

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
January 11, 2018 / 11 janvier 2018**

and / et

**Planning Committee / Comité de l'urbanisme
January 23, 2018 / 23 janvier 2018**

**and Council / et au Conseil
January 31, 2018 / 31 janvier 2018**

**Submitted on December 29, 2017
Soumis le 29 décembre 2017**

**Submitted by
Soumis par:
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Manager / Gestionnaire,
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Planning, Infrastructure and Economic Development Department / Direction
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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2018-PIE-RHU-0002

**SUBJECT: Application for Demolition and New Construction at 485 Maple Lane, 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 485, ruelle Maple, bien-fonds désigné à titre de bien patrimonial aux termes de la *Loi sur le patrimoine de l'Ontario* et situé dans le district de conservation du patrimoine de Rockliffe Park

REPORT RECOMMENDATIONS

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

- 1. Approve the application to demolish the building at 485 Maple Lane, received on November 23, 2017.**
- 2. Approve the application to construct a new building at 485 Maple Lane according to plans prepared by Peter Cai Consulting dated November 20, 2017 and received November 23, 2017;**
- 3. Approve the landscape design for the new building at 485 Maple Lane according to plans prepared by Peter Cai Consulting dated November 20, 2017 and received November 23, 2017;**
- 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.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on February 21, 2018.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

- 1. D'approuver la demande de démolition du bâtiment situé au 485, ruelle Maple reçue le 23 novembre 2017 ;**

2. **D'approuver la demande de construction d'un nouveau bâtiment au 485, ruelle Maple, conformément aux plans conçus par la Peter Cai Consulting, datés du 20 novembre 2017 et reçus le 23 novembre 2017 ;**
3. **D'approuver l'architecture paysagère conçue pour le nouveau bâtiment au 485, ruelle Maple, conformément aux plans de la Peter Cai Consulting, datés du 20 novembre 2017 et reçus le 23 novembre 2017 ;**
4. **De déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception ;**
5. **De délivrer un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal avant sa date d'échéance.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 21 février 2018.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

The house at 485 Maple Lane (1955) is a one-storey, brick bungalow with an L-shaped plan and cross gable roof with overhanging eaves. The property is located on the northeast corner of Maple Lane and Maple Place, and has entrances facing both streets (see Documents 1 and 2). This area of Rockcliffe Park known as the Juliana subdivision is typified by one and two storey residences constructed in mid 20th century architectural styles.

The Rockcliffe Park Heritage Conservation District (HCD) was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The "Statement of Heritage Character" notes that today the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting.

This report has been prepared because demolition and new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council.

DISCUSSION

Recommendation 1

The application is to demolish the existing house at 485 Maple Lane and construct a new building. In 1997, the former Village of Rockcliffe Park was designated under Part V of the *Ontario Heritage Act*. The original Rockcliffe Park had Guidelines regarding the management of change in the heritage conservation district, including some regarding demolition and new construction.

In March 2016, City Council approved a new Heritage Conservation District Plan for the Rockcliffe Park Heritage Conservation District, which is currently under appeal. Since then, heritage staff have used this plan as policy, and also have regard to the 1997 Heritage District Plan when assessing applications.

As part of the process leading up to the recently-approved Rockcliffe Park Heritage Conservation District Plan (RPHCDP), each property in the district was researched and evaluated and scored for its Environment, History and Architecture. The property received a low score overall, and is a Grade II building (Document 3).

The original Rockcliffe Park HCD Guidelines discuss the demolition of buildings in Section IV: Buildings:

1. Any application to demolish an existing building should be reviewed with consideration of its historical and architectural significance, its contribution to its streetscape, and the appropriateness of the proposed redevelopment. Demolition should be recommended for approval only where the existing building is of little significance and the proposed redevelopment is sympathetic to the surrounding environment.

The RPHCDP also discusses demolitions:

1. 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.

The existing building at 485 Maple Lane is a bungalow with cross gable roof, and an L-shape plan. The building is clad in beige stone and is one of several mid-century residences constructed during the 1950s and 1960s located in this area of Rockcliffe Park. The garage is located to the east side of the residence and there is an entranceway on both the south and west sides.

Both the original Rockcliffe Guidelines and the new RPHCDP anticipate that buildings in the heritage conservation district may be demolished and replaced. Staff have no objection to the demolition of this structure, given its limited cultural heritage value and low overall score.

