

1. **Application to Alter 392 Ashbury Road, a Property Designated under Part V of the *Ontario Heritage Act* and Located in the Rockcliffe Park Heritage Conservation District**
- Demande de modification du 392, chemin Ashbury, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* située dans le district de conservation du patrimoine de Rockcliffe Park**

### Committee Recommendations

That Council:

1. **Approve the application for alterations to 392 Ashbury Road, including the construction of a single-storey addition and detached garage according to plans prepared by Christopher Simmonds Architect, dated February 26, 2022 and attached as documents 5, 6, 7 and 8 and landscape alterations according to plans submitted on March 9, 2022;**
2. **Delegate authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department; and**
3. **Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.**

### Recommandations du Comité

Que le Conseil :

1. **Approuve la demande de modification du 392, chemin Ashbury, notamment la construction d'un rajout de plain-pied et d'un garage isolé, conformément aux plans élaborés par Christopher Simmonds Architect, datés du 26 février 2022 et ci-joints en tant que documents 5, 6, 7 et 8, ainsi que des modifications à**

**l'aménagement paysager, conformément aux plans présentés le 9 mars 2022;**

- 2. Délègue au directeur général de Planification, Immobilier et Développement économique le pouvoir d'effectuer des modifications mineures de conception; et**
- 3. Délivre un permis en matière de patrimoine valide deux ans à partir de la date de délivrance, sauf si le Conseil municipal en prolonge la validité avant sa date d'échéance.**

Documentation/Documentation

1. Acting Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department, dated March 23, 2022 (ACS2022-PIE-RHU-0012)  
  
Rapport du Gestionnaire par intérim, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique, daté le 23 mars 2022 (ACS2022-PIE-RHU-0012)
2. Extract of draft Minutes, Built Heritage Sub-Committee, April 12, 2022  
  
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 12 avril 2022

**Built Heritage Sub-Committee  
Report 26  
April 27, 2022**

**3**

**Sous-comité du patrimoine bâti  
Rapport 26  
Le 27 avril 2022**

**Subject: Application to Alter 392 Ashbury Road, a Property Designated under Part V of the *Ontario Heritage Act* and Located in the Rockcliffe Park Heritage Conservation District**

**File Number: ACS2022-PIE-RHU-0012**

**Report to Built Heritage Sub-Committee on 12 April 2022  
and Council 11 May 2022**

**Submitted on March 23, 2022 by Kevin Lamer, Acting Manager, Right of Way, Heritage and Urban Design**

**Contact Person: Greg MacPherson, Planner I, Right of Way, Heritage and Urban Design Services**

**613-580-2424, 23665, greg.macpherson@ottawa.ca**

**Ward: Rideau-Rockcliffe (13)**

**Objet : Demande de modification du 392, chemin Ashbury, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* située dans le district de conservation du patrimoine de Rockcliffe Park)**

**Dossier : ACS2022-PIE-RHU-0012**

**Rapport au Sous-comité du patrimoine bâti**

**le 12 avril 2022**

**et au Conseil le 11 mai 2022**

**Soumis le 23 mars 2022 par Kevin Lamer, Gestionnaire par intérim, Direction générale de la planification, des biens immobiliers et du développement économique**

**Personne ressource : Greg MacPherson, Planificateur I, Services des emprises, du patrimoine et du design urbain**

**613-580-2424, .23665, greg.macpherson@ottawa.ca**

**Quartier : Rideau-Rockcliffe (13)**

**REPORT RECOMMENDATIONS**

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

- 1. Approve the application for alterations to 392 Ashbury Road, including the construction of a single-storey addition and detached garage according to plans prepared by Christopher Simmonds Architect, dated February 26, 2022 and attached as documents 5, 6, 7 and 8 and landscape alterations according to plans submitted on March 9, 2022;**
- 2. Delegate authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department; and**
- 3. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.**

**RECOMMANDATIONS DU RAPPORT**

**Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :**

- 1. Approuver la demande de modification du 392, chemin Ashbury, notamment la construction d'un rajout de plain-pied et d'un garage isolé, conformément aux plans élaborés par Christopher Simmonds Architect, datés du 26 février 2022 et ci-joints en tant que documents 5, 6, 7 et 8, ainsi que des modifications à l'aménagement paysager, conformément aux plans présentés le 9 mars 2022;**
- 2. Déléguer au directeur général de Planification, Immobilier et Développement économique le pouvoir d'effectuer des modifications mineures de conception; et**
- 3. Délivrer un permis en matière de patrimoine valide deux ans à partir de la date de délivrance, sauf si le Conseil municipal en prolonge la validité avant sa date d'échéance.**

## **BACKGROUND**

The property at 392 Ashbury Road is located on the south side of Ashbury Road between Glenwood Avenue and Acacia Avenue in the Rockcliffe Park neighbourhood (see Document 1 – Location Map). The main house on this property was constructed circa 1950 in the modern/international styles. It is two storeys in height and has rectangular plan. The building is clad in white stucco. The front façade features a central projection with angled corners surrounding the front entrance and a central window on the second storey. See Document 2 for images of existing conditions.

