Coltrin Road. While the small cluster of houses face inwards to each other, their siting on the lot and similar design characteristics provide privacy and character. The plan of Coltrin Place retained the low, stone garden wall along Coltrin Road from the Waterstone estate, adding new stone pillars to mark the entrance at Coltrin Place. It appears that a curved segment of garden wall with risers and a filled arch may also have been retained from the Waterstone gardens. This segment lines the front property border of 4 Coltrin Place.</p> <p>Other than the garden wall, there are no front fences or hedges on Coltrin Place. The street is lined with a mixture of trees, including maple, birch and pine. A mixture of straight and curved driveways and the lack of sidewalks reinforce the apparently casual and informal style so integral to the picturesque tradition in the rest of the neighbourhood.</p>	
<b>Character of Existing Property</b>	
<p>Typical of Coltrin Place, this property is set fairly close to the street and features a grassed front yard which also contains a curved (semi-circular) front driveway which extends to the garage. A birch tree is located in the grassed area between the road and the driveway. There are substantial plantings of trees around the rear and side perimeter of the property, shielding it from its neighbours. There are a few trees and shrubs located on the front, particularly near the pathway extending from the driveway to the front entrance. The side yard, located to the south of the building contains primarily open lawn and is separated from the front yard by several large rocks and some hedges. The property is delineated from Coltrin Road by a low stone wall.</p>	

<b>Contribution of Property to Heritage Environs</b>	
<p><b>Landscape / Open Space</b></p> <p>The landscape is typical of Coltrin Place, with an open lawn, visible front driveway and mature trees.</p> <p><b>Architecture / Built Space</b></p> <p>The two-storey linear plan with low pitched roof, front facing garage and modest massing is typical of most houses on Coltrin Place. The scale and setback of the house contribute to a relatively coherent streetscape.</p>	
<b>Landmark Status</b>	
<p>The house is visible from its location on Coltrin Place, but the court itself is mostly tucked out of view from the larger Rockcliffe environment.</p>	
<b>Summary / Comments on Environmental Significance</b>	
<p>The house and landscape of this property are typical of Coltrin Place, and characteristic of a number of 1960's developments in Rockcliffe park. However, their style and modest massing are less typical of surrounding residences in the northern region of Rockcliffe park.</p>	
<b>History</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
<b>Date of Current Building(s)</b>	c.1960
<b>Trends</b>	
<p>In the mid 20<sup>th</sup> century, influx of families to Rockcliffe Park continued as 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.</p>	

In the mid-20<sup>th</sup> century, a small number of speculative houses appeared. These houses were built from a standard plan with some variation. 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.

Coltrin Place, a 1960 subdivision of a portion of the Bronson family estate which retained significant elements of the original garden, serves as a modern example which has attempted to follow the traditional pattern of land development in the area. Andrew Hazeland, who was then the Director of the Canadian Mortgage and Housing Corporation, was responsible for the design and development of the small subdivision, wanted to ensure to maintain the gateways, walls, pond, trees and hedges of the Bronson property. The court was originally part of the Waterstone (725 Acacia) garden.

Events

Persons / Institutions

Summary / Comments on Historical Significance

The historical significance of this property is due to its role in the residential development of the former Bronson estate.

Historical Sources

City of Ottawa File

Rockcliffe LACAC file

Edmond, Martha. *Rockcliffe Park: A History of the Village*. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005.

*Village of Rockcliffe Park Heritage Conservation District Study*, 1997.

