

1. **Application for demolition and new construction at 321 Cloverdale Road, 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 321, chemin Cloverdale, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le District de conservation du patrimoine de Rockcliffe Park**

### **Committee Recommendations**

**That Council:**

1. **Approve the application to demolish the building at 321 Cloverdale Road;**
2. **Approve the application to construct a new building at 321 Cloverdale Road, according to plans prepared by Christopher Simmonds Architect dated April 16, 2021, attached as Documents 4 and 5, subject to the approval of other required planning applications;**
3. **Approve the landscape design for the property at 321 Cloverdale Road, according to plans prepared by Christopher Simmonds Architect dated April 16, 2021, attached as Document 8;**
4. **Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development Department; and**
5. **Issue the heritage permit with a two-year expiry date from the date of issuance.**

### **Recommandations du Comité**

**Que le Conseil :**

- 1. Approuve la demande de démolition du bâtiment situé au 321, chemin Cloverdale;**
- 2. Approuve la demande de construction d'un nouveau bâtiment au 321, chemin Cloverdale, conformément aux plans préparés par Christopher Simmonds Architect, datés du 16 avril 2021, ci-joints en tant que documents 4 et 5, sous réserve de l'approbation d'autres demandes d'aménagement requises;**
- 3. Approuve l'architecture paysagiste de la propriété située au 321, chemin Cloverdale, conformément aux plans préparés par Christopher Simmonds Architect, datés du 16 avril 2021 et ci-joints en tant que document 8;**
- 4. Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
- 5. Délivre le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated May 25, 2021 (ACS2021-PIE-RHU-0018)  
  
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 25 mai 2021 (ACS2021-PIE-RHU-0018)
2. Extract of draft Minutes, Built Heritage Sub-Committee, June 8, 2021  
  
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 juin 2021

**Built Heritage Sub-Committee  
Report 22  
June 23, 2021**

**3**

**Sous-comité du patrimoine bâti  
Rapport 22  
Le 23 juin 2021**

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
June 8, 2021 / 8 juin 2021**

**and Council / et au Conseil  
June 23, 2021 / 23 juin 2021**

**Submitted on May 25, 2021  
Soumis le 25 mai 2021**

**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:**

**Luis Juarez, Planner II / Urbanist II, Heritage Planning Branch / Planification du  
patrimoine**

**613-580-2424, 21133, luis.juarez@ottawa.ca**

**Ward: RIDEAU-ROCKCLIFFE (13)**

**File Number: ACS2021-PIE-RHU-0018**

**SUBJECT: Application for demolition and new construction at 321 Cloverdale  
Road, 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 321, chemin  
Cloverdale, une propriété désignée en vertu de la partie V de la *Loi  
sur le patrimoine de l'Ontario* et située dans le District de  
conservation du patrimoine de Rockcliffe Park**

## REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to demolish the building at 321 Cloverdale Road;
2. Approve the application to construct a new building at 321 Cloverdale Road, according to plans prepared by Christopher Simmonds Architect dated April 16, 2021, attached as Documents 4 and 5, subject to the approval of other required planning applications;
3. Approve the landscape design for the property at 321 Cloverdale Road, according to plans prepared by Christopher Simmonds Architect dated April 16, 2021, attached as Document 8;
4. Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development Department; and
5. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 29, 2021.)

(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 ce qui suit au Conseil :

1. Approuver la demande de démolition du bâtiment situé au 321, chemin Cloverdale;
2. Approuver la demande de construction d'un nouveau bâtiment au 321, chemin Cloverdale, conformément aux plans préparés par Christopher Simmonds Architect, datés du 16 avril 2021, ci-joints en tant que documents 4 et 5, sous réserve de l'approbation d'autres demandes d'aménagement requises;

3. **Approuver l'architecture paysagiste de la propriété située au 321, chemin Cloverdale, conformément aux plans préparés par Christopher Simmonds Architect, datés du 16 avril 2021 et ci-joints en tant que document 8;**
4. **Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
5. **Délivrer le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.**

**(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 29 juillet 2021.)**

**(Nota : L'approbation de la demande de modification d'un bâtiment en vertu 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.)**

## **EXECUTIVE SUMMARY**

The property at 321 Cloverdale Road is designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District. This report has been prepared because alterations to properties in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act* require the approval of City Council after consultation with the Built Heritage Sub-Committee. This report recommends approval of the application to demolish the existing Grade II dwelling and construct a new two-storey split-level dwelling on the property inclusive of an attached double car garage, inground pool, wooden deck, flagstone patio, and terraced front entranceway. The proposal generally meets the policies and guidelines of the Rockcliffe Park Heritage Conservation District Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada.

## **RÉSUMÉ**

La propriété située au 321, chemin Cloverdale est désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le District de conservation du patrimoine de Rockcliffe Park. Le présent rapport a été élaboré car les demandes de modifications de propriétés situées dans les districts de conservation du patrimoine désignés aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* nécessitent l'approbation du Conseil municipal, après consultation du Sous-comité du patrimoine

bâti. Ce rapport recommande l'approbation de la demande de démolition de l'habitation de catégorie II existante et la construction d'une nouvelle habitation à demi-niveaux de deux étages sur la propriété, qui serait accompagnée d'un garage double attenant, d'une piscine creusée, d'une terrasse en bois, d'un patio en dallage et d'une entrée principale en terrasse. Globalement, la proposition respecte les politiques et les lignes directrices du plan du District de conservation du patrimoine de Rockcliffe Park ainsi que les Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada.