The property is located in the Rockcliffe Park Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* in 1997. A new HCD Plan was approved by Council in 2016 (By-law 2016-89). As part of the HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD. At that time, 392 Ashbury Road was identified as a Grade I property in the HCD (see Document 3 – Heritage Survey and Evaluation Form).

The Rockcliffe Park HCD was designated for its cultural heritage value as a rare and significant approach to estate layout and landscape design according to the principles of the Picturesque tradition (see Document 4 for the Statement of Cultural Heritage Value). The HCD is historically associated with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa. Rockcliffe Park has been developed gradually since 1864, but its original design intentions have been consistently maintained.

This report has been prepared because applications to alter in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council. The applicant is proposing to construct a single-storey side additions to an existing dwelling and to construct a detached garage to the east of the existing dwelling. No minor variances will be required. A Building Permit under the *Building Code Act* and a Private Approach Permit under By-law 2003-447 will be required to facilitate this application.

## **DISCUSSION**

### **Project Description**

The application to alter 392 Ashbury Road is to permit the construction of a single-storey side addition to the existing building and a new detached garage to the east of the existing building. The application also proposes landscape changes and the removal of a small entrance vestibule on the east side of the existing building to permit the proposed addition. See Documents 5 to 8.

The addition will be set back from the front façade of the existing building and feature a secondary entrance on the east side of the addition. The addition is proposed to be clad primarily in stucco, matching that of the existing building, in addition to prefinished metal siding above the windows and on the rear.

The proposed detached garage will be set back from the front façade of the proposed addition and will have a side yard setback of 3.56m from the east property line. The garage is proposed to be clad in white stucco and prefinished metal siding, matching the existing dwelling and proposed addition. The garage will be accessed by a new driveway.

The application is accompanied by a landscape plan (see Document 6) that proposes changes in the rear and front yards. The existing semi-circular driveway in the front yard is proposed to be removed. Two trees in the front yard – one White Pine and one Yew – are proposed to be removed to permit the construction of the new driveway (see Document 9 - Tree Information Report). A new driveway, steppingstone paths, planting beds, a pool, and a paving stone pool surround are proposed to be added. The hedges and low flagstone wall that surround that property will be retained, though a portion of the flagstone wall will be removed to permit the new driveway entrance.

### **Rockcliffe Park Heritage Conservation District Plan**

Applications for new construction in the Rockcliffe Park HCD are subject to the guidelines in the Rockcliffe Park HCD Plan. The following subsections of the HCD Plan are applicable to the proposal:

- 5.0 Statement of Objectives

- 6.0 Statement of Cultural Heritage Value
- 7.1 District Policies
- 7.3.3 Landscape Guidelines
- 7.4 Additions and New Construction
  - 7.4.1 Alterations and Additions to Existing Buildings
  - 7.4.2 Guidelines for new Buildings – Garages and Accessory Buildings
  - 7.4.3 Landscape Guidelines – New Buildings and Additions

Heritage staff have reviewed the proposal against the applicable guidelines of the Rockcliffe Park HCD Plan (see Document 10 – HCD Plan Evaluation Chart) and determined that the application is generally consistent with the Plan for the following reasons:

- The proposal respects and conserves the character defining elements and heritage attributes of the original building and the lot including the low dry stone wall that delineates the property.
- The proposed addition and detached garage are designed in a contemporary but sympathetic style to the principal dwelling. They will be complementary to, subordinate to, and distinguishable from, the original building.
- The proposed addition will be compatible with the original building in terms of massing, proportions, setbacks and rooflines.
- The landscape proposal enhances the continuity and dominance of soft landscaping on the associated streetscape and throughout the HCD.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council adopted Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* ("Standards & Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

- Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
- Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Heritage staff have reviewed the proposal and determined that it is consistent with the applicable Standards and Guidelines (see Document 11 – Standards & Guidelines Evaluation Chart).

### **Recommendation 1**

The applicant's proposal has been evaluated against the Rockcliffe Park HCD Plan and the Standards & Guidelines for the Conservation of Historic Places in Canada. Heritage staff recommend approval of the application because it is consistent with the guidelines in the Rockcliffe Park HCD Plan.

### **Recommendation 2**

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Infrastructure and Economic Development to approve these changes should they arise.

### **Recommendation 3**

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

## **PROVINCIAL POLICY STATEMENT**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.



## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

The RPRA Heritage Committee participated in a pre-consultation meeting with staff and the applicant on January 7, 2022. Final shared comments between the RPRA HC and Heritage staff were not agreed upon within the timelines outlined in the pre-consultation program. In the interest of providing the applicant with a timely response, staff provided comments on the proposal following the meeting and the proposal was revised to better align with the guidelines of the Rockcliffe Park HCD Plan.