<i>Village of Rockcliffe Park LACAC Survey of Houses, 1988</i>	
Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i> . Village of Rockcliffe Park, 1985.	
Architecture	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Architectural Design (plan, storeys, roof, windows, style, material, details, etc.)	
<p>1 Coltrin Place is a two storey, rectangular plan house with a low pitch front facing gable roof. A double car garage with flat roof projects outward from the house towards the street. A curved, pierced brick wall extends from the garage to the corner of the house, containing a small courtyard. The front entrance is located north of the courtyard, recessed from the front façade in a one-storey wing with flat roof and overhanging eaves to form a porch. There are two doorways located in the courtyard, one leading to the house and the other to the garage, as well as a pairing of rectangular casement windows. The single unglazed door has an opaque glass sidelight on its south side. There are single rectangular casement windows on the second storey. The house and courtyard wall are constructed of painted brick.</p>	
Architectural Style	
1960s Contemporary	
Designer / Builder / Architect / Landscape Architect	
<p>Developers: Coltrin Realities Ltd/CMHC/Andrew Hazeland</p> <p>Andrew Hazeland was a Rockcliffe resident and architect practicing in the 1950s and 1960s. He was the director of the Canadian Housing Design Council.</p>	
Architectural Integrity	
No apparent alterations.	
Outbuildings	



Other
Summary / Comments on Architectural Significance
This house is characteristic of the development pockets that occurred in parcels of land severed from large estates in the 1960s, namely Northcote Place. The style and massing of the house are not uncommon in Rockcliffe Park, but are less typical in the northern section of the neighbourhood, composed primarily of grand estate-like properties.

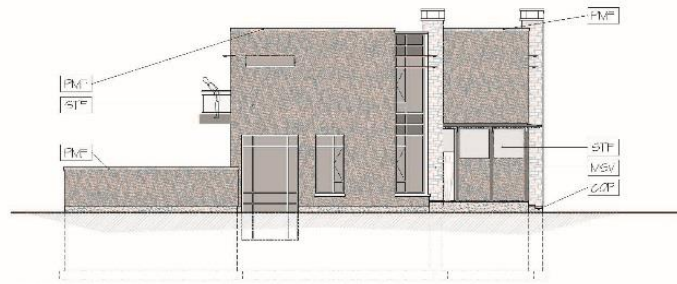
PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status				X	0/10
Environment total					40/100
HISTORY	E	G	F	P	SCORE
1. Construction Date			X		11/35
2. Trends		X			23/35
3. Events/ Persons/Institutions				X	0/30

History total					34/100
<b>ARCHITECTURE CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder		X			7/10
4. Architectural Integrity	X				10/10
Architecture total					44/100
<b>RANGES</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>GOOD</b>	<b>FAIR</b>	<b>POOR</b>
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

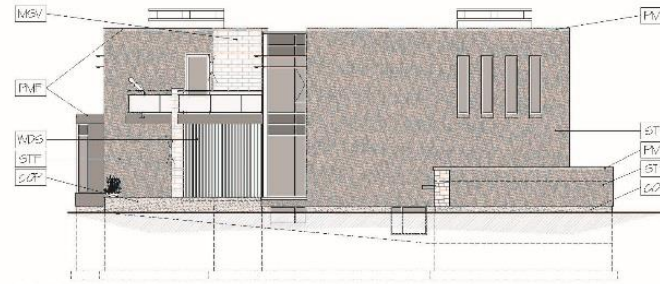
Category	Phase Two Score, Heritage District
Environment	40x 45% =18.00
History	34x 20% =6.80
Architecture	44x 35% =15.4
Phase Two Total Score	24.8/100 <b>=40.2</b>



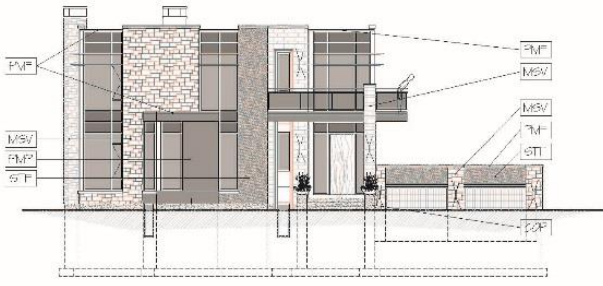
Document 5 – Elevations



WEST ELEVATION



SOUTH ELEVATION



EAST (FRONT) ELEVATION



NORTH ELEVATION

LEGEND:

COP	CONCRETE PARAPET	PMP	PRE-FINISHED METAL PANEL
MSV	MASONRY STONE VENEER	STP	STUCCO FINISH
PMP	PRE-FINISHED METAL FASCIA	WDS	WOOD SCREEN