## **BACKGROUND**

The subject property is municipally addressed as 321 Cloverdale Road ("subject property") and is located in the Rockcliffe Park Heritage Conservation District ("HCD"). It is situated above the Acacia escarpment and contains irregularly shaped front and flankage yards that abut a curve on Cloverdale Road (see Documents 1 and 4). The property is occupied by an existing one and a half storey stucco dwelling with a rectangular shaped plan and steeply pitched gabled roof, constructed in 1930. Large and informal lawns and gardens, and properties with uneven grading placed above the roadway and on top of the escarpment are characteristic of the streetscape in this part of Rockcliffe Park.

The Rockcliffe Park 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 Cultural Heritage Value" (attached as Document 10) notes that today the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting.

The Applicant proposes to demolish the existing dwelling and construct a new 2-storey split-level dwelling on the property inclusive of an attached double car garage, pool, wooden deck, flagstone patio, and terraced front entranceway. 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: Approve the application to demolish the building at 321 Cloverdale Road**

The Rockcliffe Park HCD Plan (RPHCDP) was adopted by City Council in March 2016 and approved by the Local Planning Appeal Tribunal in April 2019, establishing new guidelines for alterations to properties within the Rockcliffe Park HCD. As part of the process leading up to the RPHCDP, each property in the district was researched, evaluated and scored for its environment, history and architecture. The subject property received a score of 34/100 and is considered a Grade II building (see Document 3). The RPHCDP discusses the demolition of Grade II buildings in Section 7.3.1 – Demolition and Relocation (see Document 10):

6. 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.
7. When a building is proposed for demolition and replacement, the Environment Section of the heritage survey form and existing conditions shall be reviewed to identify significant landscape features to be retained.

The existing one and a half storey stucco dwelling is capped with a steeply pitched side gabled roof that contains a single shed dormer above the doorway and a prominent brick chimney on the east slope of the roof (see Document 2). Whilst the subject property is a fair example of 1930s development in Rockcliffe Park, there have been three additions which have altered the dwelling's original rectangular plan, including the construction of a double car port on the interior side elevation and the covering of the porch along the front elevation (1964), and a one storey kitchen addition in the rear (1989).

Significant landscape features noted on the heritage survey form include a large mature deciduous tree and open grass in the front yard, cedars along the north property line, and a few mature trees separating the subject property from the adjacent property on

the southern property line, all of which will be retained as part of the demolition and proposed works.

The RPHCDP anticipates that Grade II buildings within the HCD may be demolished and replaced. Staff are of the opinion that demolition of the existing dwelling is appropriate, given the subject property's limited cultural heritage value, low overall score, and retention of several significant landscape features.

**Recommendation 2: Approve the application to construct a new building at 321 Cloverdale Road**

The applicant proposes to replace the existing building on the subject property with a 331 square metres two-storey dwelling. The new dwelling is subject to Section 7.4.2 – Guidelines for New Buildings of the RPHCDP (see Document 10). Generally, the guidelines ensure that new buildings:

- Contribute to the heritage character of the HCD;
- Are of their own time but consistent with the Grade I buildings in the associated streetscape in terms of siting, height, massing, and materials;
- Maintain existing grades;
- Locate integral garages in a manner that respects the cultural heritage value of the streetscape.

The proposed dwelling is designed with split massing, flat rooflines, a second storey rear terrace, a sunken garage, and will be primarily clad in wood and brick to integrate the modern design into the historic streetscape (see Documents 4, 5 and 7). The proposed dwelling maintains the general orientation of the existing dwelling's garage, entrance, and massing and is setback from the front elevation of 275 Cloverdale Road, ("the adjacent Grade I property"). The applicant will require a subsequent Minor Variance approval from the Committee of Adjustment to permit a rear yard setback of 4.5 metres, whereas the zoning by-law requires 12 metres, and the current condition provides 3.9 metres. The variance is attributed to how the zoning by-law defines the irregularly shaped property's interior side yard (which abuts the adjacent Grade I property), as the rear lot line.

The proposed dwelling is 7.72 metres in height at its peak measured from the average grade of the subject property (not including the chimney), which is approximately 0.59



metres taller than the midpoint of the roof of the adjacent Grade I property (see Document 7). Notwithstanding, the garage portion of the proposed house immediately abutting the neighbouring property is approximately 1.79 metres shorter than the midpoint of the roof of the adjacent Grade I property and is compatible with the streetscape.

The proposed driveway has a reverse slope to meet the grade of the garage which is proposed to be constructed 1.45 metres below the subject property's average grade and sited in the same general area as the existing garage. Whilst the RPHCDP indicates that existing grades should be maintained, the sunken garage and reverse sloped driveway reduce the height and visual impact of the garage on the streetscape to ensure that its volume appears subordinate to the massing of the adjacent Grade I property. Further, the proposed design will generally maintain the remainder of the existing grades of the subject property which is defined by its uneven grading and placement of the dwelling on top of the escarpment and above the roadway, characteristics common along this stretch of Cloverdale Road.

The interventions discussed above ensure that the siting, height, massing, materials, and overall design of the proposed dwelling are of their own time but compatible with the associated historic streetscape along this section of Cloverdale Road. Heritage staff are of the opinion that the proposed dwelling meets the RPHCDP guidelines and have no objections to its design.