Recommendation 2

The applicant proposes to replace the existing structure with a contemporary, two-storey structure with a sloped hipped roof, and rectangular plan. The proposed building will be clad in Indiana limestone, stucco, aluminum and cedar. The new building maintains the two entrances on Maple Lane and Maple Place and features a modern design with elongated rectangular windows in groups of three on the main façade. The two-door, triple car garage and entrance will be located on Maple Lane (see Documents 4, 5 and 6).

The 1997 Rockcliffe Park HCD Study has Guidelines related to the construction of new buildings. The following Guidelines are applicable to this application:

iv) Buildings

4. Any application to construct a new building or addition should be reviewed with consideration of its potential to enhance the heritage character of the Village. New construction should be recommended for approval only where the siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment.
5. New buildings and additions should be of their own time, but should also harmonize with the existing cultural landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.

The proposed house is consistent with these guidelines. The new building will have a hipped roof, rectangular plan, and use stone as the primary exterior cladding material. The use of stone is consistent with materials used in the village.

The new RPHCDP also addresses replacement buildings, stating that new buildings shall contribute to, and not detract from the heritage character of the HCD and its attributes, that new buildings should be compatible with Grade I heritage buildings in the associated landscape, that buildings should be of their own time, that integral garages should be located in a manner that respects the streetscape, and that existing grades should be maintained. Further applicable Guidelines encourage the use of natural materials and may be either wood or metal clad wood (see Document 6).

The proposed building respects these Guidelines. The orientation, height and massing of the building are compatible with the character of Maple Lane and Maple Place. The building has been designed to maintain the existing grade and the height of the proposed building is consistent with its adjacent neighbours. No minor variances are required.

The new building generally maintains the setback of the existing building and is consistent with neighbouring houses on Maple Lane and Maple Place.

There are two Grade I buildings nearby: 440 Maple Lane and 490 Maple Lane. The proposed new building is compatible with these structures in terms of its scale, massing and expression.

Recommendation 3

The proposed landscape plan includes the retention of existing trees and hedges with the exception of two trees. One Norway maple and one small blue spruce will be removed. The Norway Maple has structural issues which are a cause for safety concerns. This tree will be replaced with a red maple. In addition to these plantings, each entrance will be flanked by feathered reed grass (see Document 7).

The proposed plan includes the removal of the semi-circular driveway on the west lawn, which will be replaced by a narrow walkway to the side entrance. Additionally, the existing driveway along Maple Lane will be narrowed to conform with the Zoning By-law, and a new walkway will lead to the front entrance (see Documents 4, 7). The house will continue to have two entrances, one on Maple Lane and one on Maple Place. The new plans orient the house towards Maple Lane.

Section V of the original Rockcliffe Park plan addresses landscape conservation, encouraging the dominance of soft over hard landscapes, the preservation of existing trees and shrubs, and the sensitive siting of new buildings to protect landscape character.

The RPHCDP, approved by Council in 2016, but currently under appeal, also has guidelines to encourage the conservation and enhancement of the existing cultural heritage landscape. These include an emphasis on soft over hard landscaping, tree preservation, the location of driveways, and the preservation of existing landscape character.

This proposal meets the requirements of the new RPHCDP with regards to landscape as the two lawns are to be retained and enhanced by the removal of the semi-circular driveway. The significant qualities of the landscape including the mature trees and existing grade are to be retained and the trees and shrubs along the perimeter of the lot on the north and east lawns will remain unchanged and provide a buffer for its neighbours.

Recommendation 4

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

Standards and Guidelines

City Council adopted the “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. The applicable standard for the applications are:

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

The proposal conserves the cultural heritage value of the RPHCD. The existing house, of little architectural significance, will be replaced by a new structure that respects the guidelines for new construction in both the 1997 and 2016 plans. The improvements to the landscape, including the removal of the semi-circular driveway will improve the quality of the streetscape.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

Conclusion

Staff in Right of Way, Heritage and Urban Design Services support the proposed demolition and construction project. The new building in its landscaped setting is consistent with 1997 Guidelines for Rockcliffe, and the 2016 Guidelines that are under appeal but being used as policy. The new house will fit into the existing streetscape in terms of height and massing and it is of its own time.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa is aware of the application.