This application was posted on the City's Development Application Search Tool (DevApps) webpage on March 7, 2022.

The Rockcliffe Park Residents Association (RPRA) was notified of the Heritage Permit application on March 7, 2022 and offered the opportunity to provide written or verbal comments.

Heritage Ottawa was notified of the application on March 7, 2022 and offered the opportunity to provide written or verbal comments.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

## **COMMENTS BY THE WARD COUNCILLOR**

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

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendations.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations of this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with the recommendations of this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*. It will expire on May 29, 2022.

## **SUPPORTING DOCUMENTATION**

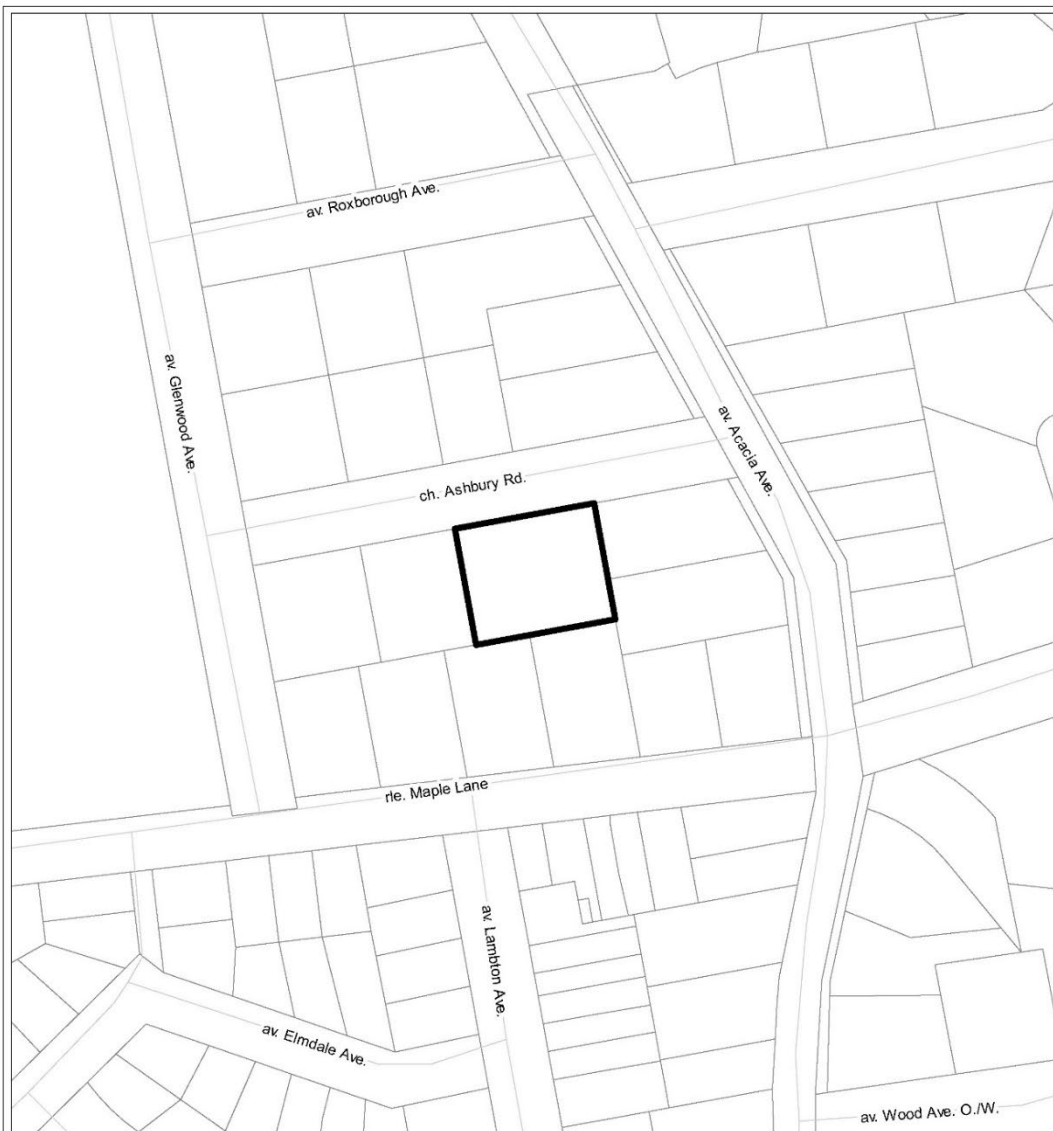
Document 1	Location Map
Document 2	Existing Conditions
Document 3	Heritage Survey Form
Document 4	Statement of Cultural Heritage Value
Document 5	Site Plan
Document 6	Landscape Plan
Document 7	Elevations




