

Application to Alter 207 Clemow Avenue, a property designated under Part V of the *Ontario Heritage Act*

Demande de modification du 207, avenue Clemow, propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

Committee Recommendations, as amended

That Council:

- 1. Approve the application to alter the property at 207 Clemow Avenue including to lift and shift the house forward, according to plans prepared by Hobin Architects Incorporated, dated June 2021, and attached as Documents 5 and 7, conditional upon:
 - b. The applicant continuing to work with their heritage consultant to provide a protection plan for Heritage staff's approval prior to the issuance of a building permit; the plan should identify any necessary protection/ conservation treatment measures to be implemented prior to and/or after the lifting process;**
 - c. The applicant revising the design of the windows on the front façade to replicate the divisions of the existing front windows to the satisfaction of heritage staff;**
 - d. Retention of the existing trees in the front yard, as shown on the Landscape Plan, attached as Document 10 and submission of a Tree Information Report outlining any identified tree protection measures to be implemented for Heritage and Forestry staff's approval to prior to the issuance of a building permit; and**
 - e. The applicant providing documentary photos of the existing building as well as final exterior material samples to Heritage staff's satisfaction, prior to the issuance of a building permit;****

2. Delegate Authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and
3. Approve the heritage permit with a two-year expiry date from the issuance, unless otherwise extended by Council.

Recommandations du Comité, telles que modifiées

Que le Conseil :

1. Approuve la demande de modification de la propriété située au 207, avenue Clemow, qui prévoit le soulèvement et le déplacement vers l'avant de l'habitation, conformément aux plans élaborés par Hobin Architects Incorporated, datés de juin 2021 et joints à la présente en tant que document 5 et 7, sous réserve des conditions suivantes :
 - b. Le requérant devra continuer de collaborer avec son consultant en patrimoine en vue de soumettre un plan de protection devant être approuvé par le personnel chargé du patrimoine avant la délivrance d'un permis de construire; ce plan devra décrire toutes les mesures nécessaires de traitement de protection ou de conservation à appliquer avant et/ou après l'opération de soulèvement de l'habitation;
 - c. Le requérant devra réviser la conception des fenêtres de la façade principale afin de reproduire les divisions des fenêtres avant existantes, à la satisfaction du personnel chargé du patrimoine;
 - d. Le requérant devra préserver les arbres actuels de la cour avant, comme indiqué sur le plan d'aménagement paysager joint à la présente en tant que document 10, et fournir un rapport d'information sur les arbres décrivant toutes les mesures de protection des arbres à mettre en place, lequel

devra être approuvé par le personnel chargé de la sylviculture et du patrimoine avant la délivrance d'un permis de construire; et

- e. Le requérant devra fournir, à la satisfaction du personnel chargé du patrimoine, des photographies documentaires du bâtiment actuel et des échantillons des matériaux extérieurs définitifs avant la délivrance d'un permis de construire;**
- 2. Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
- 3. Approuve la délivrance du permis patrimonial d'une validité de deux ans à partir de sa date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

For the information of Council:

The Committee severed and voted on recommendation 1(a) of the staff report, which was LOST on a division of 1 yea and 7 nays, as noted in the minute extract attached. Accordingly, recommendation 1(a) was not included in the Committee's recommendations.

Documentation/Documentation

- 1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated August 17, 2021 (ACS2021-PIE-RHU-0023)**

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 17 août 2021 (ACS2021-PIE-RHU-0023)

2. Extract of draft Minutes, Built Heritage Sub-Committee, August 31, 2021

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le
31 août 2021

**Built Heritage Sub-Committee
Report 23
September 8, 2021**

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**Sous-comité du patrimoine bâti
Rapport 23
Le 8 septembre 2021**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
August 31, 2021 / 31 août 2021**

**and Council / et au Conseil
September 8, 2021 / 8 septembre 2021**

**Submitted on August 17, 2021
Soumis le 17 août 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:

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Design Services / Services des emprises, du patrimoine et du design urbain
613-580-2424, 15203, MacKenzie.Kimm@ottawa.ca**

Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2021-PIE-RHU-0023

**SUBJECT: Application to Alter 207 Clemow Avenue, a property designated
under Part V of the *Ontario Heritage Act***

**OBJET: Demande de modification du 207, avenue Clemow, propriété
désignée en vertu de la partie V de la *Loi sur le patrimoine de
l'Ontario***

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to alter the property at 207 Clemow Avenue including to lift and shift the house forward, according to plans prepared by Hobin Architects Incorporated, dated June 2021, and attached as Documents 5 and 7, conditional upon:
 - a. The applicant repairing or where necessary, reinstating the stucco cladding on the portions of the house being lifted and retained, replicating the existing traditional finish;
 - b. The applicant continuing to work with their heritage consultant to provide a protection plan for Heritage staff's approval prior to the issuance of a building permit; the plan should identify any necessary protection/ conservation treatment measures to be implemented prior to and/or after the lifting process;
 - c. The applicant revising the design of the windows on the front façade to replicate the divisions of the existing front windows to the satisfaction of heritage staff;
 - d. Retention of the existing trees in the front yard, as shown on the Landscape Plan, attached as Document 10 and submission of a Tree Information Report outlining any identified tree protection measures to be implemented for Heritage and Forestry staff's approval to prior to the issuance of a building permit; and
 - e. The applicant providing documentary photos of the existing building as well as final exterior material samples to Heritage staff's satisfaction, prior to the issuance of a building permit;
2. Delegate Authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and
3. Approve the heritage permit with a two-year expiry date from the issuance, unless otherwise extended by Council.

