

**APPLICATION FOR NEW CONSTRUCTION AT 480 CLOVERDALE ROAD.  
A PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO THE HERITAGE  
ACT. LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT**

January 31, 2022

**Project file - ACS2021-PIE-RHU-0029 Rideau-Rockcliffe (13)**

Notes changes that happened in response to Linebox's presentation to the Sub-Heritage Committee.

**01 - Deletion of the three-story "skybox" at the rear. Equal to approximately 25' x 25' structure. 100% deletion**

**Positive Impacts**

- Reduces the overall NW side yard of the home by over 39'
- The rear yard setbacks is NOW approximately 92'-2' at that side of the property, longer than most property's total lot depth
- Reduces the overall massing, height and shadows cast
- Very notable reduction in the home visual and exposed height (lower portion of the existing site)
- Added more transparency, glazing, texture and architectural elements to further breakdown the home's massing, scale and height

**02 - Deletion of the third-floor rooftop access volume and rooftop patio**

**Positive Impacts**

- Reduces the overall massing, height and shadows cast
- Eliminates the 8'x'10x'9 high rooftop access volume (stair) resulting in less massing, volume & height
- Eliminates any potential undesirable sightlines from the rooftop patio down into neighbouring backyards

### **03 - Deletion of most basement windows on both sides of the home**

#### **Positive Impacts**

- Deleting the windows in the basement on both sideyards also eliminates the need for light wells and retaining walls. This allows for more ways to alter the existing grade
- Allows the opportunity to retain more of the existing landscaping: slope, trees and maintain the existing character
- Walkout basement to remain, but only in the middle and rear courtyard areas
- This increased the percentage of overall soft landscaping and allows for more of the existing topography to remain even during construction
- Allows for more soft landscaping. This increases the overall percentage of landscape and provides more opportunity to screen the side walls

### **04 - Trees / Screening / Landscaping**

#### **Positive Impacts**

- The site currently has approximately 54 trees. Only 8 will be removed
- The existing landscape contours will remain
- The revised design proposes 39 new trees to be even more in keeping with the overall consistent, heavy-treed lots and landscaping character
- Proposed locations are shown; provides additional screening in the front, sides and rear
- Input from neighbours on best locations to screen views to/from each home will be sought
- Deciduous and coniferous trees are proposed to be used to screen the home reducing visual impacts on all sides of the home
- The landscape design has not yet been developed, but we will partner with the award-winning landscape architect, John K. Szczepaniak. He has had a long and successful career with considerable experience in the Rockcliffe area. <http://www.jszla.com/portfolio>
- The proposed locations for the trees will further reduce the visual sightlines to/from all neighbouring homes and further promote the feeling of a home in a forest, especially in and around the courtyard

### **06 - Reduction and alteration of windows from textures and elements on both sideyard elevations**

#### **Positive Impacts**

- Any “horizontal windows” are set at 6’ above the floor. This allows light into the home but there are no direct views into the home or into neighbouring residences

- Altered window locations reduce any undesirable sightlines
- A change in the number of windows acts to further improve sightlines
- The increase in textures (wood, sand, stone and copper) reduce the massing and add visual interest
- Altered window types, some with grills, are more in-keeping with neighbouring homes

## **07 - Material palette and connections**

### **Positive Impacts**

- Same material type selections, all-natural and high-end
- Subtle texture changes bring warmth and help break-up the overall massing and scale of the home
- Altered window mullions and types add more texture and a connection with the neighbouring homes
- A new second-story railing above the garage picks-up on the neighbour's second-floor, wood patio railing
- Coloured front door creates a defined sense of entry and picks-up on other playful front door colours in the area