

**Report to
Rapport au:**

**Built Heritage Sub-Committee
Sous-comité du patrimoine bâti
8 February 2018 / 8 février 2018**

**Planning Committee
Comité de l'urbanisme
27 February 2018 / 27 février 2018**

**and Council
et au Conseil
28 March 2018 / 28 mars 2018**

**Submitted on January 29, 2018
Soumis le 29 janvier 2018**

**Submitted by
Soumis par:
Court Curry,
Manager / Gestionnaire,
Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2018-PIE-RHU-0004

SUBJECT: Application for Demolition and New Construction at 50 Lakeway Drive, 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 50, promenade Lakeway, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

REPORT RECOMMENDATIONS

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

1. Approve the application to demolish the building at 50 Lakeway Drive, received on January 5, 2018;
2. Approve the application to construct a new building at 50 Lakeway Drive according to plans prepared by Jane Thompson Architect dated January 5, 2018;
3. Approve the landscape design for the new building at 50 Lakeway Drive according to plans prepared by Jane Thompson Architect dated January 5, 2018;
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 April 5, 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 50, promenade Lakeway, reçue le 5 janvier 2018;**
2. **D'approuver la demande de construction d'un nouveau bâtiment au 50, promenade Lakeway, conformément aux plans préparés par Jane Thompson Architect et datés du 5 janvier 2018;**
3. **D'approuver l'aménagement paysager prévu autour du nouveau bâtiment devant être construit au 50, promenade Lakeway, conformément aux plans préparés par Jane Thompson Architect et datés du 5 janvier 2018;**
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 5 avril 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 50 Lakeway Drive (1964) is a bungalow with an L-shaped plan and low-pitched hip roof. The property is located on the east side of Lakeway Drive, and has trees on either side of the driveway (see Documents 1 and 2). This area of Rockcliffe Park, known as the "New Rockcliffe" subdivision, was typified by single storey residences constructed in mid 20th century architectural styles, that tended to reflect the influences of modernists such as Frank Lloyd Wright, Walter Gropius and Mies van der Rohe.

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 50 Lakeway Drive and construct a new building on its foundations. In 1997, the former Village of Rockcliffe Park was designated under Part V of the *Ontario Heritage Act*. The original Rockcliffe Park Study 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 50 Lakeway Drive is a bungalow with a low-pitched hip roof, and an L-shaped plan. The building is clad in beige stucco and vertical siding. It is one of several mid-century residences constructed during the 1950s and 1960s located in this area of Rockcliffe Park.

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 two-storey building with a sloped hipped roof, and rectangular plan. The existing foundations will be used, with the exception of a portion of the rear of the house, which will not be built upon. This will result in a smaller footprint than the existing house, and allows for a larger landscaped rear lot. The garage will remain in the same location in front of the house, with the same T-shaped driveway. The new house will be clad in stone, grey brick and wood siding (see Documents 4 -7).

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 natural materials.

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 8).

The proposed building respects these Guidelines. The orientation, height and massing of the building are compatible with the character of Lakeway Drive. The house has been designed so that the height of the proposed building is consistent with its adjacent neighbours. A minor variance is required for the interior side yard setback, an existing condition.

The new building will maintain the setbacks of the existing building and is consistent with neighbouring houses on Lakeway Drive.

There are three Grade I buildings nearby; 55, 75 and 85 Lakeway Drive. The proposed new building is compatible with 55 Lakeway Drive in terms of its scale, massing and expression. The properties at 75 and 85 Lakeway Drive are bungalows around a bend in the road and do not share the same street views.

Recommendation 3

The proposed landscape plan includes the retention of existing trees and shrubs. These trees act a visual buffer along the street (see Document 4 and 7).

The proposed plan includes the removal of a portion of the rear of the building. This will dramatically increase the soft landscaping of the rear yard.

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 all the mature trees and shrubs will be retained, and the rear yard will be enhanced and enlarged by the removal of a portion of the rear of the house.

