

**3. Application for demolition and new construction at 540 Lakehurst 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 540, chemin Lakehurst, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le District de conservation du patrimoine de Rockcliffe Park**

**Committee Recommendations, as amended**

**That Council:**

- 1. Approve the application to demolish the building at 540 Lakehurst Road, received on May 10, 2021, conditional upon the applicant, in consultation with heritage staff, undertaking further analysis of the height of the proposed building as it relates to the height of the Grade I building at 429 Lansdowne Road to ensure the proposed height is consistent with the height of the Grade I building and meets Guideline 7.4.2 (3) of the Rockcliffe Park Heritage Conservation District Plan;**
- 2. Approve the application to construct a new building at 540 Lakehurst Road according to plans prepared by O'Keefe-Fiorenza Design Group dated April 30, 2021 and received May 10, 2021, conditional upon the applicant, in consultation with heritage staff, undertaking further analysis of the height of the proposed building as it relates to the height of the Grade I building at 429 Lansdowne Road to ensure the proposed height is consistent with the height of the Grade I building and meets Guideline 7.4.2 (3) of the Rockcliffe Park Heritage Conservation District Plan;**
- 3. Approve the landscape design for the new building at 540 Lakehurst Road according to plans prepared by James B. Lennox & Associates Inc. dated April 29, 2021 and received May 10, 2021 conditional upon:**

- a. The applicant providing heritage staff updated landscape plans which illustrate all planting beds to be retained on the property and all new trees to be planted;
  - b. The applicant planting an additional three trees in the rear and side yard so that all trees to be removed are replaced;
  - c. The applicant, in consultation with heritage staff, undertaking further analysis of the height of the proposed building as it relates to the height of the Grade I building at 429 Lansdowne Road to ensure the proposed height is consistent with the height of the Grade I building and meets Guideline 7.4.2 (3) of the Rockcliffe Park Heritage Conservation District Plan;
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 unless extended by Council prior to expiry.

#### Recommandations du Comité, telles que modifiées

Que le Conseil :

1. Approuve la demande de démolition de l'immeuble situé au 540, chemin Lakehurst reçue le 10 mai 2021, à la condition que le requérant, en consultation avec le personnel responsable du patrimoine, procède à de nouvelles analyses concernant la hauteur de l'immeuble proposé pour qu'elle s'harmonise avec celle du bâtiment du groupe 1 situé au 429, chemin Lansdowne, et qu'elle respecte la ligne directrice 7.4.2 (3) du Plan de district de conservation du patrimoine de Rockcliffe Park;
2. Approuve la demande de construction d'un nouvel immeuble au 540, chemin Lakehurst, conformément aux plans d'O'Keefe-Fiorenza Design Group datés du 30 avril 2021 et reçus le 10 mai

**2021, à la condition que le requérant, en consultation avec le personnel responsable du patrimoine, procède à de nouvelles analyses concernant la hauteur de l'immeuble proposé pour qu'elle s'harmonise avec celle du bâtiment du groupe 1 situé au 429, chemin Lansdowne, et qu'elle respecte la ligne directrice 7.4.2 (3) du Plan de district de conservation du patrimoine de Rockcliffe Park;**

3. Approuve l'aménagement paysager du nouvel immeuble situé au 540, chemin Lakehurst, conformément aux plans de James B. Lennox and Associates Inc. datés du 29 avril 2021 et reçus le 10 mai 2021, à la condition que le requérant :
  - a. fournisse au personnel responsable du patrimoine de nouveaux plans d'aménagement paysager qui indiquent toutes les planches de culture qui seront conservées sur la propriété et tous les nouveaux arbres à planter;
  - b. plante trois autres arbres dans les cours arrière et latérale de façon à remplacer chacun des trois arbres qui doivent être enlevés;
  - c. **en consultation avec le personnel responsable du patrimoine, procède à de nouvelles analyses concernant la hauteur de l'immeuble proposé pour qu'elle s'harmonise avec celle du bâtiment du groupe 1 situé au 429, chemin Lansdowne, et qu'elle respecte la ligne directrice 7.4.2 (3) du Plan de district de conservation du patrimoine de Rockcliffe Park;**
4. Délègue au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'approuver des modifications mineures à la conception;
5. 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. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated May 26, 2021 (ACS2021-PIE-RHU-0019)

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 26 mai 2021 (ACS2021-PIE-RHU-0019)

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

**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 26, 2021  
Soumis le 26 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**

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Services Section / Section des Services du Patrimoine  
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**Ward: RIDEAU-ROCKCLIFFE (13)**