RECOMMANDATIONS DU RAPPORT

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

1. Approuver la demande de modification de la propriété située au 207, avenue Clemow, qui prévoit le soulèvement et le déplacement vers l'avant de l'habitation, conformément aux plans élaborés par Hobin Architects Incorporated, datés de juin 2021 et joints à la présente en tant que document 5 et 7, sous réserve des conditions suivantes :
 - a. Le requérant devra réparer ou, si nécessaire, refaire à neuf le revêtement de stuc sur les parties de l'habitation soulevées et conservées, en reproduisant la finition traditionnelle existante;
 - b. Le requérant devra continuer de collaborer avec son consultant en patrimoine en vue de soumettre un plan de protection devant être approuvé par le personnel chargé du patrimoine avant la délivrance d'un permis de construire; ce plan devra décrire toutes les mesures nécessaires de traitement de protection ou de conservation à appliquer avant et/ou après l'opération de soulèvement de l'habitation;
 - c. Le requérant devra réviser la conception des fenêtres de la façade principale afin de reproduire les divisions des fenêtres avant existantes, à la satisfaction du personnel chargé du patrimoine;
 - d. Le requérant devra préserver les arbres actuels de la cour avant, comme indiqué sur le plan d'aménagement paysager joint à la présente en tant que document 10, et fournir un rapport d'information sur les arbres décrivant toutes les mesures de protection des arbres à mettre en place, lequel devra être approuvé par le personnel chargé de la sylviculture et du patrimoine avant la délivrance d'un permis de construire; et
 - e. Le requérant devra fournir, à la satisfaction du personnel chargé du patrimoine, des photographies documentaires du bâtiment actuel et des échantillons des matériaux extérieurs définitifs avant la délivrance d'un permis de construire;
2. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et

- 3. Approuver la délivrance du permis patrimonial d'une validité de deux ans à partir de sa date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

EXECUTIVE SUMMARY

This report recommends conditional approval of the application to alter the property at 207 Clemow Avenue, a property designated under Part V of the *Ontario Heritage Act* as part of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District.

RÉSUMÉ

Le présent rapport recommande l'approbation conditionnelle de la demande de modification de la propriété située au 207, avenue Clemow, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine de la promenade Clemow-Monkland et de la terrasse Linden.

BACKGROUND

207 Clemow Avenue is located on the north side of Clemow Avenue at the west end of the block between Bank and Lyon Streets in the Glebe (see Location Map and Photos, Documents 1 and 2). The property contains a two-storey stucco-clad house constructed between 1925-1926 with an attached sunroom wing on the west side. The property is part of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District (CML HCD), which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 2020. As part of the HCD designation, each property was evaluated for its contribution to the cultural heritage value of the HCD. 207 Clemow Avenue was identified as a contributing property (see Survey Form, Document 3).

The Clemow-Monkland Driveway and Linden Terrace HCD was designated for its cultural heritage value as an intact example of an early 20th century streetcar suburb. Developed together by Henrietta A. Clemow and William Powell, the area was marketed as "Clemora Park" and included the area designated as part of the Clemow Estate East HCD. In order to implement their development vision, Clemow and Powell established a restrictive covenant with special design guidelines. Nearly all of the houses in the area reflect the objectives of the original covenant, expressed in their high-quality design, mix of architectural influences, many having been architect designed, as well as the unifying

treatment of the public realm—in particular the deep setbacks of the houses, open front yards and regularly spaced shared driveways. The area is also significant as part of the Ottawa Improvement Commission (OIC)'s parkway and driveway network in the capital. The full statement of cultural heritage value is attached as Document 3.

According to historic drawings, the building was originally designed by prominent local architect W.E. Noffke, who is credited with designing many houses in both the CML HCD and Clemow Estate East HCD. The house at 207 Clemow however, appears to have been built by an unknown contractor whose drawings (as well as the current house) indicate a much more modest version of Noffke's plans (see Document 4). The new owner has submitted this application requesting to alter the existing house, taking some inspiration from the original Noffke drawings. It should be noted that Noffke's original plans have informed the proposal in order to help improve its compatibility, rather than be a direct copy or replica.

This report has been prepared because applications for substantial alterations under the *Ontario Heritage Act* require the approval of City Council. A building permit under the *Building Code Act* will be required to facilitate this proposal.

DISCUSSION

The existing building at 207 Clemow Avenue is a two storey, three bay, stucco clad house with a hipped roof. A sunroom wing is located on the west façade, set slightly behind the front façade. The house has an irregularly shaped footprint, with an attached garage facing the driveway, which is shared with the neighbouring property at 205 Clemow Avenue. The house is simple in design and limited in decoration but can be characterized as having some Prairie style influences, seen in its horizontal features such as the wider triple windows, the subtle stucco stringcourse dividing the ground and upper floors, the canopy at the front entrance as well as the eaves line of the roof. Its simplicity makes it an anomaly in the HCD.

The house is deeply setback from the sidewalk, roughly in line with the neighbouring houses on both sides. It features a narrow front walkway and an open soft landscaped yard with two mature trees in the front yard. These are all character-defining attributes of the CML HCD.

Project Description

This application is to alter the interior and exterior of the existing house, including: lifting the house to facilitate a new stone-clad foundation/basement; replacing a rear extension with a new two story addition as well as a small side addition; constructing new dormers; replacing the existing windows; and replacing the existing stucco in kind on the second floor and with new brick cladding on the ground floor (see Elevations and Renderings, Documents 5 and 6). In order to accommodate a garage and amenity space at the rear, the application also includes shifting the house forward on the lot about two metres (see Site Plan Document 7).

Recommendation 1 – Alter the existing property

The Clemow-Monkland Driveway and Linden Terrace HCD plan was approved by City Council in 2020. The objectives, policies and guidelines set out in this document, in addition to Parks Canada's Standards and Guidelines for Historic Places serve as the basis for the evaluation of this application.

The Plan sets out general recommendations for how the District should change, outlining the required components as "policies" and more general or technical instructions on how to achieve the policy as "guidelines". It also emphasizes and encourages the conservation of properties and their attributes that express the HCD's heritage value, while acknowledging that it will continue to evolve over time for example by providing some flexibility for approaching window replacements or the design of additions that are away from public view. Sections 6.0 outlines the direction related to the conservation and repair of existing buildings, with a goal of ensuring that original material is retained wherever possible, and that any necessary replacement material is done so in-kind. Section 7.0 provides the direction for how to successfully add new elements or additions. Section 9 provides relates to landscaping ensuring that the HCD's important views are protected.

Although this application will result in a substantial alteration to the house, heritage staff are supportive of the proposal as the existing building as well as overall cultural heritage value of the CML HCD and its identified attributes will continue to be conserved. Additionally, staff are of the opinion that the project generally meets the Standards and Guidelines as outlined in the section below.