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 increase to the rear yard’s soft landscaping will improve the quality of the lot.

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 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 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.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility 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*.

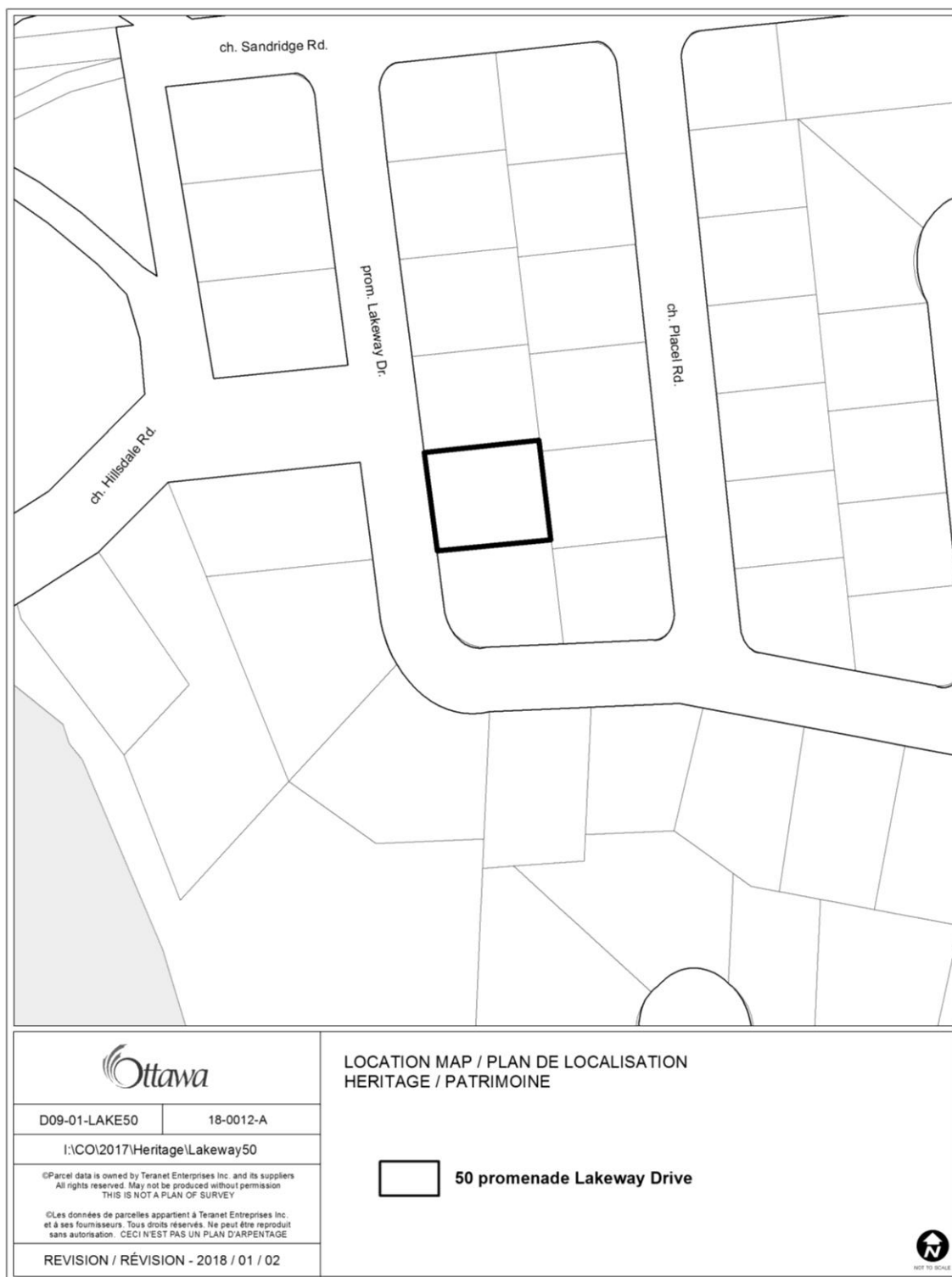
SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Current conditions
- Document 3 Heritage Survey Form
- Document 4 Site Plan and Landscape Plan
- Document 5 Elevations
- Document 6 Perspectives
- Document 7 Streetscape view
- 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	50 Lakeway Drive	Building or Property Name	042280182				
Legal Description	PLAN M90 LOT 50	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure	1964				
Additions		Original owner	Likely Charles and Jocelyn Blair				



