



Date: July 13, 2020

Project: 235 Mariposa Avenue, Rockcliffe Park, Ontario

Project Description:

The proposed renovation and redesign of 235 Mariposa Ave, Rockcliffe Park is intended to establish this property as a unique piece of Architecture that will enhance the beauty of the neighbourhood of Rockcliffe Park. Rockcliffe Park is characterised by varied topography that lend to houses which are set back unobtrusively within a visually continuous, rich green landscape with many trees and generous gardens.

The Architecture of Rockcliffe Park varies from traditional through to modern and it is this diversity that makes the neighbourhood unique and appealing. The house is Colonial Style and is extremely derelict and doesn't fit into the landscape of Rockcliffe Park. The intention is to renovate the house to better reflect a Colonial Residence and have it become a house that assimilates within the beautiful surrounding context.

The house will remain set back from the street and we are proposing a beautifully landscaped front yard that fits in with the park-like setting of Rockcliffe Park. The existing curved driveway will be replaced by a walkway that leads from the new driveway to a new covered portico entry to receive guests. The entrance is centred to the house façade and the windows are symmetrically placed on the façade as is usual in Colonial homes. The existing entrance door has been identified as being the most interesting feature of the house and we will aim to retain it and incorporate it into the new design, however, if this is not salvageable then we intend to replicate it by incorporating a single door with two sidelights. Dormer windows have been placed into the roof so as to decrease the size of the roof visually as well as provide light into the bedrooms on the third floor that will be occupied by staff in the house (this was traditionally occupied by house staff in the past too).

The overall massing of the house will maintain a connection to the neighbourhood in the same manner as the surrounding houses in Rockcliffe Park. We will be maintaining the Southerly, Westerly and Easterly side yard setbacks in alignment with the adjacent properties. The expansion of the house towards the Northerly setback doesn't impose on any of the neighbours and is an improvement to the current house. The redesign of the entry portico contributes to the landscaping in the front yard and public realm of the lot. All existing mature trees will be retained and additional landscaping added to what is currently a very bare unattractive site.

The exterior materials of Colonial Architecture vary from siding, stucco, brick or stone. We have explored all of these options and it's our client's wish to do the house in a stone finish. Due to the structural integrity of the house we have had to explore a variety of masonry veneers but are limited to a lightweight veneer as anything else would involve redoing the entire foundation. Therefore we are proposing a smooth face stone for the main facade; stone is an element that was used extensively from 1800 to 1960 for cladding in the Colonial Style of Architecture.

The garage will be clad in a wood siding so as to contrast and emphasise the main structure of the home, which re-enforces the house's symmetrical design. The smooth faced stone proposed below has a uniform appearance that was widely used in the late 1930s. The material expression has been carefully selected to enhance the symmetrical design of the residence and we believe will be seen as a compatible approach for the heritage resource's identified Design (Architectural), Cultural, Historical and Contextual values.






The proposed renovation of this residence has been carefully designed to reflect the elegance and beauty of the neighbourhood. We are of the opinion that the Architectural Style and material selection proposed adheres extremely well to the provisions of the Rockcliffe Park Heritage Conservation District Plan and the proposed renovation is not detrimental to the cultural value of the larger conservation district heritage resource.

Required Variances: The House currently sits over the required Eastern sideyard setback of the Property. Once the Heritage Application has been approved then we will seek minor variance approval for this side yard setback because even though we will not build further than where it currently sits we do intend to raise the overall roof height and as such this will require minor variance approval.

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## Exterior Finish Legend

Exterior Finish Type	Description	Supplier Contact:	Sample Photo
Asphalt Shingle	IKO Royal Estate Colour: Shadow Slate	Canroof Toronto 560 Commissioners St. Toronto, Ontario M4M 1A7 Tel: 416-461-4514 www.canroof.com	
Metal Roofing	Prefinished metal w/ concealed fasteners Colour: Black	Havelock Metal Co 901 Major Bennett Dr Peterborough, ON K9J 0C2 www.havelockmetal.com 1-888-556-7623	
Masonry Veneer	Thin set stone - textured cast-fit Colour: Carbon	Cultured Stone 1-800-977-8663 sales@canadianstone.com	
Wood Siding	Prefinished Engineered Wood 6 inch Lap Colour: Taupe	TBC	
Trim at Openings	Prefinished Engineered Wood 6 inch Lap Colour: Cape Cod Grey	TBC	
Windows	Alum. Clad wood Colour: Black Aluminium	TBC	