A complete analysis of the applicable policies and guidelines and how they are being met are attached as Document 8. While staff have recommended approval, in order to better meet the objectives of the HCD Plan, a number of conditions are also recommended:

a) Cladding replacement/reinstatement

The HCD plan has very explicit policies about the conservation of historic cladding, noting that if replacement is necessary, it should be completed in kind. Some investigation determined that the stucco is generally in good condition. However, no evidence of brick or any other material was found behind the stucco. Given that there is no historic evidence of original brick cladding, staff are not in a position to support the change to brick for the ground floor. There are no concerns with the proposed brick being used for the lower storey at the rear or for the side addition, as this will help distinguish between the original building and new areas. Condition a) would require the applicant to retain as much of the stucco on the existing house as possible, in consultation with their heritage consultant. Where replacement is necessary, the stucco would need to match the existing as closely as possible, including its traditional application method and formula make up.

b) Protection measures and conservation treatment

The applicant has retained a house moving company that specializes in lifting and moving historic buildings. The conservation plan in Section 6.0 of the Cultural Heritage Impact Statement (CHIS) (Document 9) includes a detailed plan from the company outlining steps to be taken to complete this part of the project. Condition c) has been included to ensure that the building and its important attributes, particularly the cladding, canopy and decorative glass windows will be protected and conserved during the construction process, and should any further repairs be required, that the applicant continue to work with their heritage consultant as well as staff to address any issues.

c) Replacement window design for front facade

In general, staff have no objections to replacing most of the windows in this case, as the openings and overall fenestration pattern will be maintained. However, the HCD plan notes that replacement windows should also match the originals in design, size proportions and glazing pattern. As proposed, the new windows would not reflect the current traditional one-over-one sash windows, Staff have included condition d) that

would require the applicant to revise the design of the proposed windows to more closely replicate the divisions of the original windows in the main house and align with the policies in the HCD Plan.

d) Tree Protection

The relocation of the house on the lot will require specific tree protection measures to be implemented during construction. The applicant has retained an arborist and is working with heritage and forestry staff to provide a Tree Information Report. Condition e) has been included to ensure that these measures can and will be implemented prior to the issuance of a building permit.

e) Documentation and Material Samples

As recommended in the CHIS, this final condition has been included to provide documentary images of the existing house, for staff to keep on file. This will provide a complete record of the alterations for future reference. Further, staff have included a condition of approval to provide final material samples for heritage staff's approval, prior to the issuance of the building permit. As some of the materials have not yet been decided or require further investigation to be completed as the project moves forward, this condition will ensure that the final chosen products will be consistent with the HCD.

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 Standards are applicable to this proposal:

- Standard 1: a) Conserve the heritage value of an historic place; b) Do not remove, replace or substantially alter its intact or repairable character-defining elements; c) Do not move a part of an historic place if its current location is a character-defining element.
- Standard 4: a) Recognize each place as a physical record of its time, place and use. b) Do not create a false sense of historical development by adding elements from

other historic places or other properties, or by combining features of the same property that never coexisted.

- Standard 10: a) Repair rather than replace character-defining elements; b) where character-defining elements are too severely deteriorated to repair, replace with new elements that match the forms, materials, and detailing of sound versions of the same elements.
- Standard 11: a) Conserve the heritage value and character defining elements when creating any new additions to an historic place; b) make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

A key consideration for this proposal was to ensure that any alterations will be compatible with the HCD, while also conserving the authenticity of the existing building. Standard 4 requires the respect and recognition for physical evidence that conveys the significance of a historic place and discourages additions or alterations that would falsify its story. It is not considered best conservation practice to incorporate elements from different periods of history, or those that were planned but never realized. In this case, while Noffke's plans for this house were never executed as originally designed, the applicant has very carefully considered how to take inspiration and reinterpret them in a contemporary way, while still conserving the house as ultimately constructed. By taking this approach, staff are of the opinion that the history of the house will not be compromised, while also further highlighting Noffke's prolific contribution to this area of the Glebe. In these ways, the proposal meets Standard 4.

The Statement of Cultural Heritage Value cultural heritage value for the CML HCD is attached as Document 3. The proposal conserves the overall cultural heritage value of the District through the retention of the significant portions of the existing house, while balancing the requirements of the proposed rehabilitation that will allow it to continue to be used into the future. The proposal, with the conditions included will conserve the significant features of the house, and where replacement is necessary it will be completed in-kind and be sympathetic. Although the house will be repositioned slightly closer to the street, the identified deep, character-defining setbacks of the District will be maintained, without detracting from the adjacent properties.

The new additions will be compatible with the existing house through the extension of the traditional stucco cladding as well as the introduction of horizontal Prairie-style features, including the horizontal string course between the first and second floors, the

maintenance of the hard eaves line, and horizontal shaped windows at the rear. The side addition will be set back from front façade to allow the existing house to remain the focal point. The additions will also be distinguishable from the existing house in the use of sympathetic brick cladding for the lower floor and dark paneling for the dormers, and larger areas of glazing and contemporary style windows facing the rear of the lot; these are subtle differences to distinguish what is new. Together, these efforts help the new elements avoid detracting from the existing house or the HCD, making it subordinate as well. In these ways, the proposal meets Standards 1, 10 and 11.

Cultural Heritage Impact Statement /Heritage Impact Assessment (CHIS)

Section 4.6.1 of the City of Ottawa Official Plan requires that a CHIS be submitted where a proposed new construction, “has the potential to adversely affect the heritage conservation district.” A CHIS was prepared in support of this proposal by Commonwealth Historic Resource Management, attached as Document 9. Heritage staff determined that it meets the requirements of the City’s Guidelines for Cultural Heritage Impact Statements.

The CHIS concludes that:

The proposed rehabilitation responds to policy objectives of protecting heritage resources while implementing renewal in keeping with the goals of the Clemow-Monkland Driveway and Linden Terrace HCD. Both moving and raising of the building challenge conservation principals. This dramatic intervention with positive impacts for the interpretation of the Noffke legacy, livability of the renewed house with detached garage, and a more comfortable visible relationship to the neighbouring homes and the street in general. The renovation, the continued use and the reinterpretation of 207 Clemow will be positive outcome for the newly formed district.

Heritage staff generally concur with the findings of the CHIS.

Conclusion

Staff have reviewed the application and are satisfied that it meets the objectives, policies and guidelines of the Clemow-Monkland and Linden Terrace HCD Plan and the Standards and Guidelines. Efforts have been made to carefully ensure that the alterations and new additions will not impact the attributes of the HCD or detract from its overall cultural heritage value. With the inspiration from Noffke’s plans, the building will

continue to make a positive contribution to the character of the HCD, without creating a false sense of history. For these reasons, staff are recommending approval.