Main Building

Landscape / Environment	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Heritage Conservation District name	Rockcliffe Park

Character of Existing Streetscape

Lakeway Drive follows the natural curves of McKay Lake's east side and the pond, winding north-westerly between Pond Street and Sandridge Road. The road itself does not back on McKay Lake, but on Pond Street. Lakeway is intersected at various points by Blenheim Drive, Lyttleton Gardens and Placer Road.

Lakeway is characterized almost entirely by single-story post war houses. The street was part of the "New Rockcliffe" subdivision plan of 1949 to include Sandridge, Birch, and Lakeway. Architectural styles tended to reflect the influence of modernist such as Frank Lloyd Wright, Walter Gropius and Mies Van der Rohe. While individual house styles vary, and some have been re-faced with recent materials, there is a distinct

continuity in their scale, massing and street setbacks. Some houses have been modified, or demolished to create two-story houses closer to Sandridge.

The front yards along Lakeway are predominantly flat, are the majority are open to the street with modest landscaping using shrubs, bushes and combination of annuals and perennials. Most yards have a mixture of young and mature trees, including pine, maple and birch. There are no curbs or sidewalks along Lakeway, allowing pedestrians, cyclists and vehicle traffic to share the roadway. There is some street lighting but no overhead wiring.

Character of Existing Property

The property is somewhat open to the street, and features a T-shaped asphalt driveway in the middle of the yard. There are large garden beds on either side of the driveway, filled with shrubs, trees, and flowering annuals. The portion of the yard nearest the street is open lawn.

Contribution of Property to Heritage Environs

Landscape/Open Space

The landscape qualities of this property, particularly the set back of the residence, the relatively open front lawn, modest tree plantings, and garden beds containing low-lying plantings and shrubs, are consistent with nearby properties located on this and surrounding streets. These features contribute to a unified character of the streetscape and residential area.

Architecture/Built Space

This area of Rockcliffe is typified by one and two storey residences constructed in mid-20th to late century architectural styles. The scale and setback of this residence is consistent with that of most other nearby residences which together form a unified streetscape, despite the variety in architectural designs.

Landmark Status

The house is somewhat shielded by trees but is still visible from Lakeway Drive, located on the east side of Rockcliffe Park.

Summary / Comments on Environmental Significance

This property is one of several mid- 20th century residences constructed during the

<p>1950s and 1960s which relate to each other in materials and design, mostly being one, one and one-half, and split-level residences constructed in brick, siding, and stucco, many of which have prominent garages. This property, like others nearby, features a relatively shallow front yard dotted with trees and low-lying garden beds. Together these properties create a coherent residential neighbourhood in the northern portions of Rockcliffe Park situated east of the lake.</p>	
History	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Date of Current Building(s)	1964
Trends	
<p>Despite efforts by the Rockcliffe Park Village Council, the untouched woodland, east of McKay Lake, was subdivided in 1949 by the Rockcliffe Realty Company into about a hundred lots. The Blenheim and Lakeway developments were unusual for their time, since the properties were sold as undeveloped lots, and independent architects were commissioned to design the individual houses. The subdivisions sold very quickly, a new phenomenon for Rockcliffe. The post-war boom had created a constant demand for residential properties in the Ottawa and Rockcliffe's location was no longer perceived as being at a great distance from the downtown core.</p> <p>This area contains an excellent representative collection of houses that show what happened in the volatile and fast-changing post-war decades of the 1950s and 1960s when a new society was taking shape and searching intensely for house-forms to fit new needs in life. This is an area of about thirty acres where each house was built to an individual personal choice. The postwar development of suburbs was coupled with the expansion of the automobile industry and increased prevalence of cars as the primary means of transportation. As such, these suburbs and the architecture of the buildings within them were organized around the increasing cultural reliance on automobiles.</p>	
Events	
Persons / Institutions	
1966-198-: Charles and Jocelyn Blair	