Neighbours within 30 metres of the property were notified of the dates of Built Heritage Sub-Committee, Planning Committee and Council and invited to comment on the proposal.

The Rockcliffe Park Residents Association (RPRA) supports the application and provided comments that can be found in Document 9.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4 – Support Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

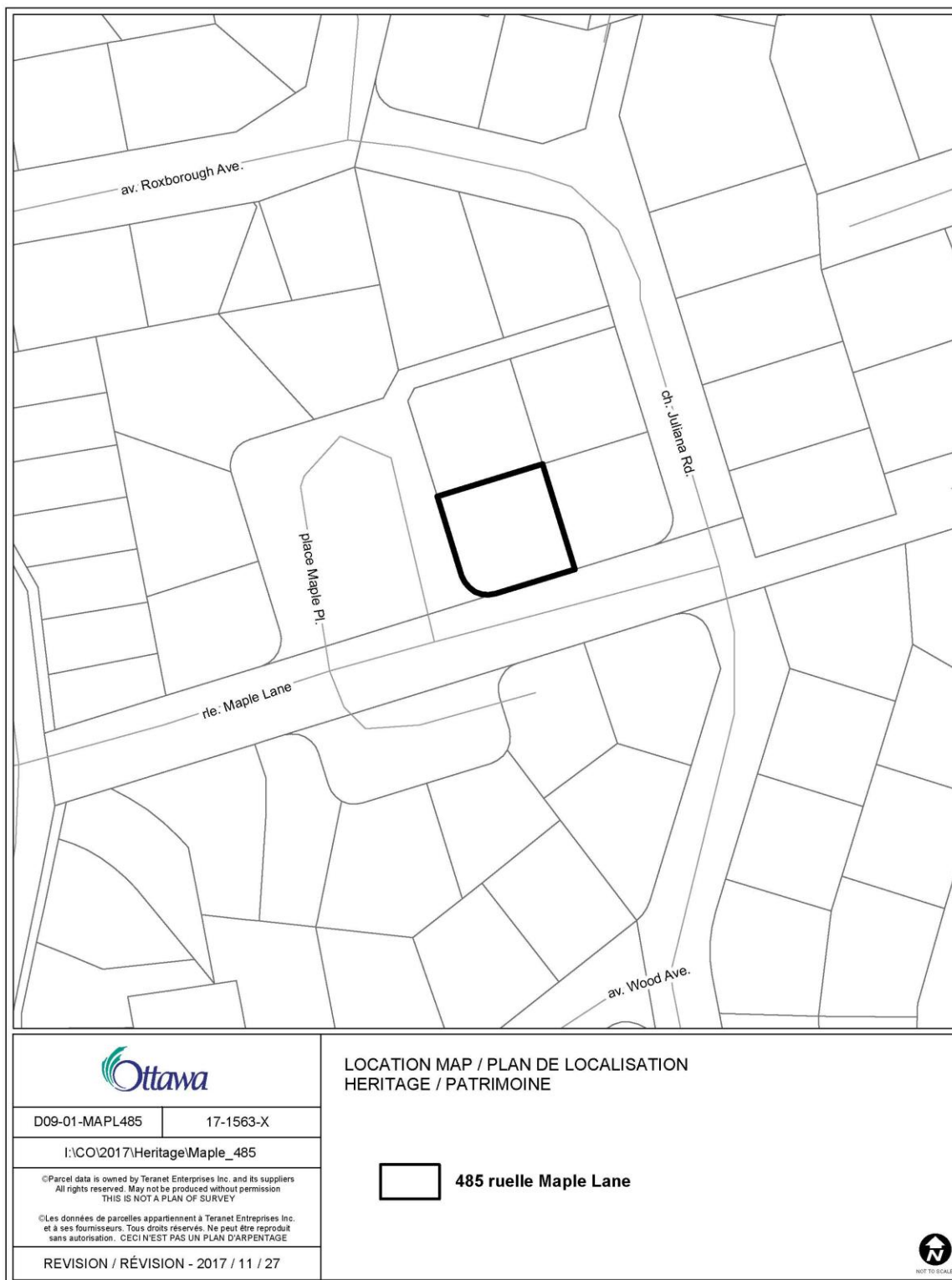
SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Current conditions
- Document 3 Heritage Survey Form
- Document 4 Site Plan
- Document 5 Elevations
- Document 6 Perspectives
- Document 7 Landscape Plan
- Document 8 Rockcliffe Park HCD Plan Guidelines
- Document 9 Rockcliffe Park Residents Association Comments