Recommendation 3 – Minor Design Changes

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

Recommendation 3 – Heritage Permit Expiry

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.

CONSULTATION

Heritage Ottawa was notified of the application on July 20, 2021.

The submitted plans were posted on the City's DevApps website on July 19, 2021.

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

Several pre-consultation meetings were held with representatives from the Glebe Community Association Heritage Committee (GCA HC). Feedback was provided for how to bring the proposal into alignment with the HCD Plan. The GCA HC has provided comments attached as Document 11. In general, their comments are supportive of the application, with the exception of proposal to re-clad the first floor of the existing house using brick. Staff share these concerns and have included conditions as outlined above.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with implementing the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

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

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

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

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 17, 2021.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Conditions Photos

Document 3 Statement of Heritage Character and Heritage Survey Form

Document 4 Streetscape Analysis and Historic Original Plans

Document 5 Elevations

Document 6 Renderings and Perspectives

Document 7 Site Plan

Document 8 HCD Policies and Guidelines Chart

Document 9 Cultural Heritage Impact Statement/Conservation Plan

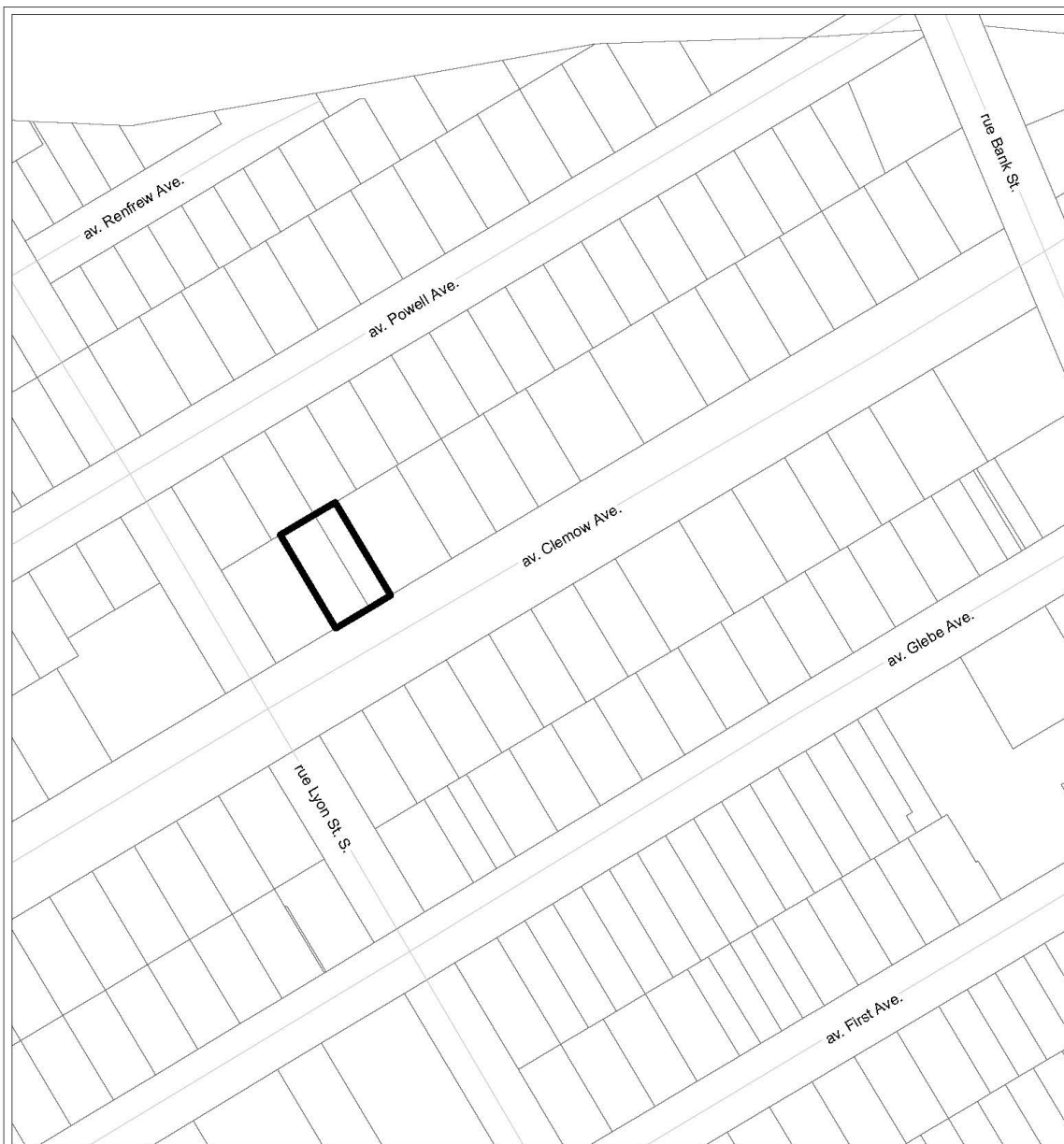
Document 10 Landscape Plan




Document 11 Glebe Community Association Heritage Committee Comments

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-CLEM207	21-1010-D	 207 av. Clemow Avenue	
I:\CO\2021\Heritage\Clemow_207			
<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 appartient à Teranet Entreprises 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 / 07 / 16			

Document 2 – Current Context Photos



View of existing two storey house from the street.



View of the neighbouring red brick house to the west with a large elaborate porch.



View showing the streetscape along the north side of Clemow Ave looking east from in front of the subject property.



View of the north side of Clemow Ave looking west in front of 207 Clemow.



View of the east side elevation.



View of the rear elevation.

Document 3 – Statement of Heritage Character and Heritage Survey Form

Cultural Heritage Value

The cultural heritage value of the Clemow-Monkland Driveway and Linden Terrace HCD lies in its design value as an intact example of an early 20th century streetcar suburb, its historical association with key individuals and trends in Ottawa's history of suburban development, and its history and context as part of Ottawa's parkway and driveway network.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has significant design value as an example of a highly intact, early 20th century streetcar suburb. The area retains the majority of its original early 20th century houses which exhibit high quality workmanship and express a mix of architectural influences typical of the time period.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District also has cultural heritage value for its association with a number of significant individuals and events in the history of Ottawa. Clemow Avenue was originally the estate of former Senator Francis Clemow and his brother-in-law William F. Powell. The development of the estate is credited to their heirs; William Powell, known for reforming the Ottawa Police system and as Chief of Police in the late 19th century, and Henrietta A. Clemow, the daughter of Francis Clemow. Henrietta is significant as an unusual example in Ottawa of a single woman who was involved in real estate speculation in the early 20th century. Henrietta Clemow and her cousin William Powell formed Clemora Realty to develop their estate according to their vision by establishing a restrictive covenant with design guidelines; their original subdivision was registered as "Clemora Park."