**File Number: ACS2021-PIE-RHU-0019**

**SUBJECT: Application for demolition and new construction at 540 Lakehurst  
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 540, chemin  
Lakehurst, 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 540 Lakehurst Road, received on May 10, 2021;**
- 2. Approve the application to construct a new building at 540 Lakehurst Road according to plans prepared by O’Keefe-Fiorenza Design Group dated April 30, 2021 and received May 10, 2021;**
- 3. Approve the landscape design for the new building at 540 Lakehurst Road according to plans prepared by James B. Lennox & Associates Inc. dated April 29, 2021 and received May 10, 2021 conditional upon:**
  - a. The applicant providing heritage staff updated landscape plans which illustrate all planting beds to be retained on the property and all new trees to be planted;**
  - b. The applicant planting an additional three trees in the rear and side yard so that all trees to be removed are replaced;**
- 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 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 démolition de l’immeuble situé au 540, chemin Lakehurst reçue le 10 mai 2021;**
- 2. Approuver la demande de construction d’un nouvel immeuble au 540, chemin Lakehurst, conformément aux plans d’O’Keefe-Fiorenza Design Group datés du 30 avril 2021 et reçus le 10 mai 2021;**
- 3. Approuver l’aménagement paysager du nouvel immeuble situé au 540, chemin Lakehurst, conformément aux plans de James B. Lennox and**

**Associates Inc. datés du 29 avril 2021 et reçus le 10 mai 2021, à la condition que le requérant :**

- a. **fournisse au personnel responsable du patrimoine de nouveaux plans d'aménagement paysager qui indiquent toutes les planches de culture qui seront conservées sur la propriété et tous les nouveaux arbres à planter;**
  - b. **plante trois autres arbres dans les cours arrière et latérale de façon à remplacer chacun des trois arbres qui doivent être enlevés;**
4. **Déléguer au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'approuver des modifications mineures à la conception;**
  5. **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.**

## **EXECUTIVE SUMMARY**

This report recommends approval of the application for demolition and new construction in the Rockcliffe Park Heritage Conservation District. The proposal meets the guidelines and intent of the Rockcliffe Park Heritage Conservation District Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada. 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.

## **RÉSUMÉ**

Le présent rapport recommande l'approbation de la demande de démolition et de construction dans le District de conservation du patrimoine de Rockcliffe Park. La proposition respecte les lignes directrices et l'intention 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. Le présent rapport a été élaboré car les demandes de démolition et de construction 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.

## **BACKGROUND**

The property located at 540 Lakehurst Road includes a single-storey bungalow style dwelling constructed in 1958 (Document 1). The house is characterized by its L-shaped plan made irregular by several rear additions, its low-pitched gable-on-hip roof, and its stucco and stone clad façade (Documents 2 and 3). The property is further characterized by the dwelling's significant setback from Lakehurst Road and its predominant front yard landscaping, which features several mature trees, a grass lawn, and planting beds. The property is located within the Rockcliffe Park Heritage Conservation District (HCD) which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1997. A new HCD Plan was adopted by City Council in 2016 and came into full force and effect in 2019.

The Rockcliffe Park HCD recognizes the area's cultural heritage value as an early planned residential community, encompassing the entirety of the former Village of Rockcliffe Park. The village was first established in 1864 as a series of "park and villa" lots by Thomas Keefer on land purchased from the Crown by his father-in-law Thomas MacKay, founder of New Edinburgh and the original owner of Rideau Hall. Laid out in accordance with the principles of the Picturesque tradition, Rockcliffe Park today comprises a continuum of residential building types and styles from the 19th century to the present, unified by their picturesque, park-like setting.

This application includes demolition of the existing dwelling on site and the construction of a new two-storey dwelling. 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. No approvals under the *Planning Act* are required for this proposal.

## **DISCUSSION**

### **Project Description**

The applicant proposes to demolish the existing single-storey dwelling on Lakehurst Road and construct a new, two-storey dwelling. The form of the proposed dwelling is split into two connected front-gable masses, both clad in a natural stone veneer (Document 4). One mass is located towards the property's easterly sideyard and is two storeys in height, the other is one storey in height and is located towards the property's westerly sideyard (Document 5). The two-storey mass is setback 9.12 metres from the front lot line, approximately to the same position as the existing single-storey dwelling,



and the single-storey mass is setback 14.79 metres from the front lot line (Document 5). The masses are connected at two points: the first is a single-storey front entrance vestibule topped with a metal clad canopy, the second is a single storey glass connection point. The windows throughout the proposed house are aluminum-clad wood and feature stone lintels. The front façade of the two-storey mass features a prominent chimney and large windows. The front façade of the single-storey mass features double garage doors and a large central window, screened by the generous setback, stone landscape walls, and existing vegetation on site. The proposed design maintains the majority of the site's existing landscaping, preserving the majority of existing trees and planter beds.