DISPOSITION

City Clerk and Solicitor Department, Legislative 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



Document 2 – Curent conditions

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	485 Maple Lane	Building or Property Name		042260087			
Legal Description	PLAN M80 LOT 23	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure		1955			
Additions	1959: Kitchen extension 1957: Dining room 1965: Swimming Pool	Original owner		Dr. R. L. Bird			



Main Building

Garden / Landscape / Environment	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This section of Rockcliffe was first developed in the 1950s. Before that time it was characterized as low lying wet land adjacent to McKay Lake. For the most part, the buildings in this section date from the mid 20th century and thus relate to one another in terms of their planning. Unlike most of the neighbourhood, the streets are contained within a secluded basin and, therefore, are primarily inward-looking with few outward views. The seclusion of this section is enhanced by the closure of the link to Beechwood, both from Juliana and Maple Lane, and the division of Wood Avenue into upper and lower sections.</p>	

Maple Lane is a primary east-west thoroughfare in Rockcliffe and forms the boundary of the neighbourhood on the western portion. On this section of Maple Lane, there are no curbs or sidewalks on either side of street, and thus pedestrians and cars share the same roadway. Compared to the section of Maple Lane west of Acacia Avenue, this portion is relatively secluded due to the steep escarpment of Acacia Avenue and division at Juliana Road. Its seclusion and inward looking views characterize the properties on this street, particularly those that front onto the landscaped divisions of Maple. These divisions shelter the buildings from the primary avenue and foster a secluded environment. Characteristic of most of Rockcliffe, a variety of mature trees line both sides of the street and decorate the landscaped divisions.

Character of Existing Property

This property is situated on Maple Lane at the southeastern corner of the landscaped division situated within the streetscape. The southeastern edge of the property is defined by a coniferous planting and rock filled planter abutting a wooden fence sheltering the back yard. Adjacent to this small area is a straight driveway running to the garage. There is a mature maple tree partially obscuring this façade in the center of this side yard. Three smaller bushes with low-lying shrubs are also featured next to the maple tree. The south property line is marked with a few irregularly placed rocks. Running along the side of the house, both on the south and the west, is a row of perennial plantings. The west facing front yard is divided by a semi circular driveway. The furthest length of this driveway is met with the stairs from the main entrance, which are abutted by a curved stone planter with shrub plantings. A similar planter is featured against the west façade. The island formed by the semi circular driveway contains two deciduous trees of different ages and a medium sized garden space with many species of perennials and shrubs. The northern property line is clearly defined by a row of mature trees.

Contribution of Property to Heritage Environs	
<p>Landscape / Open Space</p> <p>This property aids in the creation of the Maple streetscape, particularly the area surrounding the landscaped divisions. Its landscape qualities, particularly the emphasis on open spaces created by lawns and gardens combined with a number of mature tree plantings is consistent with properties in this area and on this particular street. This property contributes to the creation of a unified streetscape along this section of Maple.</p> <p>Architecture / Built Space</p> <p>This building is unique in its architecture style compared to its neighbours, but fits well with the overall architectural character of the street. Its setback and property defining elements match with others on the street to form a coherent and unified streetscape.</p>	
Landmark Status	
This building sprawls on its large corner lot and is visible from the street.	
Summary / Comments on Environmental Significance	
The landscape features of this property match those of the properties on both section of Maple (those surrounding the landscaped divisions and those fronting directly onto the street). Characterized by open spaces that look inward, the Juliana basin is defined by its seclusion and coherence. This particular property contributes to these inward looking views and aids in the creation of a unified streetscape.	
History	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Date of Current Building(s)	1955
Trends	
In the early to mid 20 th century, there was an influx of families to Rockcliffe Park as a result of higher-density development and crowding in downtown Ottawa. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a healthier and peaceful residential environment. This mid- 20 th century development was a part of one of the	