Document 8	Renderings
Document 9	Tree Information Report
Document 10	HCD Plan Evaluation Chart
Document 11	Standards and Guidelines Evaluation Chart
Document 12	Rockcliffe Park Residents Association's Comments

**DISPOSITION**

Office of the City Clerk, Council and Committee 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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-ASHB392	22-0184-L	 392 ch. Ashbury Rd.	
I:\CO\2022\Heritage\Ashbury_392			
<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. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2022 / 03 / 02			

Document 2 – Existing Conditions







Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	392 Ashbury Road	Building or Property Name		042240225			
Legal Description	PLAN 251 LOT 18 TO 19	Lot	18 TO 19	Bloc		Plan	251
Date of Original Lot Development		Date of current structure		c.1950			
Additions	1963: side addition 1982: garage conversion 1984: rear sunroom	Original owner					



Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: July 2010
Heritage Conservation District name	Rockcliffe Park
<b>Character of Existing Streetscape</b>	
<p>This section of Rockcliffe was developed in two principal stages and therefore features primarily two architectural forms. As Ashbury College expanded, becoming one of the centres of the community, this cluster of houses adjacent to the campus was developed. First built upon in the 1920s, the cluster of three short blocks took on</p>	



a distinctive character. This small area is characterized by its uniformity of features, similar architectural styles and inward looking views.

Ashbury is a small road that runs the length of one partial block east-west connecting Glenwood and Acacia. The road surface and lots are flat and straight. On this relatively narrow roadway there are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. The street is lined with a variety of mature trees planted informally on the lots. The front yards generally consist of lawn space dotted with gardens and cut by pathways. The lots are principally uniform in their elements but different in terms of their configurations. Of particular note, all of the houses and front yards are clearly visible from the street.

#### Character of Existing Property

This property is mostly typical of Ashbury. This property is of even grading and situated on a large lot. The west side of the property is bordered by a loosely spaced row of mature trees. The front yard features a driveway, partially paved and partially interlocking stone, close to the western edge. This extends to a walkway which spans along the front of the building toward the side yard. A row of perennials interspersed with large rocks line the pathway. The very large, grassed side yard, located to the east of the building, is surrounded by trees. The perimeter of the side yard is defined by a stacked stone wall.

#### Contribution of Property to Heritage Environs

##### Landscape / Open Space

This property is mostly consistent with the overall landscape elements of Ashbury Road. Defined by its visibility and open spaces, Ashbury features a variety of landscape features unified by their informal configurations and similar elements. This property contributes to the characterization of these qualities, especially through its open front yard. Its side yard is less characteristic of this particular street but matches its eastern neighbour.

##### Architecture / Built Space

The architecture of this property significantly departs from its surrounding environment. Defined by its modernist elements, the architectural style is

<p>uncharacteristic of Ashbury. Nonetheless, its setback and property defining elements match with others on the street and still form a coherent and unified streetscape.</p>	
<p><b>Landmark Status</b></p>	
<p>This property is visible from the street and is constructed in a unique architectural style for this section of Rockcliffe.</p>	
<p><b>Summary / Comments on Environmental Significance</b></p>	
<p>The landscape features of this property are mostly typical and match those of its neighbours along Ashbury. The side yard is uncharacteristic of this streetscape but matches its eastern neighbour. Even though the architectural style of this building departs from residences in this section, it still fits coherently within the landscape. Characterized by its open spaces with informal landscape elements, this property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.</p>	
<p><b>History</b></p>	<p>Prepared by: Heather Perrault / Brittney Bos</p>
	<p>Month/Year: July 2010</p>
<p>Date of Current Building(s)</p>	<p>c.1950</p>
<p><b>Trends</b></p>	
<p>In the early to mid 20th century, there was an influx of families to Rockcliffe Park 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. In 1908, the area bounded by Acacia, Maple Lane, Springfield and Mariposa was divided into lots by the Rockcliffe Property Company.</p>	
<p><b>Events</b></p>	
<p> </p>	
<p><b>Persons / Institutions</b></p>	
<p> </p>	

Summary / Comments on Historical Significance

The historical significance of this property is due to its age, constructed in c.1950, and its role in the mid-20<sup>th</sup> century residential development of this area of Rockcliffe.

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.

*Village of Rockcliffe Park LACAC Survey of Houses*, 1988

Carver, Humphrey. *The Cultural Landscape of Rockcliffe Park Village*. Village of Rockcliffe Park, 1985.