### **Approve the landscape design for the new building at 321 Cloverdale Road**

The character of the existing landscape in Rockcliffe Park is a heritage attribute of the HCD. The Statement of Cultural Heritage Value notes:

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 RPHCDP establishes landscape guidelines to ensure that new buildings respect existing landscape attributes, preserve the streetscape character, and maintain landscape continuity. The proposed landscape design for the subject property is subject to *Section 7.4.3 – Landscape Guidelines – New Buildings and Additions* (see Document 10). The guidelines generally state that:

- The established character and heritage attributes of a property's existing landscape including grades, trees, topography, setbacks, and driveway and entranceway locations shall be preserved and respected;
- Soft landscaping is to dominate the property, to be preserved by the continuity of soft landscaping on front lawns and side yards;
- The removal of mature trees is strongly discouraged and must be replaced with a new tree of an appropriate size and species elsewhere on the property with preference given to native species if removal is required to accommodate new construction.

The existing landscape character of the subject property includes a large mature silver maple tree abutting the adjacent Grade I property to the south, mature cedar hedges along the north, south, and west property lines, and a large open lawn spread across the front and side yards that abut Cloverdale Road, all of which will be maintained in the proposed landscape design. The applicant has worked with staff to ensure that the hardscape elements in the proposed landscape design remain subordinate to the soft landscaping characteristics of the property by reducing the size of the proposed terraced entryway, proposing permeable materials such as loose-laid flagstone and a wood deck for the pool area, and utilizing dry-stack stone for the driveway retaining wall (see Document 8).

There are five mature trees proposed for removal on the property to accommodate site access and construction of the proposed dwelling, pool and associated deck and patio. The proposed landscape design will maintain nine mature trees on the property and provide eleven replacement trees of appropriate size and native species as per the City's Tree Protection By-law and Rockcliffe Park Residents Association's Native Trees, Shrubs and Vines Database (see Document 9). The silver maple tree in the front yard is considered a key characteristic of the property, and to protect its root system, the proposed sunken driveway will utilize hydro excavation and will be shifted further away from the mature silver maple than the existing location of the driveway. While the RPHCDP encourages the retention of mature trees, they may be removed to accommodate new construction when appropriately replaced on site as proposed. There are areas on the north end of the subject property where shifting the location of the proposed dwelling and pool area would not necessitate the removal of trees, however construction on this part of the lot would disrupt the continuity of soft

landscaping created by the open front lawn that abuts Cloverdale Road, having the potential to negatively affect the existing streetscape.

Given that the siting of the house and pool area maintains the dominance of soft landscaping along Cloverdale, and that the Applicant is employing interventions such as hydro excavation and the use of helical piles for the rearmost portion of the proposed dwelling to protect the existing tree canopy, Staff are of the opinion that the proposed landscape design is appropriate.

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

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and 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 Standard is applicable to this proposal:

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

The proposed alterations will conserve the cultural heritage value of the Rockcliffe Park HCD by maintaining its park-like qualities. The existing dwelling of little architectural significance will be replaced by a dwelling that is distinguishable as contemporary in its design and compatible with the heritage attributes of the HCD in terms of its massing, overall height, setbacks and the dominance of the property's soft landscape.

### **Conclusion**

Staff have reviewed the application for demolition and construction at 321 Cloverdale Road in accordance with the objectives, policies and guidelines of the RPHCDP and the Standards and Guidelines and have no objections to its approval.

### **Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development Department**

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.

### **Issue the heritage permit with a two-year expiry date from the date of issuance**

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 Provincial Policy Statement, 2020.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

As part of the Heritage Planning Branch's Heritage Pre-Consultation Pilot Program, the Rockcliffe Parks Residents' Association Heritage Committee (RPRAHC) participated in a pre-consultation meeting with the applicant in April 2021. Staff and the RPRAHC provided shared comments.

The Rockcliffe Park Residents' Association (RPRA) has not provided comments to include in this staff report.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Sub-Committee meeting.

### **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor 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 implementing the recommendations of this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

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

## **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 29, 2021.

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.

## **SUPPORTING DOCUMENTATION**

Document 1	Location Map
Document 2	Photographs (September 2019)
Document 3	Heritage Survey Form
Document 4	Proposed Site Plan