### **Recommendation 1:**

In 1997, the entirety of the former Village of Rockcliffe Park was designated as an HCD under Part V of the *Ontario Heritage Act*. In March 2016, City Council approved a new Rockcliffe Park Heritage Conservation District Plan (RPHCDP) which was appealed to the former Ontario Municipal Board and approved with amendments in 2019. As part of the development of the new RPHCDP, each property in the HCD was researched, evaluated, and scored under the categories of environment, history and architecture. All properties that scored 50 and over were categorized as *Grade I* and those below 50 as Grade II. The dwelling subject to this application received a score of 42 and is thus categorized as a Grade II property (Document 6).

The intent of this project is to demolish the existing dwelling on the subject property and construct a new two-storey dwelling. While the general intent of the RPHCDP is to retain Grade I and Grade II buildings in Rockcliffe Park, Section 7.3.1 (5) establishes that the demolition of Grade II properties can be considered (Document 7). The following guidelines from Section 7.3.1 of the RPHCDP establish the criteria against which applications to demolish Grade II properties are reviewed:

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.

**Historical Significance:**

The house was originally owned from 1958 to 1974 by Gilles and Lise Gartner Sicotte. Gilles Sicotte was a lawyer and bureaucrat who served in various roles with the federal government and later the United Nations. The house was then briefly owned from 1974 to 1977 by Edward H. and Elizabeth Laborde. Edward H. Laborde was a prominent gas and petroleum executive based primarily in Calgary who served on several national committees and councils including the Advisory Council on Research and the Canadian Transport Commission. No notable events are known to have occurred at the property, and Laborde has been commemorated in Calgary at the Edward H. Laborde Viewing Area park.

**Architectural Significance:**

The existing house is a single-storey bungalow style dwelling, similar to others built in Rockcliffe Park and throughout Ottawa in the mid-twentieth century. The architectural integrity of the dwelling has been diminished by several additions to the rear and side. The dwelling was designed and built by Wick Brothers Canada Limited, a company best known for building custom ranch style bungalows in Ottawa and the former suburban municipalities. The building does not have any known associations with any notable architects, nor does it possess any unique or significant architectural features.

**Contribution to Historic Streetscape:**

The existing dwelling, given its significant setback, low-profile character, and the prominence of landscaping features in the front yard, is compatible with the Lakehurst Road streetscape, but is not a notable or character defining element of it. The landscaping of the property, which includes several mature trees, planting beds, and shrubs, is similar to and compatible with the surrounding streetscape on Lakehurst Road. The generous setback and naturalized landscaping of the front yard is notable on Lakehurst Road, and reinforces the park-like character of the Rockcliffe Park HCD.

In support of this application, the applicant has provided a detailed landscaping plan and tree protection report (Document 8 and 9). The majority of the existing landscape features will be retained as part of the proposed alterations. A total of five trees will be

removed from the property (Document 10). One tree in the rear of the property is within the footprint of the new dwelling (Document 9), and a second in the rear is located in close proximity to the excavation area and will experience significant root damage if not removed (Document 9). A third tree is located in the front yard and will be removed to allow for new servicing connections (Document 9). Three trees along the western property line will be removed due to poor health, including two Butternut trees protected by the *Endangered Species Act, 2007*. The applicant has provided a Butternut Health Assessment for each tree (Document 11). The current design proposal indicated that one new tree will be planted in the front yard and in the rear yard. Following Section 7.3.3 (4) of the RPHCDP, staff recommend that as a condition of approval the applicant be required to plant an additional three trees in the rear and side yard so that all removed trees are replaced.

Given the limited architectural and historical significance of the existing dwelling, and the significant retention of the existing landscaped features, the demolition of this building meets the requirements of the Rockcliffe Park Heritage Conservation District Plan and staff have no concerns with the proposed demolition.

### **Recommendation 2:**

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

The intent of this application is to demolish the existing dwelling and construct a new two-storey dwelling on the subject property. Section 7.4.2 of the RPHCDP sets out guidelines for the design and construction of new buildings within the Rockcliffe Park HCD (Document 7):

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.