The area of the HCD east of O'Connor Street was originally part of the estate of George Patterson and subsequently Henry Carleton Monk. George Patterson, for whom Patterson Creek is named, was Chief of the Canal Commissariat in 1826 and may have been the Glebe's first settler. Henry Carleton Monk, for whom Monkland Avenue is named, was a prominent lawyer in Ottawa and alderman in old Ottawa's Central ward.

The District also reflects trends in early suburban development in the city; as the growth of this area of the Glebe was sparked in part by the construction of the streetcar line on Bank Street in 1891. The arrival of the streetcar meant that residents could work downtown while living in an area of impressive houses within a picturesque setting

amongst a population within the same social class. The area was eventually bounded by streetcar lines on Bronson Avenue, Bank Street, and along the southern portion of what was historically Elgin Street (now Queen Elizabeth Driveway), which supported and attracted real estate speculators and residential development.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has historical and contextual value as a key part of one of the only residential extensions of the Ottawa Improvement Commission's (OIC) parkway and driveway network in the capital. Together with Patterson Creek and its surrounding park land, the development of the area is associated with prominent early Canadian landscape architect Frederick Todd. In 1903, Todd provided urban planning recommendations to the OIC that were based on the principles of the "City Beautiful" movement. The OIC implemented many of these recommendations as part of their plan to beautify the capital. In particular, Clemow Avenue was intended to be "one of the finest residential streets in Ottawa" and was to form part of the ceremonial route connecting the Central Experimental Farm to Parliament Hill and the Rideau Canal; Patterson Creek was intended to provide a sense of nature in the city.¹ Between 1903 and 1910, Clemow and Monkland Avenues and Linden Terrace were conveyed from their former estates to the OIC, which implemented restrictive covenants detailing design guidelines for improving and maintaining the public realm. Today, the area exhibits many elements of the OIC's covenants and beautification program, such the consistent spacing of driveways, canopy trees, the setbacks of houses from the street, and the distinctive aggregate light standards that continue to provide a sense of civic grandeur at a residential scale.

¹Todd, Frederick G. (1903). "Preliminary Report to the Ottawa Improvement Commission". pp. 25.



Heritage Survey and Evaluation Form



Building Address/Name:	207 Clemow Avenue
Construction Date:	This house first appears in the Ottawa City Directory in 1925
Original Resident:	James J. (& Agnes) Leddy 1925-1930

Heritage Evaluation: <i>Contributing or Non-Contributing</i>	Contributing Contributing
Architect/Builder:	Unknown
Architectural Style Influences:	Prairie Style
Architectural Description and Features: <i>Plan, Storeys, Roof, Windows, Material, Details, etc...</i>	<p>This large home would have been quite unusual for the mid-1920's being only two storeys, relatively free of ornamentation and clad in a simple grey stucco. The home is basically rectangular but has a segment on the left that is set back to break up the unusual width of the home. The hip roof is very simple although the eaves do have a significant overhang. The main segment of the front elevation is largely symmetrical with similar clusters of three sash window to left and right of the central entry at both levels. A chain supported roof protects the simple entry which an offset entry door with a central light is balanced by a small window to its left and well above the floor level. The smaller portion of the house that is set back has similar fenestration. Note the large bracket-supported flow boxes beneath the large window at the second level.</p>
Integrity:	Excellent
Landscape/Streetscape Contribution:	<p>This property is on the north side of Clemow Avenue and forms part of the Clemow-Monkland Driveway that has traversed the north end of the Glebe for more than 100 years. This property reflects the distinctive features of the residential Driveway including the house's deep and consistent setback from the street, the open front yards, double tree-lined boulevards and sidewalks and decorative exposed aggregate street lights topped by a frosted glass globe.</p>
History: <i>Trends/ events/ persons</i>	<p>The development of Clemow Avenue reflects a period of development in Ottawa during which there was the desire to beautify the city after becoming the capital. The Ottawa Improvement Commission (OIC) – the forerunner of the National Capital Commission (NCC) – at the</p>

recommendation of landscape architect Frederick Todd, initiated the development of a scenic parkway and driveway network around the city in 1903-1904. A driveway through the Glebe along Clemow and Monkland Avenues was proposed to better connect the Central Experimental Farm with the Queen Elizabeth Driveway.

Although the connection of Clemow Avenue to the Central Experimental Farm was never completed, Clemow and Monkland Avenues and eventually Linden Terrace became very attractive streets with tree-lined boulevards, deep setbacks and special light standards. Among Todd's many recommendations for the beautification of Ottawa, he specifically made several suggestions for the design and regulation of the streets and restrictive covenants were put in place to regulate residential design. He also recommended taking advantage of the natural park qualities of Patterson Creek.

Clemow Avenue west of Bank Street was mostly completed by the end of 1910. By 1916 concrete lamp posts had been placed at regular intervals along the Clemow-Monkland Driveway, creating an additional picturesque quality to the area.

The streetscape of Clemow Avenue developed during early part of 20th century. The land was subdivided in 1906, and most of the properties on the street were developed by the mid-1930s.

The development of this section of the Glebe reflects a North American trend in urban development that saw the middle classes moving away from the traditional urban core and into suburbs seeking bigger lots, more privacy, and better individual expression. This trend was made possible by the advent of the automobile and, especially in the Glebe, by the Ottawa Electric Railway (streetcar) along Bank Street from 1891.

Past Occupants of 207 Clemow Avenue

James J. (& Agnes) Leddy 1925-1930; Mrs. Agnes Leddy 1931-1936; Hon. Thomas A. (& Jessie) Crerar 1937-1945; J. H. (& Agnes) Alford 1946-1962; Mrs. Marjorie Innes 1963-1970; Mark (& Marjory) Allen (Broadcaster) 1971-1973; Mrs. Marjorie Innes 1974-1992...