Document 5 Proposed Elevations

Document 6 Proposed Renderings

Document 7 Streetscape Elevation

Document 8 Landscape Plan

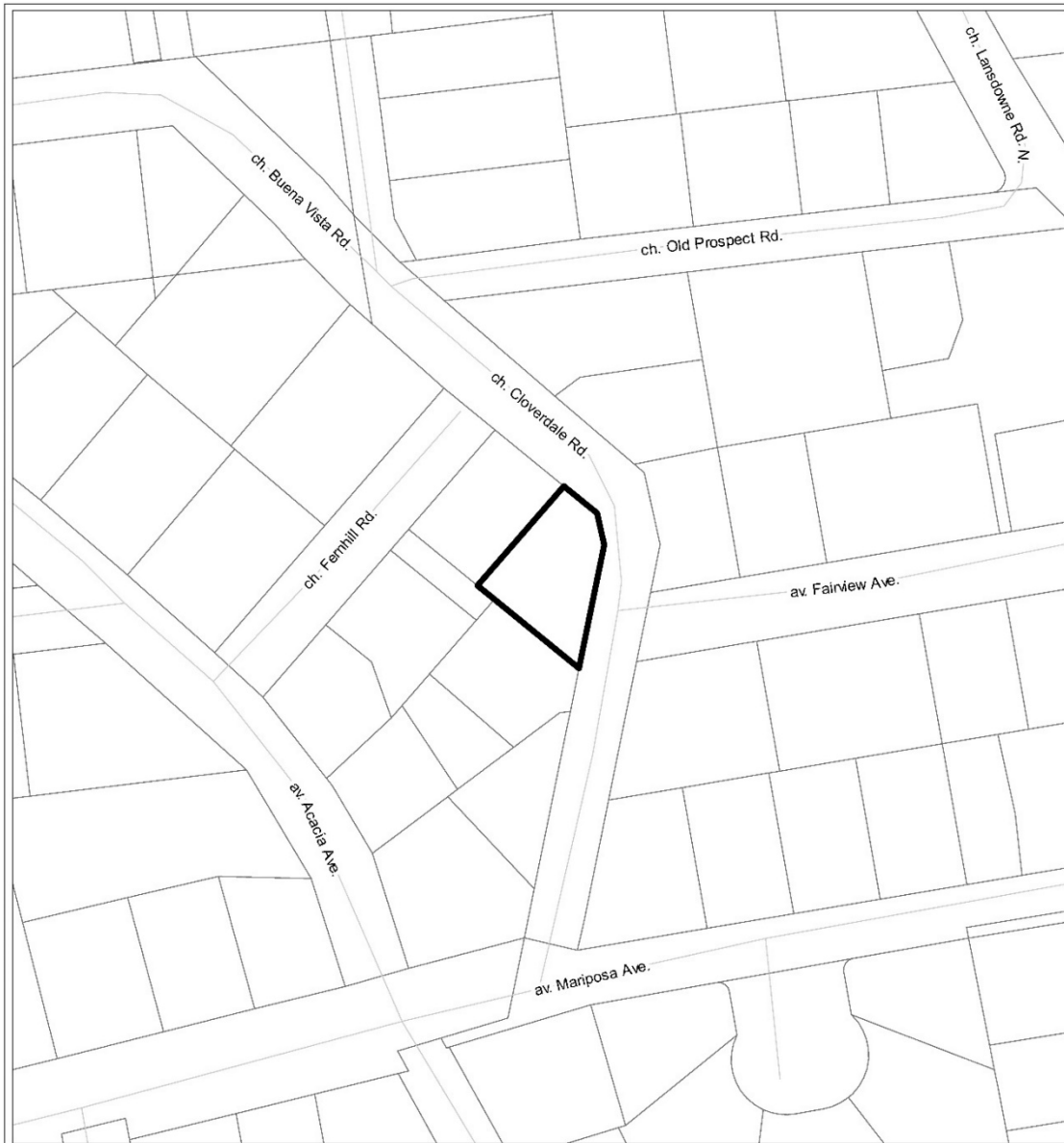
Document 9 Tree Information Report and Plan

Document 10 Rockcliffe Park HCD Plan Statement of Heritage Character &  
Guidelines

## **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-CLOV321	21-0725-L		321 ch. Cloverdale Rd.
I:\CO\2021\Heritage\Cloverdale_321			
<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 - 2021 / 05 / 06			

**Document 2 – Photographs (City of Ottawa, September 2019)**



Images : Front elevation and lawn (left); southeast perspective (right)



Image : Large mature silver maple tree situated between 275 and 321 Cloverdale Road



Document 3 – Heritage Survey Form

HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	321 Cloverdale Road	Building or Property Name		042270042			
Legal Description	PLAN M67 LOT 5	Lot	LOT 5	Block		Plan	PLAN M67
Date of Original Lot Development		Date of current structure		c.1930			
Additions	1964: side and rear additions 1989: One storey Kitchen	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>Cloverdale is a sharply curving and uneven roadway that cuts generally north-south underneath the escarpment which overlooks McKay Lake. This particular section of Cloverdale is situated in the middle of the escarpment, and therefore properties are defined by their uneven grading and placement above the roadway. There are no curbs or sidewalks on either side of the street and therefore pedestrians and cars share the same street. The landscape features of these properties are informally arranged, featuring a variety of mature trees, lawns and gardens. This informal arrangement is enhanced by the dense growth of trees along the escarpment. There are no frontage defining elements and therefore the properties are all visible from the street.</p>	
<b>Character of Existing Property</b>	
<p>This property is typical of the landscape of Cloverdale. This evenly graded property is located at a curve on Cloverdale Road and is situated on a large lot. The front yard consists predominantly of grass but also contains flowering ground plants. A large mature deciduous tree is centered on the front yard. A paved driveway, flanked by stones, is located on the southern portion of the property and leads to the car port. Garden beds are located against the house. The property is bordered on the north side by cedars. The southern boundary of the property is relatively open with a few mature trees located in the grassed section separating this property from the neighbouring.</p>	

<b>Contribution of Property to Heritage Environs</b>	
Landscape / Open Space	
<b>Summary / Comments on Environmental Significance</b>	
<p>The landscape features of this property are typical and match those of its neighbours along Cloverdale. Characterized by its unevenly graded open spaces dominated by lawns and gardens, this property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.</p>	
<b>History</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: July 2010
Date of Current Building(s)	1930
<b>Trends</b>	
<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.</p>	
<b>Events</b>	