Might's Directory of the City of Ottawa

Architecture

Prepared by: Heather Perrault / Brittney Bos

Month/Year: July 2010

Architectural Design (plan, storeys, roof, windows, style, material, details, etc)

This two storey building is rectangular in plan and is capped by a flat roof. The exterior is siding except for the frontispiece which is stucco. The front façade features a central projection with angled corners and is decorated with rectangular elements and quoining. The lower storey contains the front entrance which is covered by a flat roof supported by metal posts and the upper storey features a rectangular window of similar size. The opposing east and west ends of the front façade feature a total of four different shaped rectangular windows symmetrically placed on both storeys. There appears to be an interior chimney near the centre of the roof.

<b>Architectural Style</b>					
International (flat roof, unadorned surfaces, large rectangular windows, original built in garage, clean lines/edges, absence of ornamentation (except for the geometrical detailing on the frontispiece))					
<b>Designer / Builder / Architect / Landscape Architect</b>					
<b>Architectural Integrity</b>					
The only significant alteration to the front façade was the garage conversion; however, this fits well with the design of the original. Windows appear to have been changed.					
<b>Outbuildings</b>					
<b>Other</b>					
<b>Summary / Comments on Architectural Significance</b>					
This is a very good example of mid 20 <sup>th</sup> century style of architecture that characterizes portions of Rockcliffe. Its combination of modern architectural elements (such as its flat roof, unadorned surfaces, large rectangular windows, original built in garage, clean lines/edges, absence of ornamentation (except for the geometrical detailing on the frontispiece)) relates this building to others throughout Rockcliffe constructed in this distinctive style.					

<b>PHASE TWO EVALUATION</b>					
<b>ENVIRONMENT CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>

1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status			X		3/10
Environment total					73/100
<b>HISTORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					22/100
<b>ARCHITECTURE CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design		X			33/50
2. Style		X			20/30
3. Designer/Builder				X	0/10
4. Architectural Integrity		X			7/10
Architecture total					60/100

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

Category	Phase Two Score, Heritage District
Environment	73 x 45% = 32.85
History	22 x 20% = 4.4
Architecture	60 x 35% = 21
Phase Two Total Score	58.25/100 <b>=58</b>

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

## **Document 4 – Statement of Cultural Heritage Value**

### **6.0 Statement of Cultural Heritage Value**

A “Statement of Cultural Heritage Value” is the foundation of all heritage conservation district plans. The statement below is based on the original statement in the 1997 Rockcliffe HCD Study but has been shortened and adapted in consultation with the author of the original Rockcliffe Park study to reflect the current requirements of the *Ontario Heritage Act*.

#### **Statement of Cultural Heritage Value and Heritage Attributes**

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada’s natural landscape from 18<sup>th</sup> century English precedents. Originally purchased from the Crown by Thomas McKay, it was laid out according to the principles of the Picturesque tradition in a series of “Park and Villa” lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area.

Rockcliffe Park today is a remarkably consistent reflection of Keefer’s original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of

Rockcliffe Park. Beechwood Cemetery and the Rockeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various border lands create important gateways to the area and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful and reflects the casual elegance and asymmetry of the English country revival styles, such as the Georgian Revival, Tudor Revival and Arts and Crafts. Many of the houses were designed by architects in these styles. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.

### **Statement of Heritage Attributes**

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

### **Description of Heritage Attributes**

The attributes of the Rockcliffe Park HCD are:

The natural features that distinguish the HCD, including McKay lake and its shoreline, the varied terrain, and topography;

The unobtrusive siting of the houses on streets and the generous spacing relative to the neighbouring buildings;

The variety of mature street trees and the dense forested character that they create;

The profusion of trees, hedges, and shrubs on private property;



Varied lot sizes and irregularly shaped lots;

Generous spacing and setbacks of the buildings;

Cedar hedges planted to demarcate property lines and to create privacy;

The dominance of soft landscaping over hard landscaping;

Wide publicly-owned verges;

The remaining Villa lots laid out in McKay's original plan;

The high concentration of buildings by architect Allan Keefer, including 725 and 741 Acacia, 11 Crescent Road;

The rich mix of buildings types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;

The predominance of stucco and stone houses over and the relative rarity of brick buildings;

The narrow width of many streets, such as McKinnon and Kinzua Roads;

The historic road pattern that still reflects the original design established by Thomas Keefer;

The low, dry stone walls in certain areas of the Village, including around Ashbury College;

The existing garden features that enhance the public realm and distinguish certain private properties, including the garden gate at 585 Manor Ave, and the white picket fence at 190 Coltrin Road;

Informal landscape character with simple walkways, driveways, stone retaining walls and flowerbeds;

The "dog walk," a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;

The public open spaces including the Village Green and its associated Jubilee Garden;

Institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;

The significant amenities of the Caldwell-Carver Conservation Area, McKay Lake and the Pond,

The multi-unit buildings, small lots, and more modest houses in the area bounded by Oakhill to the east, Beechwood to the south, and Acacia to the west and north, referred to as the “Panhandle,” that characterize the south and west boundaries of the District.