The proposed design retains the majority of the property's existing landscape and sites the new dwelling at approximately the same setback as the existing dwelling. Therefore,

the new dwelling does not detract from the historic landscape characteristics of the associated streetscape.

429 Lansdowne Road, located at the southwest corner of Lansdowne Road and Lakehurst Road, is the only Grade I property located within the associated streetscape. The two-storey dwelling at 429 Lansdowne does not front onto Lakehurst Road but does feature a prominent two storey gable which faces Lakehurst Road. The applicant has included a diagram which illustrates the heights of adjacent buildings compared to the proposed dwelling (Document 12). The peak of the proposed dwelling's two-storey mass, located towards the easterly property line, is slightly taller than the peak of the adjacent property at 429 Lansdowne Road. Similarly, the peak of the proposed dwelling's single-storey mass, located towards the westerly property line, is approximately the same height as the adjacent Grade II dwelling at 534 Lakehurst Road. The massing of the proposed dwelling orients the majority of its volume parallel to the east and west property lines, resulting in a street-facing mass of approximately the same width as the existing dwelling. By incorporating distinct one and two-storey masses into the dwelling, the proposed dwelling serves as a transition between the single-storey ranch style dwellings on Lakehurst and the adjacent two-storey dwelling at 429 Lansdowne. Therefore, the height and massing of the proposed dwelling is consistent with that of the adjacent Grade I dwelling and respects the character of the existing Grade II dwellings.

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.

The split front gable form of the proposed design draws on the English Manor styled dwellings predominant throughout the Rockcliffe Park HCD. As established in the RPHCDP, the proposed dwelling is not required to replicate any historical style or the style of any buildings which existed previously on the site. As discussed above, the height and massing of the proposed dwelling is compatible with both the adjacent two-storey dwelling at 429 Lansdowne Road, and the one-storey dwelling at 534 Lakehurst Road. The primary cladding material is stone, a predominant cladding material in the HCD that is highly compatible with adjacent dwellings and others throughout the HCD. Through the incorporation of secondary materials such as glazed panels and metal cladding, in addition to the dwelling's unique split massing, the proposed design is distinctly contemporary yet sympathetic to the character of adjacent dwellings and the character of the Rockcliffe Park HCD.

5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.

The proposed garage entrance is set back significantly from Lakehurst Road. The garage entrance does not impact the cultural heritage value of the streetscape.

6. Existing grades shall be maintained.

Extensive grading is not proposed as part of this application and existing grades on site will 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.

The two-storey mass of the proposed dwelling is set back further than both adjacent dwellings at approximately the same location of the existing dwelling. The one-storey mass is setback further than the two-storey mass. The siting of the proposed dwelling respects the adjacent dwellings and allows for the maintenance of the existing expansive front lawn.

8. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.

The proposed windows are aluminum clad wood.

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, aluminum soffits, synthetic stucco, and manufactured stone will not be supported.
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.

The proposed primary cladding material is a natural stone veneer. The stone cladding extends to all façades of the proposed dwelling.

### **Standards and Guidelines**

City Council adopted the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” 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:

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.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The primary character defining element of the subject property is its extensive landscaped areas in the front and rear yard, which contribute to the park-like character of the Rockcliffe Park HCD and establish a coherent mixed streetscape on Lakehurst Road. Were the proposed dwelling to be removed, the essential form of its landscaped features would remain intact. The subject application maintains the majority of these landscape features. The proposed dwelling is sensitively sized and sited in relation to neighbouring properties, and its design is distinctly contemporary and does not create a false sense of the property’s historical development.

The proposed dwelling conforms to the guidelines established in the RPHCDP for new construction and is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff have no objection to the construction of the proposed dwelling.

### **Recommendation 3:**

Section 7.3.3 of the RPHCDP contains guidelines for the landscaped areas of properties in the district. The following guidelines are relevant to the subject application:

1. The 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.

The design of the proposed dwelling retains the majority of mature landscaping on the property including the generous landscaped front yard. The proposed dwelling incorporates landscaped buffers at the front, rear and side of the dwelling. The proposed stone patio in the rear does not extend further south than the extent of the proposed one-storey mass, resulting in an 18.38 metre length rear yard covered entirely in soft landscaping. Therefore, soft landscaping dominates the property and the dwelling's green setting is maintained.

2. Landscape projects shall respect the attributes and established character of the associated streetscape and the HCD.

The majority of the site's landscape features are retained. The landscape character of the HCD and associated streetscape are therefore not negatively impacted.

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.