Persons / Institutions	
1930: Colonel Nold Carr and Amy Carr	
Summary / Comments on Historical Significance	
<p>The historical significance of this property is due to its age, constructed in c.1930, its associations with prominent individuals such as Dr Ruedy and Dr Roy Greenhalgh, and its role in the early-to-mid-20th century residential development of this area of Rockcliffe Park.</p>	
Historical Sources	
<p>City of Ottawa File Rockcliffe LACAC file</p> <p>Edmond, Martha. Rockcliffe Park: A History of the Village. Ottawa: The Friends of the Village of Rockcliffe Park Foundation, 2005.</p> <p>Village of Rockcliffe Park Heritage Conservation District Study, 1997.</p> <p>Village of Rockcliffe Park LACAC Survey of Houses, 1988</p> <p>Carver, Humphrey. The Cultural Landscape of Rockcliffe Park Village. Village of Rockcliffe Park, 1985. Might's Directory of the City of Ottawa 1925, 1930, 1935, 1940</p>	
<b>Architecture</b>	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: July, 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 1 ½ storey building is rectangular in plan with a rear and side addition and capped with a steeply pitched side gabled roof. The exterior is stucco and the entire</p>	

<p>building is raised on a cement foundation. The east facade is dominated by a porch that was subsequently covered. The lower storey features an entranceway flanked by sidelights. A rectangular window wraps the lower storey of the north and east facade. There is a single shed dormer containing a rectangular window above the doorway. On the south side of the main building there is an extension with a double car port in front. There is a prominent and tall interior brick chimney near the middle of the east slope of the roof.</p>
<p>Designer / Builder / Architect / Landscape Architect</p>
<p>1989: Ken Burrows / Burrows Construction Ltd., David Mailing (architect)</p>
<p>Architectural Integrity</p>
<p>There have been numerous additions to all sides of the building that obscure the design of the original. The carport and plain covered porch (both added later) dominate the front facade.</p>
<p>Outbuildings</p>
<p>Other</p>
<p>Summary / Comments on Architectural Significance</p>
<p>Despite numerous alterations and additions, this building is a fair example of 1930s development in Rockcliffe.</p>
<p>This property is consistent with the overall landscape elements of Cloverdale. Characterized by its informal arrangements and lack of frontage elements, properties along Cloverdale are defined by their dominance of lawns and gardens. This property</p>

contributes to the characterization of these qualities, especially through its open front yard featuring a diversity of elements.

#### Architecture / Built Space

Despite its many alterations, this property dates from one of the key eras of development in this particular section of Rockcliffe below the Acacia escarpment. Due to its date of construction and resulting architectural style, this building is consistent with many of its neighbours. Its setback and property defining elements match with others on the street to form a coherent and unified streetscape.

#### Landmark Status

This property is visible from the street and is raised slightly above street level.

<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			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
<b>HISTORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Construction Date		X			23/35
2. Trends			X		11/35
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	0/10