Additional Comments:	Fire Insurance plans show brick building in 1948 and 1956 plans.
Sources:	City of Ottawa Directories, Ottawa Citizen archive copies (Google/OPL Microfilm), Wikipedia, Newspapers.com

Document 8 – HCD Policies and Guidelines Chart			
Section	Applicable Policy (#) and Guidelines (x)	Proposed alteration	Staff comment
5.0 Demolition and Relocation	1. Demolition or relocation of contributing properties will not be supported, except in cases of extraordinary circumstances, such as, but not limited to fires or natural disasters. Demolition by neglect will not be considered an extraordinary circumstance.	The proposal is to lift and shift the existing contributing house forward on the lot about 2 metres.	<p>Part of the cultural heritage value of the CML HCD is the spatial organization of the streets, with their green boulevards and open front yards, framed by the deeply setback houses along the street. On Clemow Avenue, houses are generally aligned with their neighbouring properties on either side, with some variety throughout the blocks, but typically maintaining approximately 10 metres from the sidewalk. The house at 207 Clemow is setback slightly further from the sidewalk than its neighbours on either side, resulting in a shallow rear yard. The lot is further constrained by a hydro easement that runs along the rear lot line, which limits the placement of structures within the rear yard.</p> <p>The applicant has considered other alternative options (including complete demolition and introducing a new driveway leading to an integral garage) to shifting the house forward, which in staff's opinion would have resulted in a greater impact on the cultural heritage value of the HCD.</p> <p>While Policy 1 is very explicit about relocation, it is intended to prevent the relocation of contributing buildings or portions of them off-site. Typically, repositioning historic, contributing buildings are not proposals that staff would normally consider either. However, in this case however, as outlined below (Section 8.2) staff are supportive of the approach, given that the identified character-defining attributes of the HCD will remain and be conserved. For these reasons, and in considering that the proposal allows for the retention of the building, staff are of the opinion that this proposal is reasonable.</p>
6.1 Roofs and Chimneys	1. Conserve and retain historic roof forms (profile and roofline), materials and details (e.g soffits, eaves, fascia board etc.).	The existing roof will need to be reconstructed to accommodate the new addition at the rear. The profile and form will be retained and will match the pitch indicated on Noffke's original drawings.	The proposal meets these policies and guidelines, as once complete, the roof will be cohesive in appearance.

	<p>2. Conserve and retain historic chimneys that contribute to the character of the streetscape or are heritage attributes of individual buildings.</p> <p>b) New roofing materials that are visible from the street should complement the building's historic character. The use of modern roofing materials to imitate historic materials (e.g. roof slates, cedar shingles, standing seam metal etc.), may be approved. If asphalt shingles are used, they should be a colour that is sympathetic to the character of the original building.</p>	<p>The existing chimney will be retained. The existing asphalt shingles will be replaced with new asphalt shingles and provide a cohesive appearance with the new portions of the building.</p>	
<p>6.2 Exterior Cladding</p>	<p>1. Conserve, maintain and repair historic masonry and exterior cladding materials.</p> <p>2. Do not conceal historic masonry or cladding with new materials; painting over masonry/brickwork is not appropriate.</p> <p>e) Where historic cladding materials are beyond repair, they may be replaced using salvaged, or like-for-like materials. In these cases, modern cladding materials may be approved if they are compatible with building's character and that of the streetscape. Only those areas that are beyond reasonable repair may be replaced.</p>	<p>The house's existing stucco is likely original. According to the applicant's investigations, the stucco appears to be generally in fair to good condition (see CHIS, page 38), with most deterioration at the ground level.</p> <p>In order to insulate the house, a large portion of the existing stucco will need to be removed. Additionally, when the house is lifted and shifted, it is highly likely that the existing stucco will be significantly damaged.</p> <p>The proposal is to reinstate the stucco on the upper floors with traditional stucco once the house has been moved.</p> <p>The applicant's proposal is also to clad the ground floor with buff coloured brick.</p>	<p>In general, staff are supportive of the proposal to reinstate the stucco cladding on the second floor, provided that it will match the appearance and application method of the existing stucco. However, in order to fully meet policy 1 and guideline e), the existing stucco should only be removed where it has deteriorated or is significantly damaged. A condition of approval has been included that would require the applicant to retain as much of the stucco on the existing house as possible, in consultation with their heritage consultant and staff.</p> <p>Although there was some question as to whether the house may have been originally clad with brick, initial investigations did not reveal brick behind the stucco. Given that there is no historic evidence of the building having had brick cladding originally, staff are not in a position to support the change to brick for the ground floor. In order to meet policy 2, staff have included a condition that would require the applicant to reinstate the cladding throughout the retained portions of the house. Staff have no concerns with the proposed brick being used for the lower storey at the rear or for the side addition, as this will help distinguish between the original building and new areas. The conditions as proposed will allow the applicant to continue to work with staff to finalize those materials.</p>