The regular front yard setbacks on some streets such as Sir Guy Carleton Street, Blenheim Drive and Birch Avenue

The irregular front yard setbacks on some streets, such as Mariposa Avenue between Springfield and Lisgar Roads, Crescent Road, Acacia Avenue and Buena Vista between Springfield and Cloverdale Roads

**Document 10 – Heritage Conservation District Plan Evaluation Chart**

Section	Applicable Guidelines	Staff Comment
<p><b>5.0</b>  <b>Objectives</b></p>	<p>“To conserve and enhance Rockcliffe Park’s unique character as a planned and designed 19th century community characterized by its narrow curving roads, without curbs or sidewalks, large lots and gardens, and buildings set within a visually continuous green landscape.”</p>	<p>The proposal is consistent with this objective. The landscape proposal will enhance the lot, particularly at the street and ensure visual continuity is maintained, and the proposed addition and detached garage are set within the enhanced landscape features.</p>
	<p>“To ensure that the rehabilitation of existing buildings, the construction of additions to existing buildings and new buildings contribute to and enhance the cultural heritage values of the HCD.”</p>	<p>The proposal is consistent with this objective. The proposed addition and garage will contribute to and enhance the cultural heritage values of the HCD by preserving the heritage attributes of the original building and enhancing the continuity of the landscape on Ashbury Road.</p>
	<p>“To maintain the park-like attributes, qualities and atmosphere of the HCD.”</p>	<p>The proposal is consistent with this objective. The park-like attributes, qualities and atmosphere of the HCD will be maintained and enhanced.</p>

	<p>“To ensure that the original design intentions of Rockcliffe Park as an area characterized by houses located within a visually continuous, rich landscaped setting continue.”</p>	<p>The proposal is consistent with this objective. The original design intentions of Rockcliffe Park are maintained.</p>
	<p>“To encourage the retention of existing trees, shrubs, hedges and landscape features on public and private property.”</p>	<p>The proposal is consistent with this objective. Mature trees and hedges are to be preserved and protected. Some of the side yard lawn is proposed to be removed, however the significant enhancement to landscaping along Ashbury Road and throughout the property contributes to and enhances the park-like characteristics of the Rockcliffe HCD.</p>
<p><b>7.3.2</b>   <b>Conservation and Maintenance – Verandas, Porches and Canopies</b></p>	<p>“1. Many Rockcliffe Park houses that were built in the Revival styles popular in the 20th century had plain front façades with no verandas, porticoes or canopies. It may be appropriate to add a simple canopy over a front door to provide shelter, based on existing historic designs within the district.”</p>	<p>The proposal is consistent with this guideline. The proposed canopy is similar in character to one which previously existed on the dwelling and is consistent with other canopies in the district.</p>
<p><b>7.3.3</b></p>	<p>“1. The dominance of soft landscape over hard landscape is an essential heritage attribute of</p>	<p>The proposal is consistent with this guideline. By removing the existing semi-circular</p>

<p><b>Landscape Guidelines – Front Yard, Plant Materials, Trees and Walkways</b></p>	<p>the HCD and shall be retained in order to maintain a green setting for each property.”</p>	<p>driveway and integrating planting beds and other soft landscaping features throughout the property soft landscaping continues to dominate the property.</p>
	<p>“2 Landscape projects shall respect the attributes and established character of the associated streetscape and the HCD.”</p>	<p>The proposal is consistent with this guideline. The proposed front yard landscaping enhances the character of the established streetscape and the HCD.</p>
	<p>“3. Front yards shall have a generous area of soft landscaping which may include lawns, shrubs and flower beds, specimen or groupings of trees. The tradition of using native plant material is encouraged. Existing elements such as lawns, flower beds, glades of trees, shrubs, rocks and low stone walls shall be maintained, and hard surfacing shall be kept to a minimum.”</p>	<p>The proposal is consistent with this guideline. The proposal provides a generous area of soft landscaping and maintains existing features such as the low stone walls and shrubs.</p>
	<p>“4. The removal of mature trees is strongly discouraged. Where a tree must be removed to allow for new construction, it will be replaced with a new tree of an appropriate size and species.”</p>	<p>Two mature trees are proposed to be removed. Heritage staff recommend, as a condition of approval, that the landscape plan be updated to show replacement trees for each tree removed.</p>