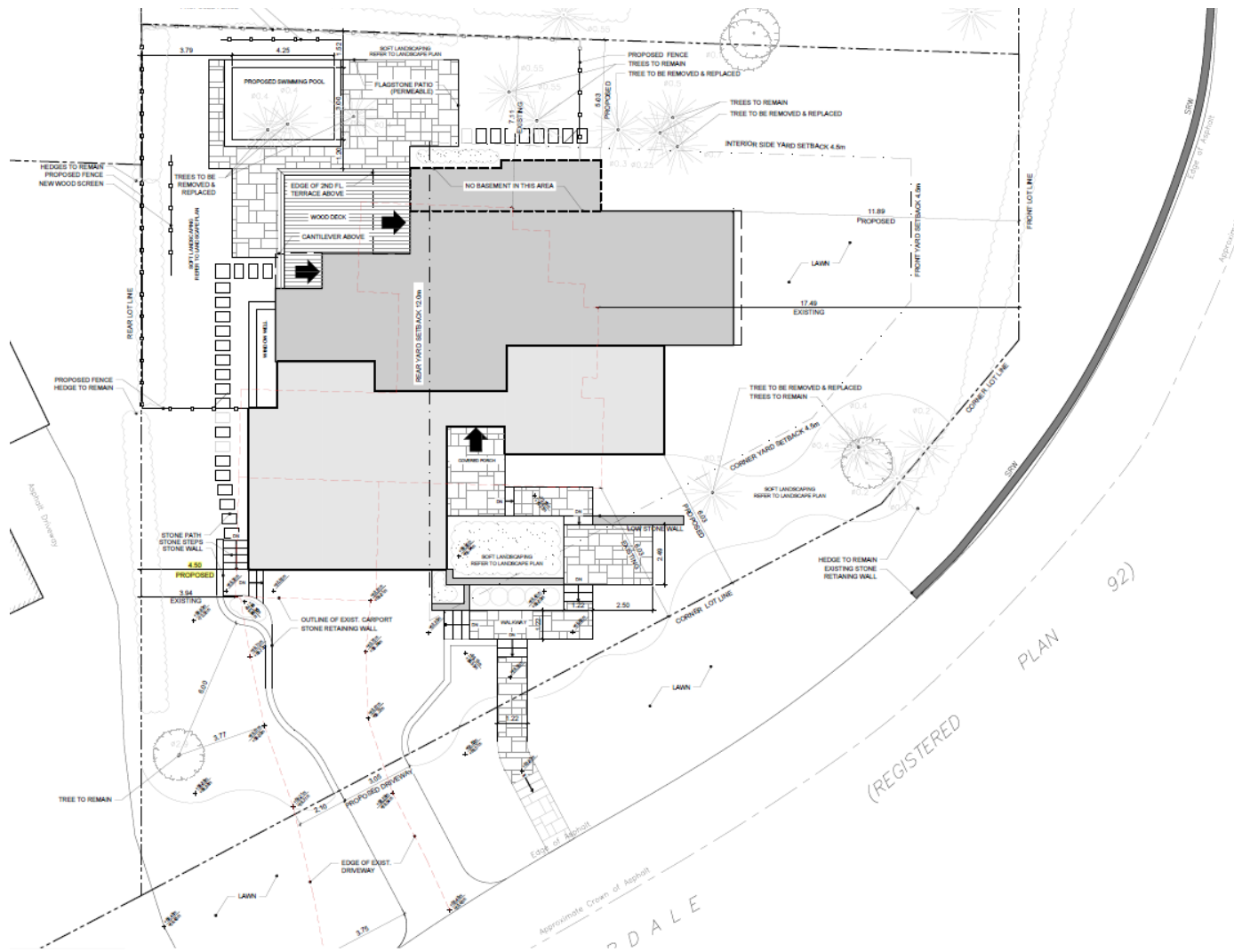


4. Architectural Integrity				X	0/10
Architecture total					27 /100
<b>RANGES</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>GOOD</b>	<b>FAIR</b>	<b>POOR</b>
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	40 x 45% = 18
History	34 x 20% = 6.8
Architecture	27 x 35% = 9.45
Phase Two Total Score	34.25/100  <b>=34</b>

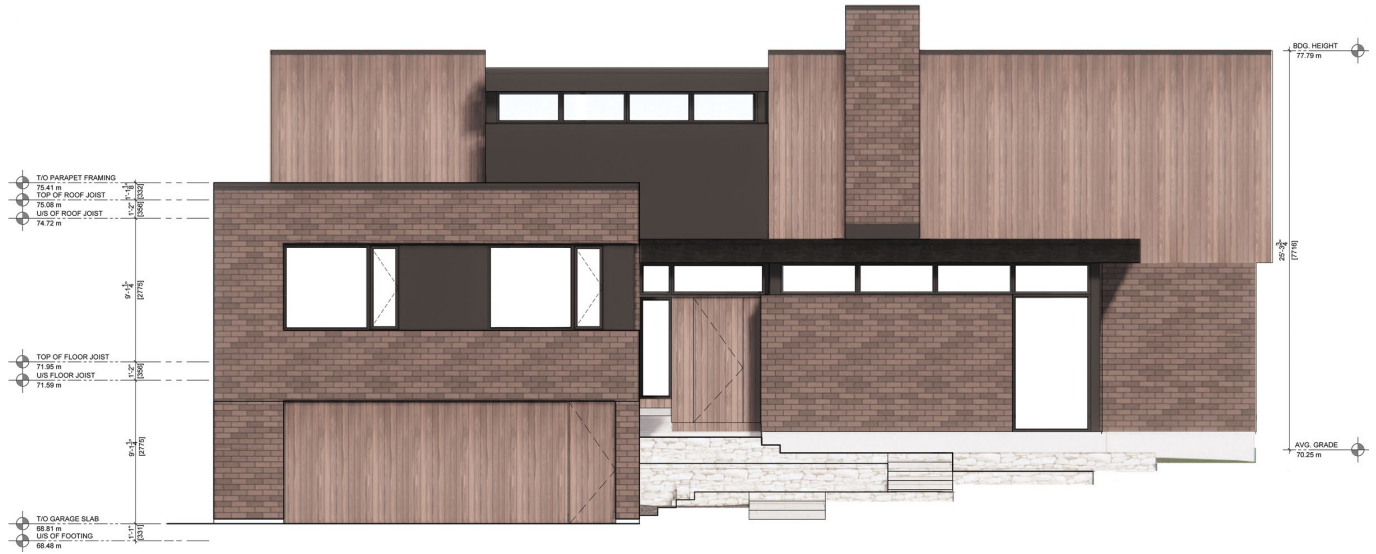
PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group				