major developments of Rockcliffe when, in 1948, Council approved the Juliana subdivision plan for the area between Juliana Road, Maple Lane, and Beechwood Avenue.
Events
Persons / Institutions
<p>1959: Mrs Marjorie Bird</p> <p>1965 Dr. R.L. Bird</p> <p>1988-1999--: Mr and Mrs Ewan Caldwell He is the namesake of the Conservation Zone (Caldwell-Carver Conservation Area) He suggested in the 1980s that the hackberry tree would be selected to replace the elms on road verges.</p>
Summary / Comments on Historical Significance
The historical significance of this property is derived from its role in the mid-20 th century post-war residential developments on Maple Lane and in the Juliana Avenue subdivision.
Historical Sources
<p>City of Ottawa File</p> <p>Rockcliffe LACAC file</p> <p>Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa: The Friends of the Village of Rockcliffe Park Foundation, 2005.</p> <p><i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997.</p> <p><i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988</p> <p>Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985.</p> <p>Might's Directory of the City of Ottawa</p>

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This one storey building is L shaped in plan and is capped with a shallow pitched cross gabled roof and overhanging eaves. The exterior is clad in stone except for the gable ends and addition, both of which are covered in siding. There is a projecting front gable on the west façade that features two matching square windows divided into four sections, both of which have shutters. The setback portion of the front façade contains the entranceway with single sidelight, which is led up to by steps and adjacent to a rectangular picture window with shutters. Wrapping the corner between the west and south façade is a siding clad addition featuring four rectangular windows divided into four sections by mullions. The south façade features a side entrance with single sidelight covered by the deep eaves of the roof and supported with a post. The double car garage with two doors slightly projects from this entrance porch. There is an interior stone chimney between the original building and the siding addition.</p>	
Architectural Style	
1950s Ranch (low profile, overhanging eaves, large façade width, asymmetrical massing).	
Designer / Builder / Architect / Landscape Architect	
Architectural Integrity	
<p>The only significant modification to the front façade is the siding clad addition in the corner of the west and south façades. However, this addition blends well with the original building in terms of style and detailing.</p>	
Outbuildings	
Other	

Summary / Comments on Architectural Significance					
This is a good example of the 1950s style of architecture that characterizes this portion of Rockcliffe, especially in the Juliana subdivision. However, its 1950s Ranch style breaks with the more Cape Cod and 1950s Contemporary influenced residences of this area. Nonetheless, through its architecture and relationship with other buildings from the same period, this building aids in the creation of a coherent streetscape.					
PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status				X	0/10
Environment total					40/100
HISTORY	E	G	F	P	SCORE
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions			X		10/30
History total					32/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder				X	0/10

4. Architectural Integrity		X			7/10
Architecture total					34 /100

RANGES	EXCELLEN	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to	1926 to	1949 to	After 1972