The proposed design retains the majority of landscape features in the property's front yard, including planting beds and shrubs. The boulders currently located in the front yard will be relocated slightly within existing planting beds, and additional shrubs will be planted in front of the new dwelling's two-storey mass. The applicant has confirmed that the existing planting bed located adjacent to the driveway will be retained. The majority of the front yard is covered with soft landscaping, and the width of the driveway is proposed to be reduced. The paved surface area proposed in front of the attached garage is located in the approximate location of the existing parking pad and car port and is of approximately the same size, resulting in no further increase to the hard landscape cover in the front yard.

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.

A total of five trees will be removed from the property (Document 10). One tree in the rear of the property is within the footprint of the new dwelling (Document 9), and a second in the rear is located in close proximity to the excavation area and will experience significant root damage if not removed (Document 9). A third tree is located in the front yard and will be removed to allow for new servicing connections (Document 9). Three trees along the western property line will be removed due to poor health, including two Butternut trees protected by the *Endangered Species Act, 2007*. The current design proposal indicated that one new tree will be planted in the front yard and in the rear yard. Following section 7.3.3 (4) of the RPHCDP, staff recommend that as a condition of approval the applicant be required to plant an additional three trees in the rear and side yard so that all removed trees are replaced.

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.

The width of the existing driveway will be reduced to a width of 3.05 metres, increasing the amount of soft landscaping on the property.

Section 7.4.3 of the RPHCDP also contains guidelines specific to the landscaped areas of new buildings and additions in the district. The following guidelines are relevant to the subject application:

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.

As noted in relation to the Landscape guidelines in Section 7.3 above, the proposed landscape plan incorporates landscaped buffers at the front, rear and side of the dwelling. The heritage attributes of the lot are being conserved and soft landscaping will continue to dominate the property.



2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.

The proposed dwelling retains and increases the setback of the existing dwelling and retains the majority of the existing landscape features. Therefore, the new dwelling respects and continues to contribute to the mixed landscape character of the Lakehurst Road streetscape.

3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.

The design of the proposed dwelling retains the majority of mature landscaping on the property, therefore preserving the existing landscaped character of the lot.

4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.

The proposed front lawn and side yards are predominantly covered in soft landscaping material, contributing to the continuity of the Rockcliffe Park HCD's park-like setting and maintaining the dominance of soft landscaping over hard landscaping on-site.

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.

The massing of the proposed dwelling orients the majority of new volume towards the rear of the property, resulting in a street-facing mass of approximately the same width as that of the existing dwelling.

7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.

As noted above, the majority of landscaped features on the property are to be retained. There are no major grading works proposed as part of this application. The front yard setback of the existing dwelling is retained, and the west side yard setback is proposed to increase from 4.11 metres to 4.58 metres. The east side yard setback will decrease from 5.79 metres to 4.5 metres to permit a small terrace and side entrance, but the majority of the dwelling's east sideyard is

setback to 5.16 metres. The rear yard setback will decrease slightly from 26.62 metres to 23.96 metres. Staff are of the opinion that these slight reductions in setbacks are appropriate given the size of the lot and the generous landscaped areas on all sides of the property which maintain the park-like setting of the Rockcliffe Park HCD.

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.

The applicant has provided a landscape plan as part of their application. This landscape plan does not currently reflect all landscape features to be retained and altered on the site, and staff recommend that a condition be imposed on the approval of this application to require the submission of an updated landscape plan which meets the requirements of this section.

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.

As noted above, a total of five trees are proposed to be removed from the property. Staff recommend that a condition be imposed on the approval of this application so that all trees removed are replaced. The applicant will be required to apply for Distinctive Tree Permits to permit the removal of several of the identified trees, as noted in the attached Tree Conservation Report.

Heritage staff recommend that the proposed landscape plan be approved subject to two conditions. First, the applicant should ensure that the landscape plan conforms to the requirement of section 7.4.3.8 of the RPHCDP and illustrate all existing planting beds to be retained. Second, three additional new trees should be planted on site and reflected in the landscape plan to ensure that all removed trees are replaced individually, in accordance with sections 7.3.3.3 (4) and 7.4.3 (9) of the RPHCDP.

#### **Recommendation 4:**

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

#### **Recommendation 5:**

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

#### **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

#### **CONSULTATION**

Heritage Ottawa was notified of the application and offered the opportunity to comment.

A pre-consultation meeting with the applicant, heritage staff and members of the Rockcliffe Park Residents Association was held as part of the Heritage Consultation District Pre-consultation Pilot Project. The RPRA raised concerns regarding the height and massing of the proposed dwelling, as well as the reduction of open space on the subject lot. The RPRA provided additional comments on May 25, 2021, which have been included as Document 13 to this 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.