Document 4 – Proposed Site Plan



Document 5 – Elevations

EAST ELEVATION



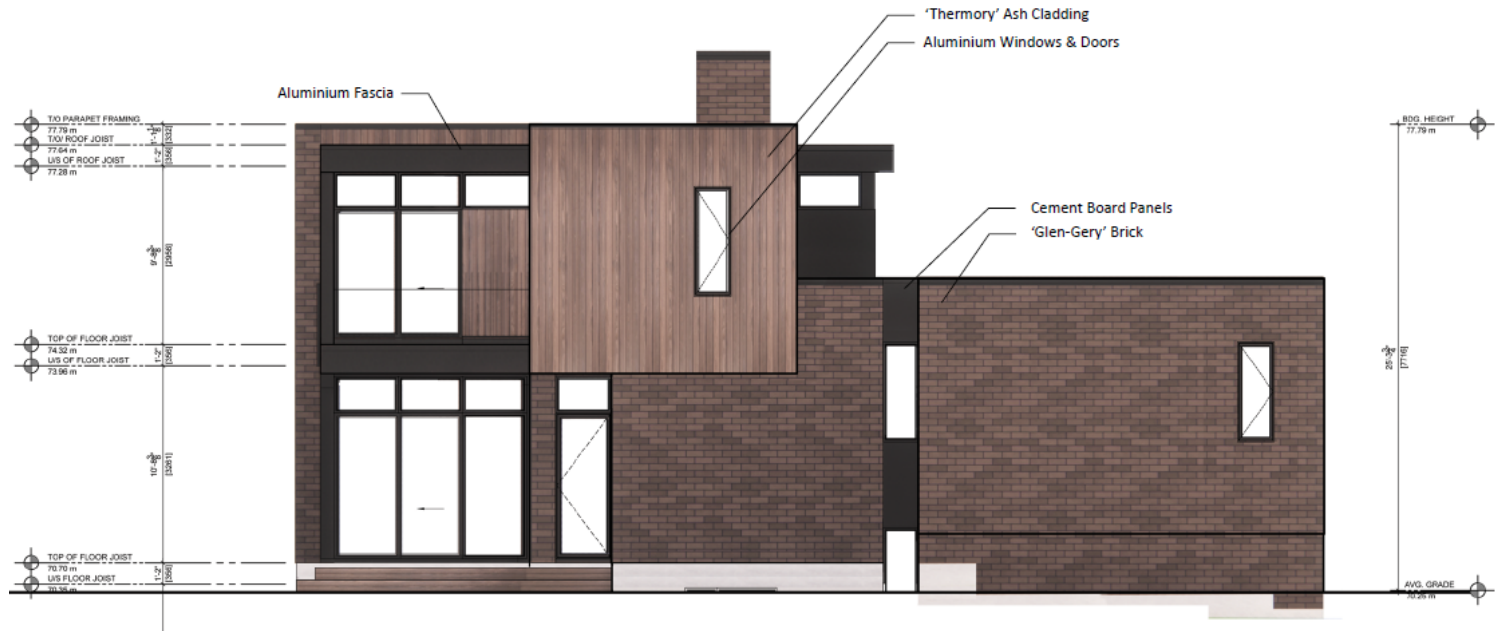
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



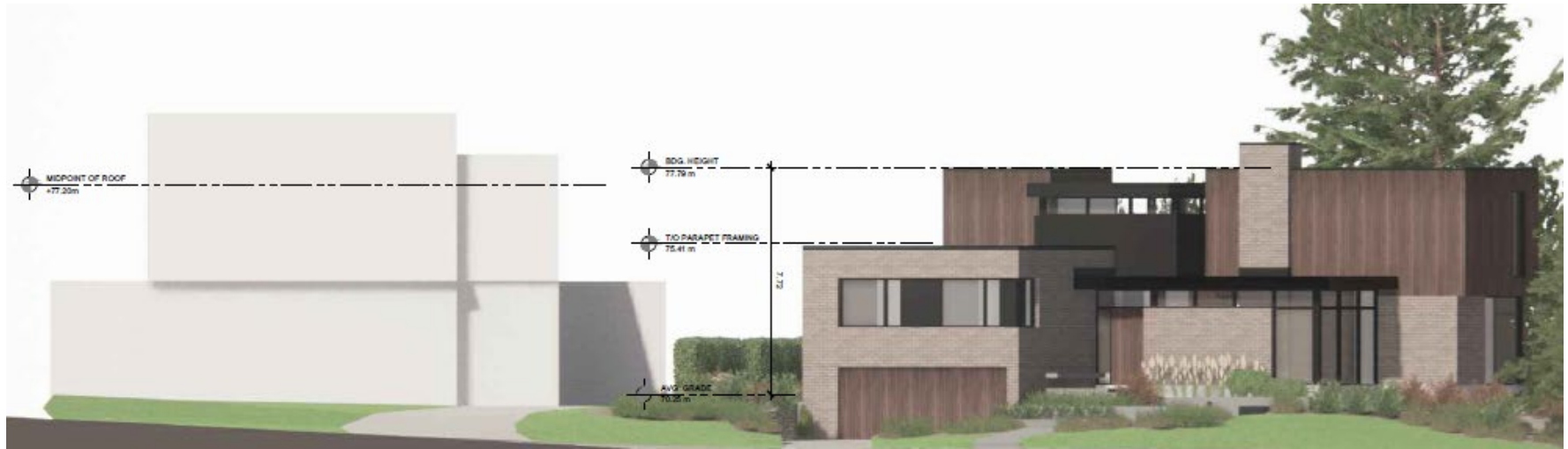
**Document 6 – Proposed Renderings (top – front, bottom – rear)**







Document 7 – Streetscape Elevation and Perspective





**Document 9 – Tree Information Table and Plan**

**TREE SPECIES, CONDITION, SIZE AND REMOVAL STATUS**

Table 1 below details the species, ownership, size (diameter), condition and reason for removal of the individual trees on and adjacent to the subject property. Each of these trees is referenced by the numbers plotted on the accompanying plans.