Summary / Comments on Historical Significance
The historical significance of this property is due to its role in some of the earlier phases of residential development east of McKay Lake in the mid-20 th century.
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> <p>(http://dictionaryofarchitectsincanada.org/architects/view/1088)</p>

Architecture	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>50 Lakeway Drive is a single storey residence with an L-shaped plan and a low pitched hip roof. The south side of the house features a projecting double car garage, facing north. The wing of the house facing the street features a single glazed door with wide sidelight, and two small rectangular windows to the north. These are all recessed. On the north side of the house there are two pairs of rectangular casement windows with panels of vertical siding below. The house is clad in stucco and vertical siding.</p>	

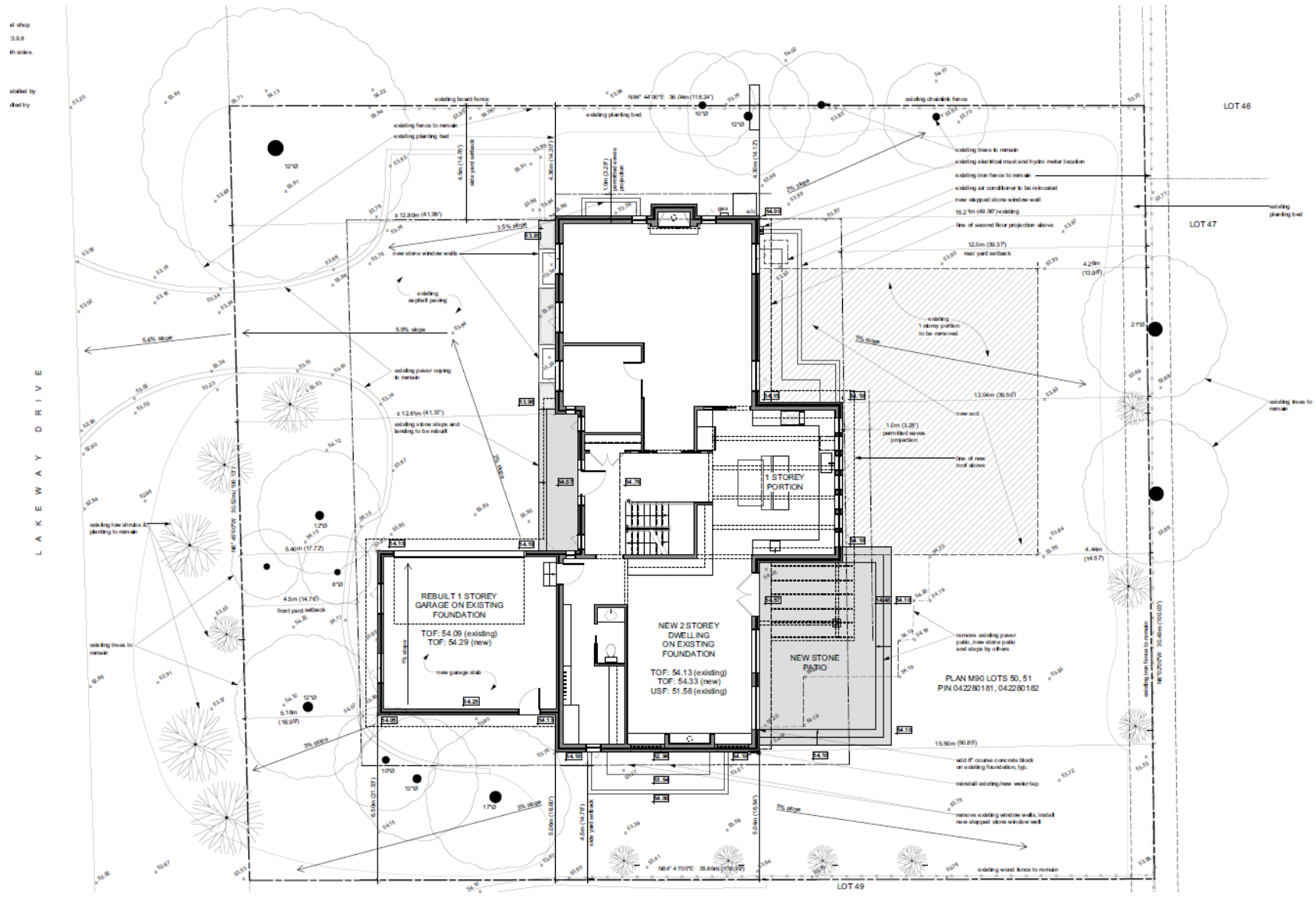
Architectural Style
1960s Bungalow
Designer / Builder / Architect / Landscape Architect
<p>Belcourt and Blair</p> <p>Belcourt and Blair : Victor Philip Belcourt was educated at the École des Beaux Arts in Montreal. Between 1928 and 1934 he worked in London, England, as assistant to Sir John J. Burnet, one of the leading figures in early 20th C. British architecture. In 1948 he formed a partnership with D.L. Blair (as Belcourt and Blair) and remained active in this Ottawa firm until 1965.</p>
Architectural Integrity
No known alterations
Outbuildings
Other
Summary / Comments on Architectural Significance
<p>This property is an example of mid-to-late-century architecture that characterizes the region of Rockcliffe east of the Lake, a region that was developed from the beginning with a focus on higher density housing. The majority of houses were built from a small range of plans with similar scales of one to two storeys.</p>