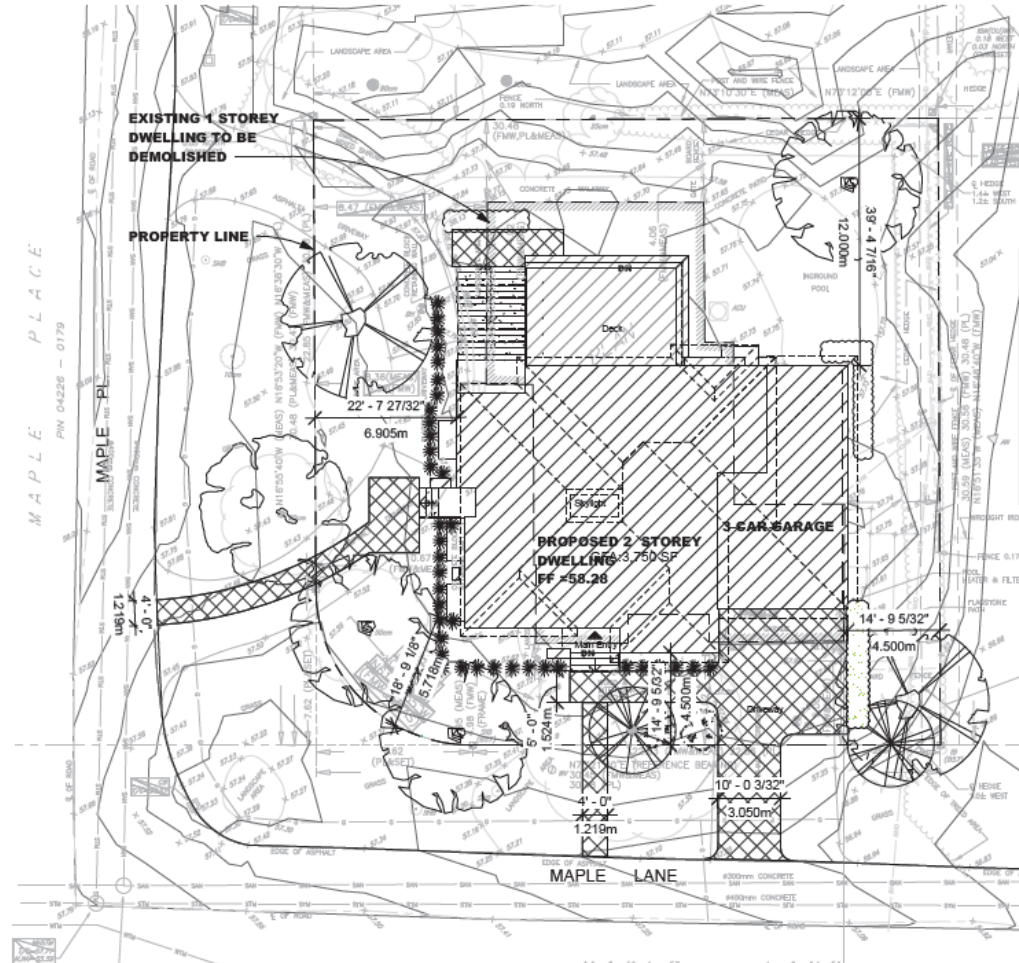
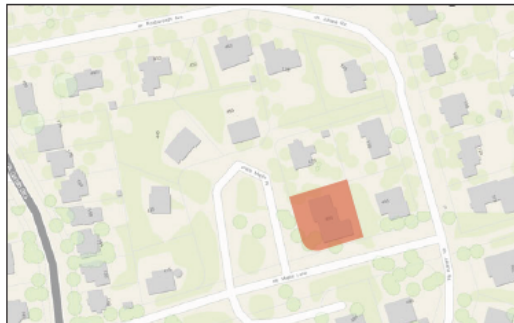
Category	Phase Two Score, Heritage District
Environment	$40 \times 45\% = 18$
History	$32 \times 20\% = 6.4$
Architecture	$34 \times 35\% = 11.9$
Phase Two Total Score	$36.3/100$ =36

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

Document 4 – Site Plan

ZONING COMPLIANCE CHART

ZONING	R1B(125f)	LOT NUMBER	23		
PLAN NO	485	LOT AREA	9840sf (914 sm)		
LOT FRONTAGE	100'-0" (30.48m)	LOT DEPTH	100'-0" (30.47m)		
DISCRIPTION	EXISTING	PROPOSED	%	REQUIRED	%
MINI. LOT FRONTAGE	100'-0" (30.48m)	100'-0" (30.48m)		27m	
MINI. LOT AREA	9840sf (914sm)	9840sf (914sm)		925sm	
MAX. BUILDING HEIGHT		8.315m		11m	
AVERAGE GRADING	57.68m	57.68m			
FIRST FLOOR ELEVATION	58.75m	58.28m			
NO. OF STORIES	1	2		2	
DRIVEWAY WIDTH		3.05m		3.05m	
GROSS FLOOR AREA		3680sf (341.88sm)	37.40%	3600sf (342.81sm)	37.50%
MAX. LOT COVERAGE		2527sf (232.22sm)	25.68%	2941.8sf (273.3sm)	30%
GARAGE		3 car integrated			
SETBACKS	EXISTING	PROPOSED	REQUIRED		
FRONT(SOUTH)	16'-8" (5.02m)	14'-9 1/8" (4.500m)	4.5m		
SIDE(WEST)	27'-9 1/8" (8.47m)	22'-7 27/32" (6.905m)	4.5m		
SIDE(EAST)	15'-2" (4.62m)	14'-9 1/8" (4.500m)	4.5m		
REAR	13'-3 7/8" (4.06m)	39'-4 7/16" (12.000m)	12m		