Table 1. Tree information for 321 Cloverdale Road

Tree No.	Tree species	Ownership	DBH <sup>1</sup> (cm)	Tree condition, age class and condition notes	Reason for removal	Arborist opinion re. removal
1	Silver maple	Private	290 (at 0.4m)	Fair; very mature; four-stemmed from grade; two inner stems upright, two outer stems divergent (north & south); north stem with dog's leg at 10m with decay; old branch wound at 5.5m healing but decay present; fifth stem on west previously removed at grade – significant decay present; native species	NA (to be preserved)	NA
2	Eastern white cedar	Private	36.3 & 47.0	Poor; double-stemmed at grade; north stem topped at 5.5m, south at 6.5m – topping has caused dog's leg and sprouts on lower bole; fair crown density, growth increment and needle colour; native species	Conflicts with pool	Must be removed

3	Eastern white cedar	Private	39.1	Co-dominant leaders at 4m – parallel; crown asymmetric towards northeast from influence of tree #2; fair density, increment and colour	Conflicts with deck	Must be removed
4	White spruce	Private	51.6	Good; mature; good density, increment and colour; crown asymmetric due to influence of tree #5	NA (to be preserved)	NA
5	White spruce	Private	41.3	Good; mature; good density, increment and colour; crown asymmetric due to influence of tree #4	NA (to be preserved)	NA
6	White spruce	Neighbour	39.8	Good; mature; upright form; living crown held high; fair density, increment and needle colour	NA (to be preserved)	NA
7	White spruce	Private	36.7	Good; mature; upright form; apex dead; fair density, increment and colour below	Prohibits site access	Tree be removed
8	Eastern white cedar	Private	58.2 & 63.0	Fair; very mature; double stemmed from grade; southern stem strongly divergent towards southeast, northern stem upright with competing lateral; poor density, fair increment and colour	Southern stem conflicts with new dwelling. Other stems to remain.	Removal of southern stem will have little physiological impact on remaining stems

9	White elm	Neighbour	50.7	Good; mature; moderately asymmetric towards northwest due to influence of tree #8; no outward signs of Dutch elm disease ( <i>Ophiostoma ulmi/novo-ulmi</i> ); native species	NA (to be preserved)	NA
10	White spruce	Neighbour	54.9	Fair; very mature; co-dominant leaders at 20+m; good density, increment and colour	NA (to be preserved)	NA
11	Eastern white cedar	Share d w/city	12 avg.	Poor; mature; hedge form; coarsely maintained; heavy vine ( <i>Vitis</i> spp.) growth throughout crown, leaving large holes; asymmetric at points due to shading from adjacent trees; poor density, fair increment and colour	NA (to be preserved)	NA
12	Eastern white cedar	Share d w/city	11.1 & 20.4	Poor; mature; double stemmed from grade; topped by hydro; fair density, increment and colour	NA (to be preserved)	NA
13	Eastern white cedar	Share d w/city	21.5 & 25.5	Poor; mature; non-distinctive; double stemmed from 0.6m; topped by hydro; fair density, increment and colour	NA (to be preserved)	NA

14	Eastern white cedar	Private	36.0 & 39.8	Fair; mature; double stemmed from grade; southernstem generally upright, north moderately divergent;  fair density, increment and colour	NA (to be preserved)	NA
15	Eastern white cedar	Private	42.1	Fair; mature; single stemmed; mildly pruned by hydro – crown moderately asymmetric; fair density, increment and colour	NA (to be preserved)	NA
16	White spruce	Private	44.5	Fair; mature; scattered dead branches, chlorotic foliage throughout crown – poor density and colour, fair increment	Prohibits site access	Tree be removed

<sup>1</sup> diameter at breast height, or 1.3 metres from grade (unless otherwise indicated)



## **Document 10 – Rockcliffe Park Heritage Conservation District Plan Statement of Cultural Heritage Value and Guidelines**

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

#### 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 18th 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.

### **7.3 Guidelines for Existing Buildings and Landscapes**

#### **7.3.1 Demolition and Relocation**

1. Demolition or relocation of Grade I will only be permitted in extraordinary circumstances including, but not limited to, fire or natural disaster.
2. Demolition applications for Grade I buildings shall be accompanied by a rationale that sets out the reasons that the demolition of the building is being proposed and why retention is not possible. A report prepared by a heritage professional or structural engineer with expertise in heritage buildings may be required.
3. In the rare instance that the demolition of a Grade I building is permitted, the proposed replacement building will be permitted only where the siting, form, and materials are consistent with and sympathetic to the surrounding natural and cultural environment. All new construction will comply with the relevant Guidelines contained within this Plan.
4. In the rare instance that the demolition of a Grade I building is permitted, heritage staff may require that the building be recorded and the information be deposited at the City of Ottawa Archives. In addition, consideration should be given to salvaging historic materials as the building is demolished.
5. While acknowledging that the retention of both Grade I and Grade II buildings in the HCD is an objective of this Plan, the demolition of Grade II buildings in the HCD may be considered. Any application to Rockcliffe Park Heritage Conservation District Plan 16 demolish a Grade II building in the HCD shall be accompanied by plans for the proposed replacement building.
6. 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.

7. When a building is proposed for demolition and replacement, the Environment Section of the heritage survey form and existing conditions shall be reviewed to identify significant landscape features to be retained.

## **7.4 Additions and New Construction**

### **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 be consistent with 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. Rockcliffe Park Heritage Conservation District Plan 30
  - 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.
8. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
  9. 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.
  10. 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.
  11. 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.
  12. If brick and stone cladding is proposed, it will extend to all façades and not be used solely on the front façade. Other cladding materials may be appropriate.

13. 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.

#### **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 should be sited in generally the same location and be oriented in the same direction as the building being replaced 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.