	<p>“9. New walkways shall follow the existing pattern in terms of width, material and location.”</p>	<p>The proposal is consistent with this guideline. New internal walkways will follow the pattern of the existing walkways in the property’s side yard.</p>
	<p>“10. Visual continuity across property lines is strongly encouraged. Where dividing lines are required, hedges are an appropriate alternative to fences.”</p>	<p>The proposal is consistent with this guideline. Hedges and the low stone wall delineate the boundaries of the lot.</p>
<p><b>7.3.3</b>  <b>Landscape Guidelines – Driveways, Landscape Features, and Lighting</b></p>	<p>“1. Driveway design that minimizes the amount of asphalt and other paving materials is encouraged. Consideration should be given to the use of porous materials such as turfstone.”</p>	<p>The proposal is consistent with this guideline. The removal of the semi-circular driveway and its replacement with a new straight driveway fulfills the intent of this guideline. In addition, the size of the new driveway has been reduced to permit the planting of additional soft landscaping.</p>
	<p>“3. The establishment of new driveways to supplement existing driveways will not be permitted. If a driveway must be moved because of an addition, the new driveway will be established in conformity with these Guidelines and other municipal by-laws.”</p>	<p>The proposal is consistent with these guidelines. The existing semi-circular driveway will be removed and a new driveway consistent with the HCD guidelines is proposed.</p>

	<p>“4. New semi-circular driveways will not be established, as they increase the hard surfacing on a lot, and alter the ratio of soft to hard landscaping.”</p>	<p>The proposal is consistent with these guidelines. The existing semi-circular driveway is to be removed, bringing the landscape more into conformity with the intent of the plan.</p>
	<p>“5. Cedar hedges are a common feature of the HCD. The retention of existing mature cedar hedges is encouraged. The replacement of taller overgrown hedges with lower hedges may be appropriate.”</p>	<p>The proposal is consistent with these guidelines. Existing cedar hedges are to be maintained.</p>
<p><b>7.4</b>  <b>Additions and New Construction – Alterations and Additions to Existing Buildings</b></p>	<p>“2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to endure that the proposed addition is an accurate interpretation.”</p>	<p>The proposal is consistent with these guidelines. The proposed addition is contemporary in form and does not attempt to recreate the style of the existing building.</p>
	<p>“3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.”</p>	<p>The proposal is consistent with these guidelines. The proposed addition and detached garage are one-storey, compared to the two-storey existing dwelling.</p>

	<p>“4. 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 permitted.”</p>	<p>The proposal is consistent with these guidelines. The proposed addition and garage are clad primarily in stucco, matching that of the existing dwelling.</p>
<p><b>7.4.1</b>   <b>Alterations and Additions to Existing Buildings:</b>   <b>Guidelines for Grade I Buildings</b></p>	<p>“1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, façade proportion, and rooflines.”</p>	<p>The proposal is consistent with these guidelines. The addition is subordinate to the principal dwelling and distinguishable from it in terms of massing, proportion, and roofline.</p>
	<p>“3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.”</p>	<p>The proposal is consistent with this guideline. The proposed new additions are designed in a contemporary but sympathetic style to the principal dwelling. They will be complementary to the original in their materials, rooflines and fenestration. The additions are subordinate to the original as they are lower in height and set back from the front façade of the main dwelling. The proposed garage is further set back from the front façade of the proposed addition, reducing the perceived continuous</p>



		horizontal building mass on the property, and will be screened from the street by proposed planting.
	“4. Windows in new additions should complement the building’s original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.”	The proposal is consistent with this guideline. The proposed windows in the new additions are complementary in style to the windows on the principal dwelling.
	“5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.”	The proposal is consistent with this guideline. The new addition and detached garage does not result in the total removal of any heritage attributes of the building or HCD.
	“6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.”	The proposal is consistent with the guideline. The new additions will be clad in stucco and complement the principal dwelling.
<b>7.4.2 Guidelines for New Buildings – Garages and</b>	“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	The proposal is consistent with the guideline. The proposed garage is simple in character and set back and screened from the streetscape significantly.

<p><b>Accessory Buildings</b></p>	<p>simple in character with a gable or flat roof and wood or stucco cladding.”</p>	
<p><b>7.4.3 Landscape Guidelines – New Building and Alterations</b></p>	<p>“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.”</p>	<p>The proposal is consistent with this guideline. The proposed addition and detached garage are designed to sit within a green, park-like landscape, enhanced by the removal of the existing semi-circular driveway and addition of soft landscaping throughout the front yard. The addition and garage are further screened by the existing low stone wall and shrubs which are retained as part of this proposal.</p>
	<p>“2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.”</p>	<p>The proposal is consistent with the guideline. The proposal respects and enhances the landscaped character of the streetscape.</p>
	<p>The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.</p>	<p>The proposal is consistent with the guideline. The proposed alteration does reduce the scale of the existing side yard lawn; however, the landscape plan proposes renewed landscaping in the front yard that retains the green, park-like character of the lot.</p>