Document 5 – Elevations





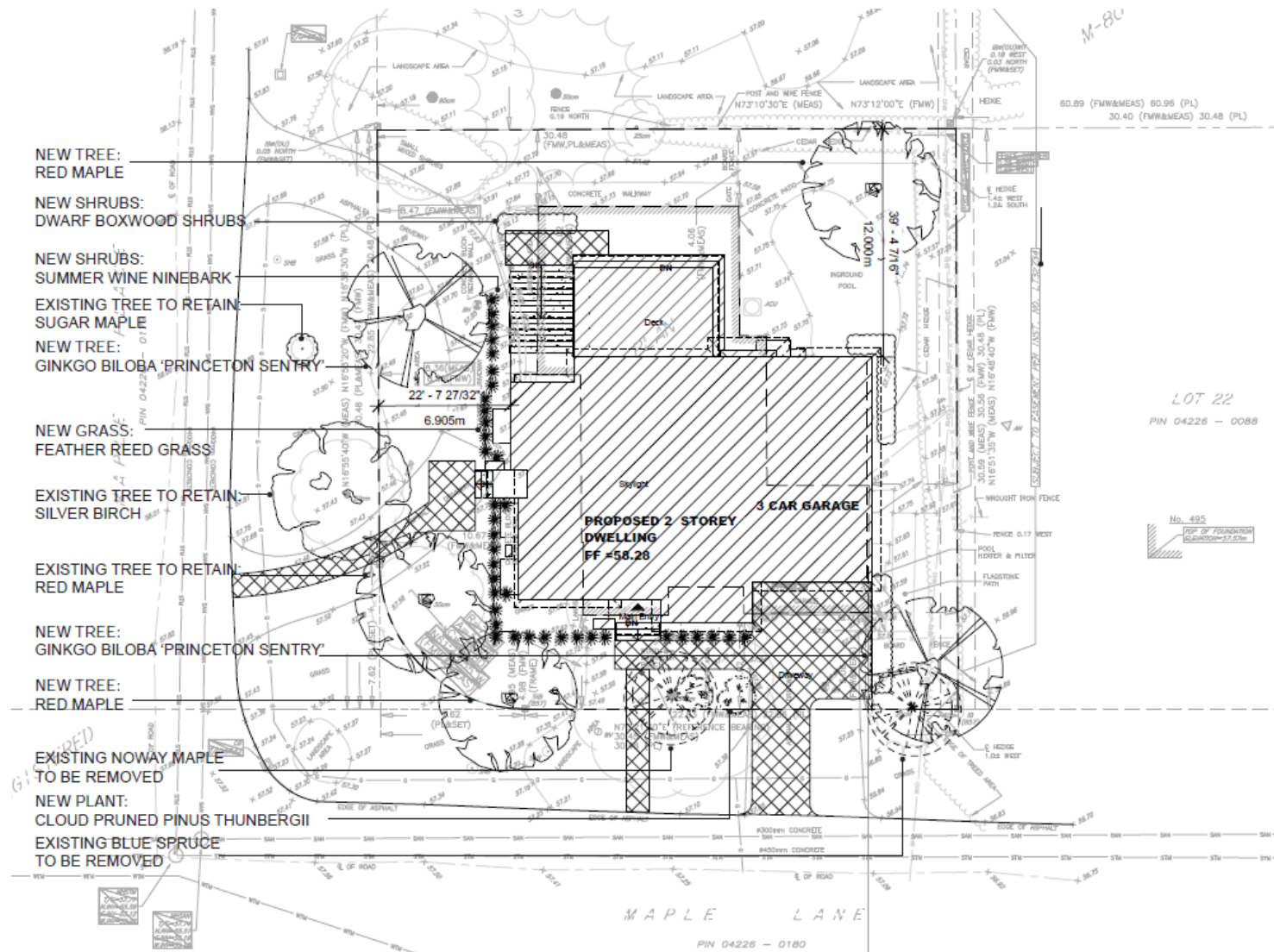
Document 6 – Perspectives







Document 7 – Landscape Plan



Document 8 – Rockcliffe Park HCD Plan Guidelines

7.4.2 Guidelines for New Buildings

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.
2. New buildings shall contribute to and not detract from the heritage character of the HCD and its attributes.
3. Construction of new buildings will only be permitted when the new building does not detract from the historic landscape characteristics of the associated streetscape, the height and mass of the new building are consistent with the Grade I buildings in the associated streetscape, and the siting and materials of the new building are compatible with the Grade I buildings in the associated streetscape. Where there are no Grade I buildings in the associated streetscape, the height and mass of the new building shall respect the character of the existing buildings and shall not have a negative impact on the associated streetscape or the cultural heritage value of the HCD. These situations will be reviewed on a case-by-case basis in consultation with the community in accordance with Section 4.1 of this Plan.
4. New buildings shall be of their own time but sympathetic to the character of their historic neighbours in terms of massing, height and materials. New buildings are not required to replicate historical styles.
5. Integral garages shall be located in a manner that respects the cultural heritage value of the streetscape.
6. Existing grades shall be maintained.
7. In order to protect the expansive front lawns, and the generous spacing and setbacks of the buildings, identified as heritage attributes of the HCD, the following Guidelines shall be used when determining the location of new houses on their lots:
 - a) New buildings on interior lots shall be sensitively sited in relation to adjacent buildings. Unless a new building maintains the front yard setback of a building it is replacing, the front yard setback of the new building shall not be less than 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.

- b) In general, unless a new building on a corner lot maintains the setbacks of the building it is replacing, the new building shall not be closer to the street than both adjacent buildings. The new building may be set back further from both streets than the adjacent buildings. If the front yard setbacks of the adjacent buildings cannot reasonably be used to determine the front yard and exterior side yard setbacks of a new building, the new building shall be sensitively sited in relation to adjacent buildings on both streets.
- 8. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
- 9. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminium soffits, synthetic stucco, and manufactured stone will not be supported.
- 10. Terraces on the top storey of buildings do not form part of the heritage character of the HCD, however, a terrace on the top storey may be permitted if it is set back from the roof edge, it and its fixtures are not visible from the surrounding public realm and the terrace does not have a negative effect on the character of the surrounding cultural heritage landscape.