#### **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts.

## **ENVIRONMENTAL IMPLICATIONS**

Potential environmental implications relate to the loss of mature trees on site. This impact is mitigated by the one-for-one replacement of these trees as required by Condition 3 (b).

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- HC4: Supports Arts, Heritage and Culture

## **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 7, 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**

The attached supporting documentation immediately follows this report:

Document 1            Location Map

Document 2            Aerial Image

Document 3	Exterior Photograph
Document 4	Renderings of Proposed Dwelling
Document 5	Proposed Site Plan
Document 6	Heritage Survey Form Evaluation Score
Document 7	Rockcliffe Park Heritage Conservation District Plan Excerpts
Document 8	Proposed Landscape Plan
Document 9	Tree Conservation Report Map
Document 10	Tree Conservation Report
Document 11	Butternut Health Assessment
Document 12	Proposed Dwelling Height Comparison
Document 13	Comments from the Rockcliffe Park Residents Association

**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.

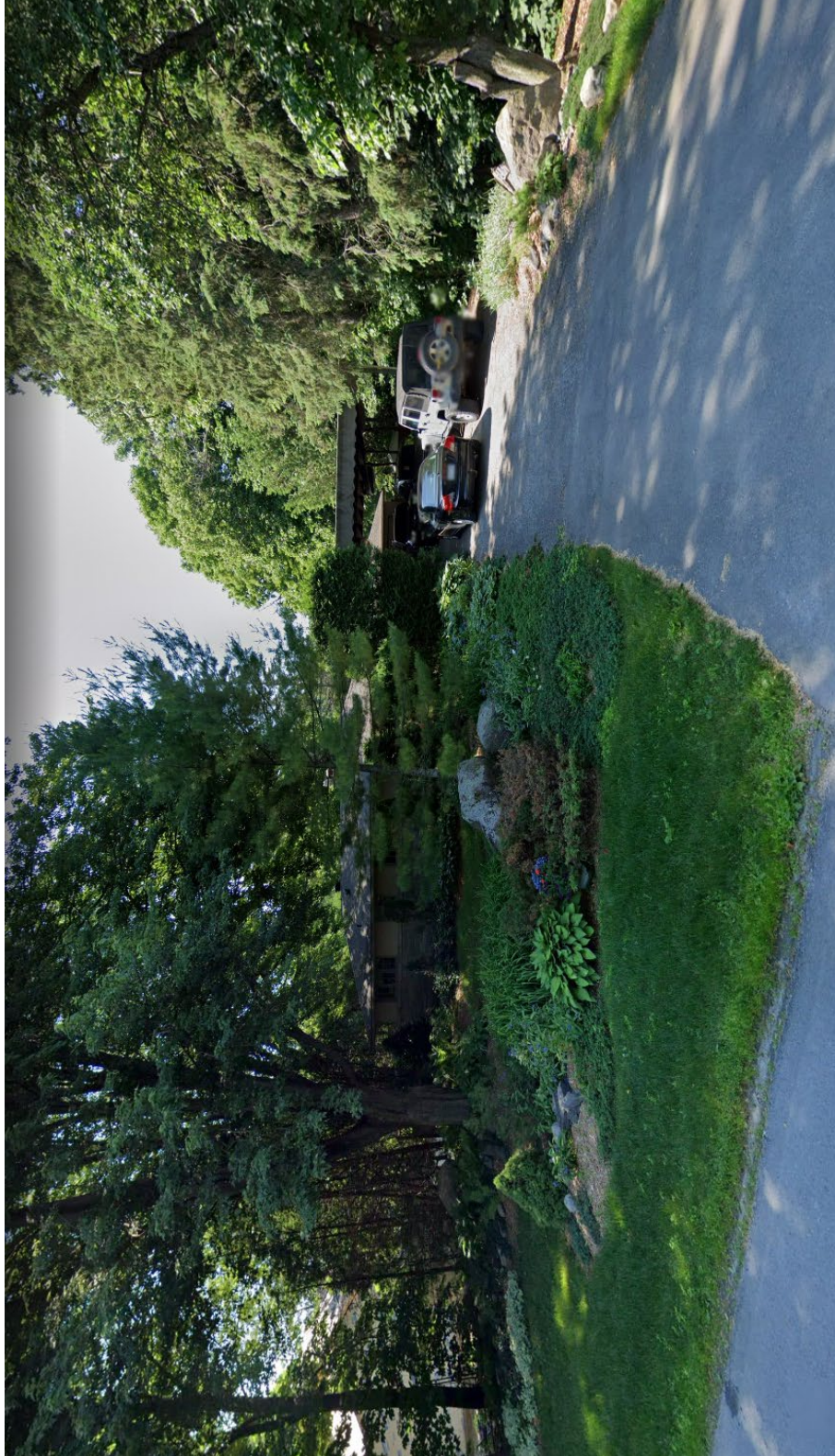
**Document 2 – Aerial Image**



Image from GeoOttawa, 2019



Document 3 – Exterior Photograph



### **Document 13 – Comments from the Rockcliffe Park Residents Association**

Comments from the Rockcliffe Park Residents Association Heritage Committee (RPRA Heritage Committee) Application for 540 Lakehurst. To be read in conjunction with the Ontario Heritage Act, The Heritage Survey Form for 540 Lakehurst and Rockcliffe Park Residents Association Heritage Conservation District Plan.

These pre-consultation notes indicate our continued concerns about the proposed design. "Additional Comments from the Rockcliffe Park Residents Association Heritage Committee: We have two main concerns, the increased height of the proposed structure compared to the existing house and the increased mass and reduction of open space on the lot of the proposed house. 7.3.1.7 When a building is proposed for demolition and replacement, the Environment section of the Heritage Survey Form shall be reviewed to identify significant landscape features to be retained. In the description of the 540 Lansdowne Heritage Survey Form under Contributions of Property to heritage environs, Character of Existing Property, it states: "It contains sheltering trees, landscape and open space, a combination of features found on surrounding lots." While the existing character of the landscape is conserved in terms of respecting the tree canopy; the mass and overall size of the floor space it occupies on the lot does not preserve the important quality of the landscape's open space."

The main concern of the RPRA Heritage Committee continues to be the mass, height, and scale of the proposed design which should be reduced so that it is in keeping with the cultural heritage value that states houses in Rockcliffe Park should sit unobtrusively on the street. (Sec 6 Description of Attributes bullet 2). The current house sits unobtrusively on the lot, the proposed design will not.