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing		X			20/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status				X	0/10
Environment total					50 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					22/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder			X		3/10
4. Architectural Integrity	X				10/10
Architecture total					40/100

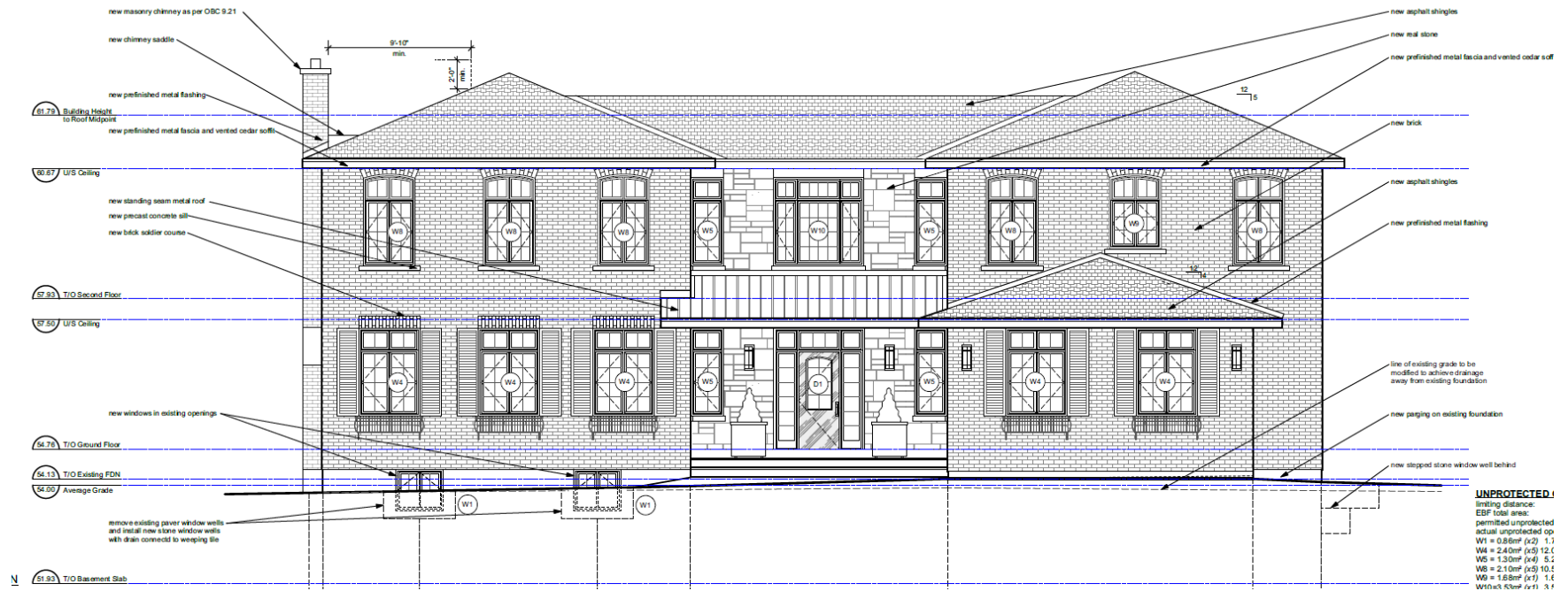
RANGES	EXCELLEN	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to	1926 to	1949 to	After 1972