- 11. Terraces and balconies below the top storey (for example, on a garage roof, or one storey addition) may be recommended for approval if they do not have a negative effect on the character of the surrounding cultural heritage landscape.
- 12. Brick and stone cladding will extend to all façades.
- 13. The use of modern materials such as plastic or fiberglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.

Garages and Accessory Buildings

- 1. New freestanding garages and accessory buildings such as security huts, shall be designed and located to complement the heritage character of the associated streetscape and the design of the associated building. In general, new garages

should be simple in character with a gable or flat roof and wood or stucco cladding.

2. New detached garages should not be located between the front façade and the front property line.
3. Other accessory buildings (sheds, play houses, pool houses) should be located in the rear yard and will not result in the loss of significant soft landscaping.
4. Security huts for diplomatic residences shall be sensitively sited and designed.

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 shall be sited on generally the same footprint and oriented in the same direction as the buildings they replace to ensure that the existing character of the lot, its associated landscape and the streetscape are preserved.
7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.
8. All applications for new construction shall be accompanied by a detailed landscape plan. The plan must clearly indicate the location of all trees, shrubs and landscape features including those to be preserved and those to be removed, and illustrate all changes proposed to the landscape.

9. The removal of mature trees is strongly discouraged and all applications will be subject to the appropriate by-law and permitting process. Where a tree has to be removed to accommodate new construction, it will be replaced with a new tree of an appropriate size and species elsewhere on the lot with preference given to native species.
10. Existing grades shall be maintained.
11. Artificial turf shall not be permitted in front and side yards.

Document 9 – Rockcliffe Park Residents Association Comments**485 Maple Lane**

We support this application. The footprint of the proposed house is smaller than that of the existing house, its height and mass and setbacks are in keeping with the Rockcliffe Park Heritage Plan, and its materials are appropriate, given the decision to change to cedar soffits. We welcome the changes made to the landscaping plan to respect the Heritage Plan's provision to keep hard surfacing to a minimum in front yards and to simplify the walkways in keeping with the informal character of the landscape in Rockcliffe Park. We also welcome the decision to include a native red maple among the new plantings.

It will be vital to ensure that the underground soil conditions in this area are dealt with in a way that does not require the raising of the house above the level in the plans that have been submitted.

Susan d'Aquino, Chair

Brian Dickson, David McRobie, Michael Kelen, Vic Lanctis, John Cook, Marianne Feaver, Linda Dicaire, Michele Collum Hayman