The RPRA heritage committee would have liked to see this house preserved, since it scores highly (56/100) on the architecture score of the heritage evaluation form. When the issue was raised, City staff maintained that the building could be demolished. Accordingly, we worked with the city and the applicant. It is a requirement of the plan that the proposed design be sympathetic to the traditional surrounding natural and cultural environment (7.3.1.6), which is not the case for the proposed design, given the increased mass, scale and height.

When a Grade II home is proposed for demolition, the Heritage Evaluation Survey, Environment Section, is used to give instruction on features of the landscape which are to be retained. (7.3.1.7 see full text below)



Direction for the proposed design is also to be taken from the RP HCDP (7.1 bullet 4.) and (7.3.1.6).

In the Heritage Evaluation Survey for 540 Lakehurst, it states that “The houses on Lakehurst are all one storey, ranch or bungalow styles. This house, with its low, horizontal profile, contributes to a coherent streetscape.” This statement defines the streetscape of Lakehurst.

The proposed design is not one storey, ranch or bungalow style, it is not low nor does it have a horizontal profile. On the contrary it has an extremely steep gabled roof which emphasizes the vertical nature of the proposed house. The proposed design, therefore, does not contribute to a coherent streetscape.

The Heritage Evaluation Survey for 540 Lakehurst also states: "It contains sheltering trees, landscape and open space, a combination of features found on surrounding lots."

While the tree canopy is preserved in the proposed design, the tree canopy will no longer shelter the proposed house in the same way. The open space which is a defining character of the lot, is consumed by the sheer mass, scale, and height of the proposed building.

Consider the photograph below: The first is of the existing house; the second is of the proposed design. In the first picture the house is barely discernible amongst the trees and landscape. In the second picture, the proposed design is the opposite.



Current street view of 540 Lakehurst



Proposed Design, Copyright O’Keefe Fiorenza Design Group Inc.

The proposed house dominates the lot despite the preservation of the tree canopy. This is due to the increased: height (more than doubling compared to the existing house), mass and volume of the proposed design. See also (Figures 1 and 2 of the Heritage Review document).

The importance that new construction must contribute and not detract from the associated streetscape is cited various times in the plan (7.4 Guidelines for Grade II Buildings), (7.4.2.2), (7.4.2.3) and (5.0 Objectives). The importance of height, mass, and scale being compatible with neighbours and the associated streetscape is also mentioned various times (7.4 Guidelines for Grade II Buildings), (7.4.2.3), ( 5.0 Objectives). (Full text below.)