	<p>The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.</p>	<p>The proposal is consistent with the guideline. The front lawn and side yard contribute to the continuity and dominance of soft landscaping within the HCD.</p>
	<p>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.</p>	<p>The proposal is consistent with the guideline. The applicant is required to secure a Private Approach Permit to permit the new driveway.</p>
	<p>Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.</p>	<p>The proposal is consistent with the guideline. Existing grades are not to be altered.</p>
	<p>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.</p>	<p>The landscape plan does not indicate the trees in the front lawn that are proposed to be removed. Heritage Staff recommend that, as a condition of approval, the applicant provide an updated landscaping plan that denotes all trees to be removed and replaced.</p>
	<p>Existing grades shall be maintained.</p>	<p>The proposal is consistent with the guideline. Existing grades are not to be altered.</p>

**Document 11 – Standards and Guidelines Evaluation Chart**

<b>Applicable Standards</b>	<b>Staff Comment</b>
<p>Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.</p>	<p>The proposal is consistent with these Standards. The proposal will not result in the removal, replacement or substantial alteration of the property's existing character defining elements. The proposed addition and new garage will be physically and visually compatible with, subordinate to and distinguishable from the original building in their scale, massing, heights, placement, setbacks and materials.</p>
<p>Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	

## **Document 12 – Rockcliffe Park Residents Association’s Comments**

### Park

This statement concerns the heritage permit for 392 Ashbury, a property located in the Rockcliffe Park Heritage Conservation District (HCD), which is designated under Part V of the Ontario Heritage Act. The property has been allocated a Grade #1 heritage designation, indicated on its City of Ottawa Heritage Survey and Evaluation Form. This designation is based largely on the overall landscape elements associated with Ashbury Road, defined by its visibility and open spaces, and on the environmental importance of the property itself and its contribution to a coherent streetscape.

We are submitting this Statement because the Rockcliffe Park Residents Association (RPRA) Heritage Committee has not reached comprehensive agreement with City Heritage Planners and the Applicant, with respect to the protection of fundamental elements of the Rockcliffe Park HCD Plan associated with development of this property. Issues related to the scale of the addition and the large extent of hard landscaping associated with this project and subsequent loss of green space are at the heart of the RPRA Heritage Committee’s concern with the application as it stands. In short, given the importance of open/green space to the HCD Plan and to the heritage designation of this property and the extent of hard landscaping associated with the application vis-à-vis soft landscaping is not consistent with the nature of the environmental importance of the property and the prominent landscape features of the property are not conserved.

This development includes a large addition, a new garage, a pool, pool house and a concrete pool deck, and several other paved areas and pathways. It also includes a new driveway, although this element has been mitigated by the removal of the pre-existing circular driveway, following the Pre-Consultation. In short, this application takes a Grade #1 property where structure and hardscape currently occupy roughly 1/5 of the lot to a proposed design where structure and hardscape would dominate roughly 4/5 of the lot. This fundamentally changes the streetscape and drastically reduces the greenspace and open lawn area which is one of the heritage characteristics of this lot and is inconsistent with the Guidelines in the Rockcliffe Park HCD Plan which state that, “(t)he dominance of soft landscape over hard landscape is an essential heritage attribute of the HCD and shall be retained in order to maintain a green setting for each property.” (Rockcliffe Park HCD Plan, Section 7.3.3[1]) In this case, soft landscaping no longer dominates the property. This is recognized in the Heritage Pre-Consultation Comments submitted by the City which states that, “(H)ard landscaping coverage needs to be reduced throughout the property to maintain the green setting characteristic of the Rockcliffe Park HCD” (Heritage Pre-Consultation Comments, 7.3.3[1])

This sentiment is not reflected in the most recent documents that have been supported by the Heritage Planning staff to go forward to the BHSC meeting and despite several interventions, the RPRA Heritage Committee is of the view that the balance between hard landscaping and soft landscaping is not consistent with the Rockcliffe Park HCD Guidelines, particularly given the current state of the property, characterized by a large amount of open green space and soft landscaping.

Therefore, the RPRA Heritage Committee supports the approval of this application, in principle, subject to the following condition:

*In addition to softening the edges of the hard landscaping through increased plantings as proposed, the use of native species, and the option for using natural flagstones and permeable pavers, the RPRA Heritage Committee asks that the BHSC require one or more of the following options be implemented to mitigate the impacts of the hard landscaping that now dominates this property:*

*Reducing the scale and mass of the addition;*

*Significantly reducing the area of the rear concrete deck; and/or*

*Significantly reducing the hard landscaping associated with the pool surround and the pool house.*

Thank you for the opportunity to submit this Statement in advance of the BHSC Meeting, to highlight the importance of prioritizing soft landscaping and preserving open green space in contributing to the unique park-like landscape character of the Rockcliffe Park HCD.

We are at your disposal if you have any questions.

Sarah Richardson

Michele Collum Hayman

On behalf of the Rockcliffe Park Residents Association Heritage Committee