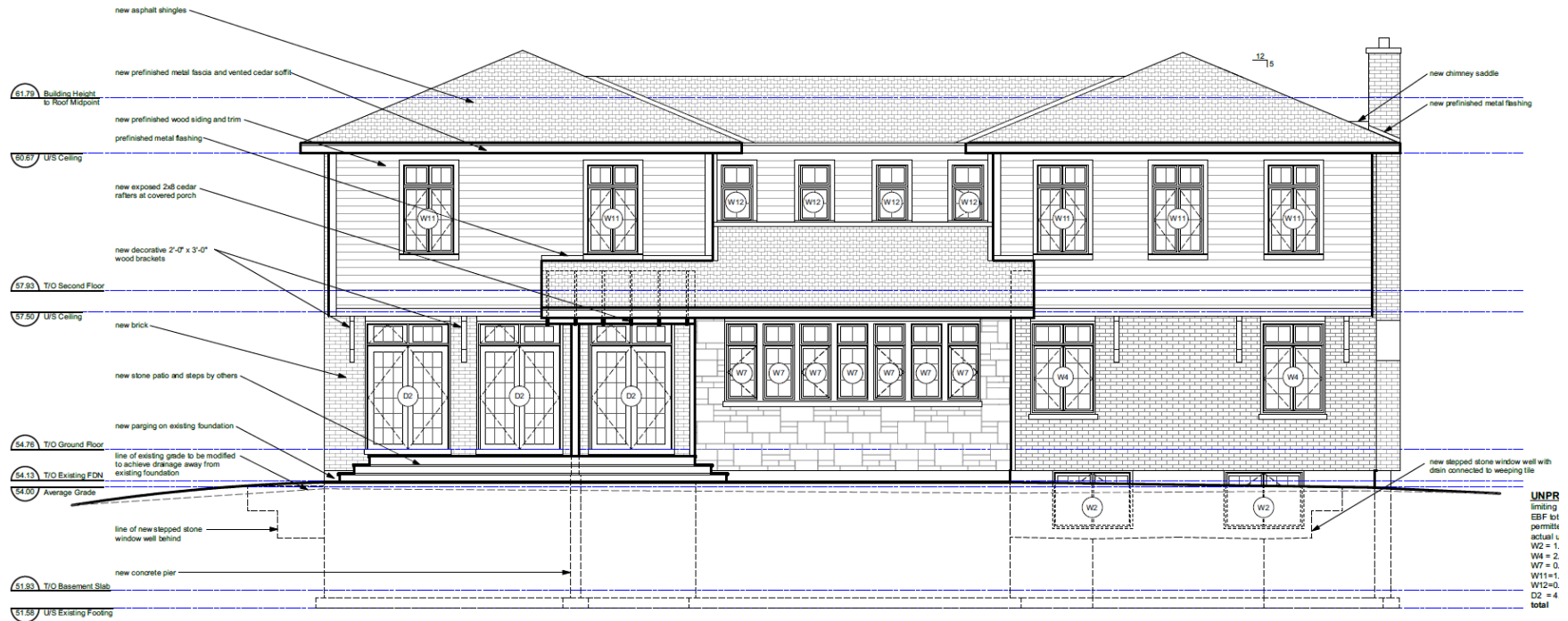
Category	Phase Two Score, Heritage District
Environnement	50x 45% =22.5
History	22x 20% =4.4
Architecture	40x 35% =14
Phase Two Total Score	40.9/100 =41