Despite respecting setbacks, the proposed building detracts from the associated streetscape because of its increased: height, mass and scale which will make it visible from the street. New buildings are to be sited on a property to respect the established landscape of the streetscape. 7.4.3.2 (full text below) (7.4.3.6)

The picture below illustrates the established landscape of the streetscape on Lakehurst.



Picture of the current associated streetscape

Consider also the scale of the proposed home. As is demonstrated in the to-scale diagram below, the proposed house dwarfs the height, mass and scale of the 2 storey grade 1 property at 429 Lansdowne and especially the bungalows on the associated streetscape of Lakehurst.

Note that 429 Lansdowne is on the corner and is not on Lakehurst. The roof midpoint of the new proposal is approx. 1.3m higher than 429 Lansdowne. However, the total height is 2.7m higher - the equivalent to an entire storey of 429 Lansdowne.

Please note, on the city website 540 LAKEHURST ROAD PROPOSED DESIGN SUBMISSION APRIL 30, 2021, the streetscape drawings on page 4 and 5 of the architectural plans are not to scale (NTS) and therefore are not accurate representations of the streetscape proportions. The height of the proposed house indicated on page 4, Site Plan is indicated as “8.8m (to be confirmed with grading plan)” The confirmed height would need to be known.



To scale diagram of 429 Lansdowne compared to 540 Lakehurst, proposed design

Increasing the height to its limit or more, as well as increasing the FSI of the lot to the limits permitted in city bylaws, does not mean that the proposed design fulfills the requirements of the RP HCDP.

The proposed built structure will dominate and change the character of the associated streetscape and will not be in keeping with the cultural heritage values and attributes that states the dominance of softscape over hardscape (Sec 6 Description of Attributes bullet 8) and (7.4.1.3), (7.4.3.1) and the unobtrusive siting of homes. Where there is a conflict with city bylaws and the plan, the plan prevails. Section 41.2 (2) *Ontario Heritage Act*.

In conclusion we ask that the height, mass and scale of the proposed building be reduced in order to preserve the associated streetscape of low houses and the dominance of softscape over hardscape and the unobtrusive siting of homes in Rockcliffe Park. City bylaws may permit the scale, mass and height of the proposed design, but in this case the bylaw and the plan conflict, therefore the RPHCD Plan prevails in order to preserve the character of the associated streetscape and character of the lot.

Yours Respectfully,

The Rockcliffe Park Residents Association Heritage Committee

Full text:

Section 41.2 (2) of the *Ontario Heritage Act*:

In the event of a conflict between a heritage conservation district plan and the municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in force.

The “Standards and Guidelines for the Conservation of Historic Places in Canada” state that a new building or an addition to an old building in a heritage conservation district should be distinguishable as a new feature and not try to imitate an old building. The same document notes that a new building must also be compatible with and subordinate to the historic character of the HCD. This balance of contemporary design and compatibility can be achieved through use of materials, massing, rooflines and window proportions.

Excerpts from the Rockcliffe Park Residents Association Heritage Conservation District Plan

## 5.0 Objectives

- To ensure that new house construction is compatible with, sympathetic to and has regard for the height, massing and setbacks of the established heritage character of the streetscape in order to conserve the character and pattern of the associated streetscape, while creating a distinction between new and old.

## 6.0 Description of Heritage Attributes

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

## 7.1 District policies

4. New construction shall be in conformity with the Policies and Guidelines in the Plan.

## 7.3 Guidelines for existing buildings and landscapes

### 7.3.1 Demolition and Relocation



7.3.1.5 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 demolish a Grade II building in the HCD shall be accompanied by plans for the proposed replacement building.

7.3.1.6 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.

7.3.1.7 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

### 7.4.1 General Guidelines

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.

8. New garages shall not normally be attached to the front or side facades of existing buildings but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade in order to reduce their impact on the cultural heritage value of the associated streetscape.

### **Guidelines for Grade II Buildings**

1. Alterations and additions to Grade II buildings will contribute to and not detract from the heritage character of the HCD. Renovations to a Grade II building that make the building more compatible with the character of the HCD are encouraged.

2. Alterations and additions to Grade II buildings will be designed to be compatible with the Grade I buildings of the HCD and in particular the streetscape, in terms of scale, massing, height, setback, entry level, materials and windows.

#### 7.4.2. Guidelines for New Buildings

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.

#### 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.