ELEVATIONS  
 1 COLTRIN PLACE  
 FEBRUARY 2017



Document 6 - Perspectives



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STREET VIEWS - EXISTING  
1 COLTRIN PLACE  
NOVEMBER 2016



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STREET VIEWS - PROPOSED  
1 COLTRIN PLACE  
JUNE 2017



Document 7 – Renderings





## Document 8 – 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**

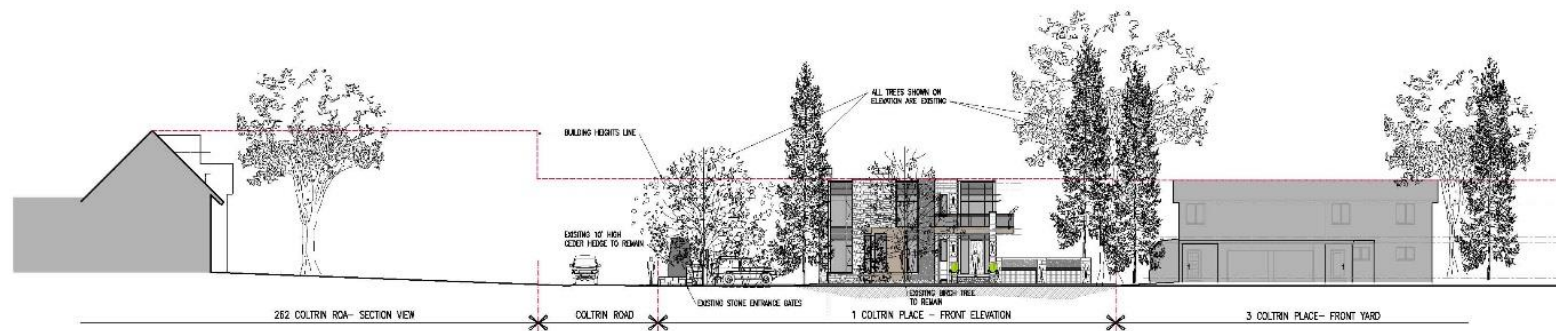
1. New freestanding garages and accessory buildings such as security huts, shall be designed and located to complement the heritage character of the associated streetscape and the design of the associated building. In general, new garages should be simple in character with a gable or flat roof and wood 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 9 – Streetscape Perspectives



## Document 10 – Rockcliffe Park Residents Association Comments

**The Rockcliffe Park Heritage Committee supports this application and the variances being sought.**

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 1 Coltrin Place, 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 (positive in this case), and the appropriateness of the proposed redevelopment.

We believe that the proposed redevelopment is appropriate for the following reasons.

**Mass and height and footprint:** Coltrin Place is a very small sub-division of seven houses. One is a Grade I property - #4. We find the massing and height of the proposed house to be consistent with #4 and with the streetscape more generally. We are very supportive of the fact that the proposed house fits into its landscape, rather than being “perched” above it. The footprint of the proposed house is “generally the same” as that of the existing house.

**Setbacks:** With respect to the **siting** of the proposed house on the lot, we recognize that in this case there are particularities that result in the largest setback being on the south side along Coltrin Road, rather than at the rear. We have carefully considered the proposed reductions of the **rear yard setback** and the **side yard setback** next to the neighbour on the north side caused by the proposed garage. We are prepared to support the variances required because the garage is well set back from the street, is partially sunken with a green roof, the grade of the proposed house is 2 feet lower than that of the neighbours at the side and the rear, and there will be hedges - so all in all, the garage will be hidden from these two neighbours. We understand that the applicant has the support of these neighbours.

**Trees:** We understand that the large Norway maple at the rear, in order to survive, requires careful protection during the construction of the garage which is very close to it. As well, we understand that the roots of a large spruce will have to be carefully handled when the existing semi-circular driveway is removed.

**Semi-circular driveway:** Its removal will allow for additional plantings in front and will contribute positively to the dominance of soft landscaping over hard.

**Materials:** They are sympathetic to their Grade I neighbour and the streetscape more generally.