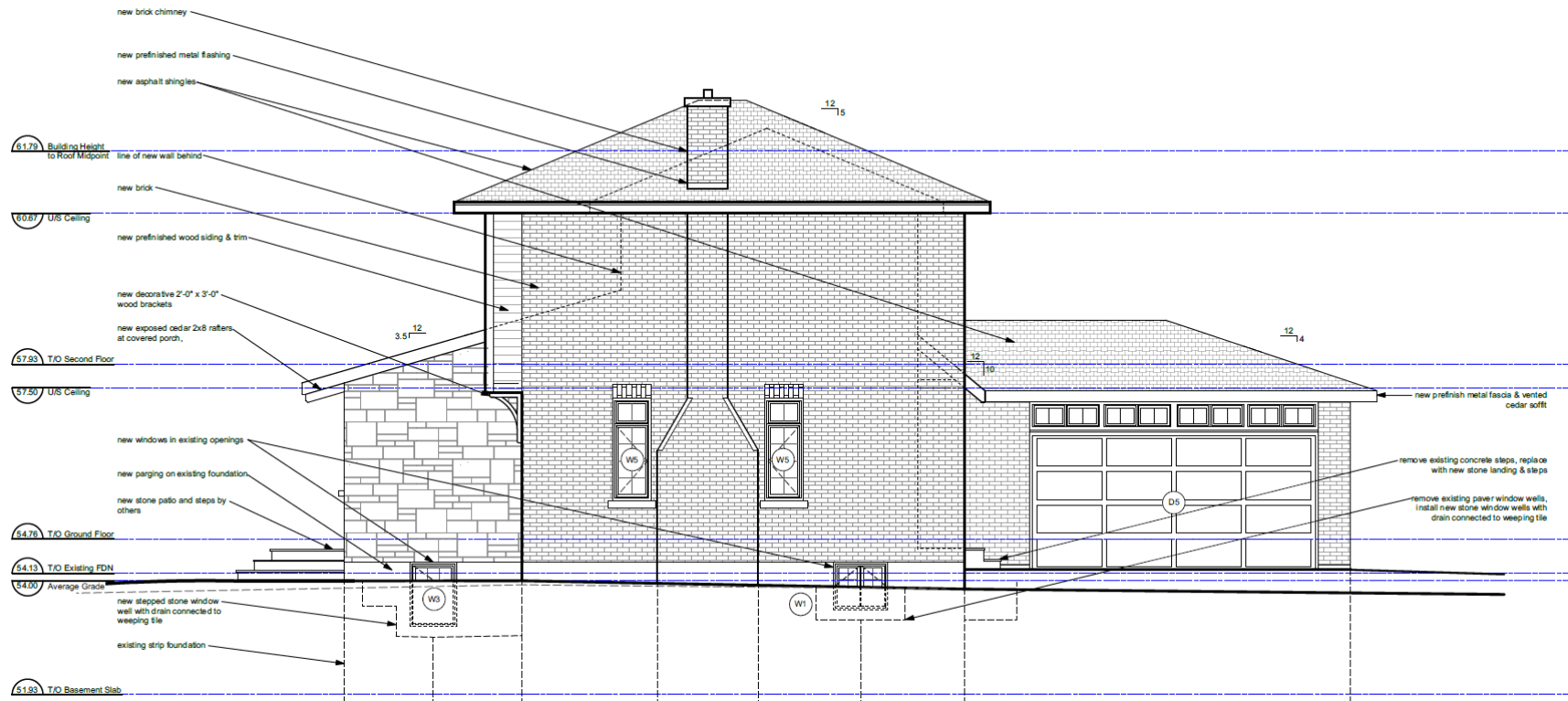
Document 4 – Site Plan and Landscape Plan