<p>6.3 Windows and Doors</p>	<p>1. Conserve historic windows and doors and their openings, including their form, design, and proportion, particularly those that are decorative, or feature leaded or stained glass.</p> <p>2. Conserve and maintain historic elements of window and door openings (e.g sills and lintels, surrounds, sidelights and transoms etc.).</p> <p>3. Conserve the overall fenestration pattern on primary façades.</p> <p>b) If historic windows or doors are beyond repair, replacement windows and doors should match the originals in design, size, proportions, glazing pattern and detailing.</p> <p>c) The material of replacement windows should match originals, however, alternate materials may be considered in consultation with heritage staff; where windows are not visible from the street, replacement windows may reference the historic form and proportions with modern materials.</p>	<p>The existing window and door openings of the main house and the window flower boxes on the main house will be maintained and conserved. The fenestration pattern of the existing house will be maintained.</p> <p>The applicant is proposing to replace the existing units with new units designed to roughly match that of the existing windows.</p> <p>The windows in the sunroom wing are multipaned casement windows, which will be replaced with new multipaned casements.</p> <p>The applicant is also exploring how two decorative glass windows can be reinstated as part of the project.</p>	<p>The HCD plan speaks to conserving historic windows and their openings, but places an emphasis on those that are decorative, or feature stained glass. For the most part, the proposal meets the intent of the policies and guidelines in Section 6.3 with respect to windows and doors. However, staff are of the opinion that in order to fully meet the Plan, as per guideline b), the replacement units should match originals in design, size, proportions, glazing patterns and details. Accordingly, staff have included a condition of approval to revise the design of replacement windows on the front façade to match that of the existing windows.</p> <p>The materials for the windows have not yet been finalized, but the applicant has indicated that they are exploring compatible options including wood and aluminum clad wood units. The condition relating to providing final material samples will allow the applicant to continue working with staff as the project proceeds to ensure the final products align with the HCD Plan.</p>
<p>6.4 Front entrances, porches and balconies</p> <p>7.3 Front Entrances, Porches, and Balconies</p>	<p>1. Conserve historic front entrances, porches, balconies including decorative elements such as (but not limited to): railings and balustrades, rafter tails, columns etc.</p> <p>1. New porches or alterations to existing porches or balconies must be compatible with the existing building in scale, materials, design, proportions and detailing as far as possible. Where it is available, use historical information to inform the design or look to similar porches in the district.</p>	<p>The existing house has a very modest front entrance, with a suspended canopy and concrete landing/steps. As the existing building will be lifted and placed a new foundation, the front landing and steps will need to be removed and replaced with new versions, similar in design, scale and material, but slightly taller to accommodate for the taller basement. New steps with metal railings to match the new height of the building are proposed. The existing main entrance form will be conserved.</p>	<p>Staff are continuing to work with the applicant on the approach for the canopy. The conditions outlined in the report will allow the applicant to proceed with the project while the necessary investigations are completed.</p> <p>Staff are supportive of the new landing and steps proposed, as they facilitate the continued use of the building, while remaining compatible in material and design with the entry levels of the surrounding contributing properties. Staff are also supportive of the approach to maintain the existing design of the front entrance, so as not to create a “false sense of history” by trying to exactly replicate Noffke’s original porch design.</p>

		The applicant considered introducing a new porch to replicate that of Noffke's original plans, which were much more elaborate. However, in order conserve the integrity and true history of the existing house, this determined to be inappropriate.	
6.5 Decorative Architectural Attributes	<p>1. Conserve, maintain and repair existing character-defining attributes.</p> <p>d) The addition of new architectural elements where none historically existed should be avoided. Where new elements are added, they should be recognizable as being new upon close inspection.</p>	<p>The existing house does not feature many architectural details, but the existing flower boxes, front canopy and its brackets and horizontal Prairie style elements will be retained, repaired and reinstated where possible.</p> <p>The applicant is exploring ways retain the existing canopy above the door, however further investigation is required to determine its condition and how it can be reattached to the building. If the existing canopy can not be reinstated, a new flat roofed canopy is proposed, based on Noffke's original plans.</p>	The proposal meets these policies and guidelines.
7.2 New Dormer Windows	<p>1. New dormer windows will be designed and located in a manner that does not obscure or detract from the heritage character of the existing building or detract from the cultural heritage value or attributes of the district.</p> <p>a) New dormer windows should not become the dominant feature on a roof.</p> <p>b) Dormer windows should not extend above the ridge of the roof or beyond the eaves line.</p> <p>c) Designs for new dormer windows should:</p>	<p>The proposal includes the introduction of several new dormer windows: a central dormer at the front, two at the sides and one at the rear. The location, size and design of the dormers are inspired by those indicated on the original historic plans by Noffke.</p> <p>The new dormers will be lower or consistent with the ridge line of the existing roof and the pitch and profile will be compatible with existing house and other complex rooflines seen in the HCD.</p>	The proposal meets these policies and guidelines as the new dormers will be compatible with others seen in the HCD, and are designed, clad and located appropriately so as not to draw attention away from the existing house or surrounding buildings.

	<p>i. consider the design, location, style, proportions, window openings, roof form and materials of historic dormer windows in the district;</p> <p>ii. be compatible with the style and proportions of windows and overall façade of the building.</p> <p>d) Cladding materials on dormer windows should be compatible with the materials of the existing building.</p> <p>e) Where they are visible from the street, the roof form, size, and pitch of new dormer windows should be compatible with the architectural style of building and the district.</p>	<p>The design for the dormers will be compatible with the existing house, in terms of location, proportion, and materials, using dark panelling and asphalt shingles, and will reflect the character of other dormers in the HCD. The windows in the front dormers will match the vertical divisions shown on Noffke's plans. For the side and rear dormers, the windows will be more contemporary in design than those of the original building (small square units at the side and large glazed units at the rear), helping distinguish them as new</p>	
<p>7.5 Additions</p>	<p>1. New additions will be compatible with, subordinate to, and distinguishable from the existing contributing property.</p> <p>2. New additions will be designed to be compatible with surrounding contributing properties of the district. They will consider:</p> <ul style="list-style-type: none"> ○ scale, form, proportions and massing, height, and location on the lot; ○ materials and architectural characteristics of the surrounding buildings such as the design and alignment of windows and doors, roof and other vertical or horizontal reference points; and ○ how they contribute to and do not detract from the defined cultural heritage value and attributes the district. <p>b) The height of additions should be lower than the</p>	<p>The applicant is requesting permission to remove the existing rear portion of the house including an attached garage in order to construct a new two storey addition in its place. A small side addition is also proposed at the east side of the building.</p> <p>As a result of repositioning the house, the existing sunroom wing will need to be reconstructed, and in order to meet the separation distances required by the <i>Ontario Building Code</i>, it will be slightly narrower. The reconstructed sunroom will continue to be setback from the main façade, but extend deeper towards the rear. New multipaned casement windows are to be introduced on the ground floor, which are in keeping with the character of the existing wing and HCD.</p>	<p>The new additions will be lower than the existing house (once it has been lifted), and clad in a mix of sympathetic materials.</p> <p>The additions will be compatible with the existing house through the extension of the traditional stucco cladding and introduction of horizontal Prairie style features including a string course between the first and second floors and hard eaves line and horizontal style windows. The side addition will be set well back from the front façade to allow the existing house to remain the focal point.</p> <p>The additions will be distinguishable from and yet sympathetic to the existing house in its use of brick cladding at the lower floor, its larger rear facing contemporary style windows, particularly the large patio doors leading to the indoor pool in the basement. Together, these measures to help the addition to avoid detracting from the existing house making it subordinate as well.</p> <p>The additions will also be compatible with the HCD as it has been located and designed to complement and respect the existing house, rather than calling attention to itself.</p>

	<p>existing building.</p> <p>c) Most additions should be located in the rear yard. In cases where a side addition is proposed, it should be set back from its front façade;</p> <p>d) New additions to contributing buildings should aim to be an appropriate balance between imitation of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD.</p> <p>f) Windows in additions should be compatible with the original building's windows in size, shape, and divisions. Contemporary window forms and materials that are not visible from the street may be appropriate.</p> <p>g) Cladding materials for additions should be sympathetic to the existing building and its neighbours. Natural materials and/or those that are commonly found in the district (i.e brick, stucco, stone, horizontal or vertical wood cladding) the most appropriate, however other materials may be supported.</p>		<p>Staff are supportive of reconstruction approach to the sunroom, as given its construction methods, it is not likely to remain intact during the lifting process. The reconstructed portion will be largely replicated in design, material and window design.</p> <p>In these ways, the proposal meets the intent of policies and guidelines in Section 7.5.</p>
<p>8.1 Accessory Buildings and Garages</p>	<p>1. New garages must be designed to be subordinate to, and compatible with the associated house, respect the cultural heritage value and attributes of the district and reflect the character of historic garages in the district</p> <p>2. New below grade, integral garages that face the street are not appropriate.</p> <p>a) New or replacement garages should be detached and located to the rear of the main house(s).</p>	<p>The proposed garage is located at the rear of the property, along the east property line, leading from the shared driveway. This location is common and characteristic for garages in the HCD.</p> <p>The garage is proposed to be one storey in height, lower than the existing house and clad in similar materials.</p> <p>The applicant originally considered a below grade garage to be accessed from a new driveway off</p>	<p>The proposed garage meets the policies and guidelines related to garages.</p>

	<p>b) New or replacement garages should consider the character of existing historic garages in terms of roof form, style of garage door and cladding material; they should not detract from the main house or the character of the HCD.</p>	<p>of Clemow Ave. After discussions with staff and representatives from the community association, this proposal was abandoned in favour of the current proposal.</p>	
<p>8.2 New Construction</p>	<p>1. New buildings shall contribute to, and not detract from the heritage character of the HCD as outlined in the Statement of Cultural Heritage Value and list of Heritage Attributes</p> <p>2. The front yard setback of new buildings shall be generally consistent with the surrounding contributing properties.</p> <p>3. New buildings will only be supported when the siting, scale, form, mass, height, entry level and materials are compatible with, and do not detract from the surrounding contributing properties on the street.</p>	<p>The applicant is proposing to lift and shift the house forward approximately two metres before placing it down on a new foundation, with proportions similar to those indicated on Noffke's original plans (Document 4).</p> <p>The house will be generally aligned in footprint and height with the two adjacent houses at 205 and 211 Clemow Avenue. The raised height will also be consistent with building heights in the HCD. The new foundation will be clad in limestone, a common material in the HCD.</p>	<p>While the proposal does not include the construction of a new building, policies 1-3 were key considerations, as the Plan does not provide for lifting or repositioning buildings in the HCD.</p> <p>Lifting and shifting forward of contributing properties are not proposals that staff would normally consider. However, staff are supportive for the following reasons:</p> <ul style="list-style-type: none"> • the combination of the very large, elaborate porch at 211 Clemow and the projecting bay at 205 Clemow adjacent; • that the existing house is already setback further than most on the street (see Site Plan, Document 7); • the new position of the house will maintain the very deep setbacks in this area, an identified attribute of the HCD; • the final height of the building will be consistent or lower than the neighbouring properties on either side (see Streetscape, Document 4); • the new entry level will also be aligned with that of the neighbours so as not to detract from the horizontal rhythms along the street; and • the stone proposed for the foundation will be in keeping with the character of the HCD, while helping to distinguish the alteration upon close inspection. <p>Accordingly, the house will continue to be consistent and compatible with the surrounding adjacent properties. It will also continue to</p>

			positively contribute to, and not detract from heritage character of the HCD.
9.2 Private Landscape	<p>1. Conserve the existing unimpeded, soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties within the District; large areas of hard paving are discouraged.</p> <p>b) Linear walkways perpendicular to the sidewalks are common in the HCD. These are generally narrow (approximately one metre) and often lead to the front steps. Where a grade change is present, concrete or stone steps are a typical characteristic of these walkways.</p> <p>c) Historically, properties in the district did not have fencing, hedges or other types of incursions (e.g decorative knee walls, columns or piers etc.) in the front yards. Typically fencing should be limited to the rear yard.</p> <p>d) Where fencing is required at the rear, traditional fencing materials such as wood or wrought iron with landscaped screening are encouraged; any required new fences must meet the City of Ottawa's Fence By-Law (By-law 2003-462).</p> <p>e) Mature trees on private lots should be maintained.</p>	<p>The proposal is to maintain the existing soft landscaped character, open front lawn and linear front walkway. The walkway is currently concrete and will be modified to patio-type stone.</p> <p>In the rear yard, the applicant is proposing some planting and planting planter box, as well as some hardscaped terraces.</p> <p>Two mature trees in the front yard are currently located in close proximity to the existing house. The proposal will maintain the existing canopy trees.</p> <p>No fencing is proposed in the front yard.</p>	<p>Staff are satisfied that the policies and guidelines of Section 9.2 will be met.</p> <p>The applicant has retained an arborist and is working with heritage and forestry staff to provide a Tree Information Report (TIR) which will stipulate specific tree protection measures to ensure that the mature trees in the front yard will be maintained.</p> <p>Staff have included a condition of approval to ensure that these measures can be implemented prior to the issuance of a building permit.</p>
9.3 Parking and Driveways	<p>1. Maintain the existing pattern and character of vehicle parking and driveways. Integral garages, below grade garages, and reverse sloped drive- ways are not consistent with the historic character of the district.</p> <p>a) The location of historical, existing driveways should be conserved in infill projects. Additional or widened driveways are discouraged.</p>	<p>As indicated above, typically vehicle parking in the HCD is achieved by a garage located at the rear of the lot, accessed by a shared driveway. The existing driveway will be maintained as part of the proposal with small additional navigational area to enter the garage. The new garage will be located at the rear.</p>	<p>Staff have no concerns with the proposal as it relates to the policies and guidelines in Section 9.3.</p>

9.5 Views and viewscapes	a) Alterations within the District should not negatively impact the identified views and viewscapes.		As per the streetscape analysis (Document 4), the proposal will not negatively impact the identified views of the HCD.
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