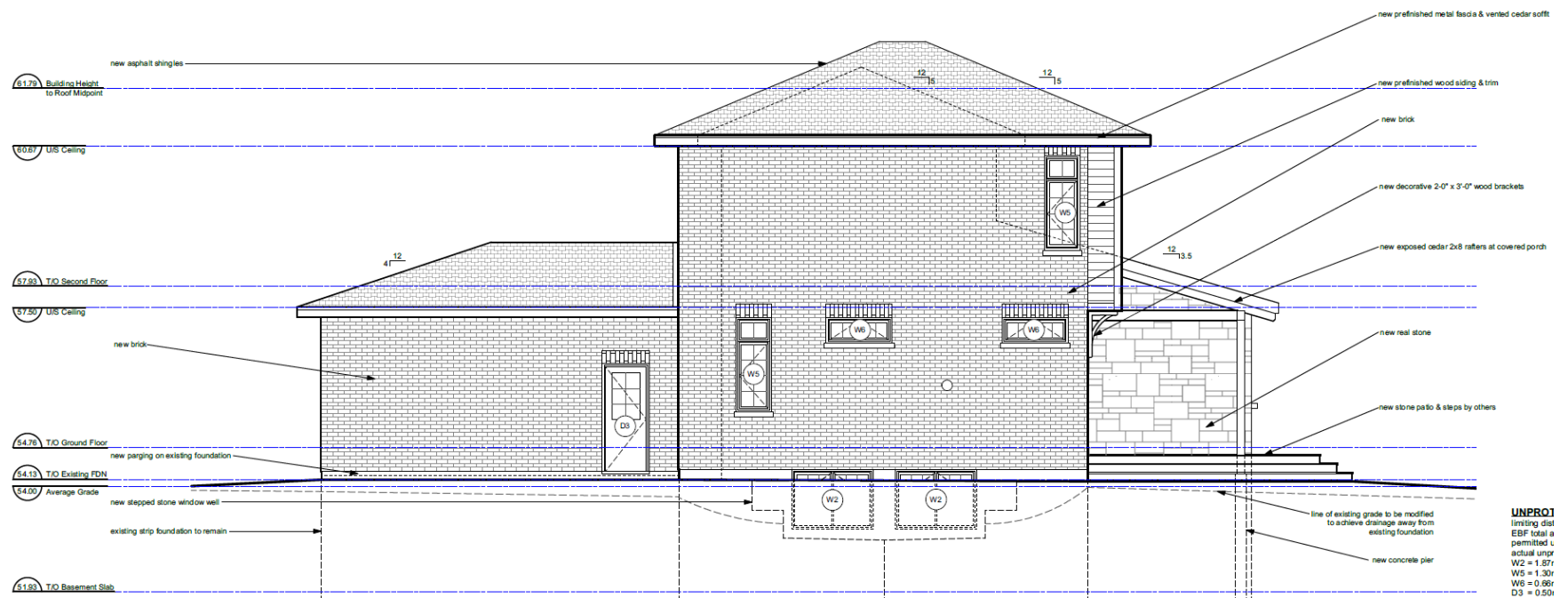


Document 5 – Elevations

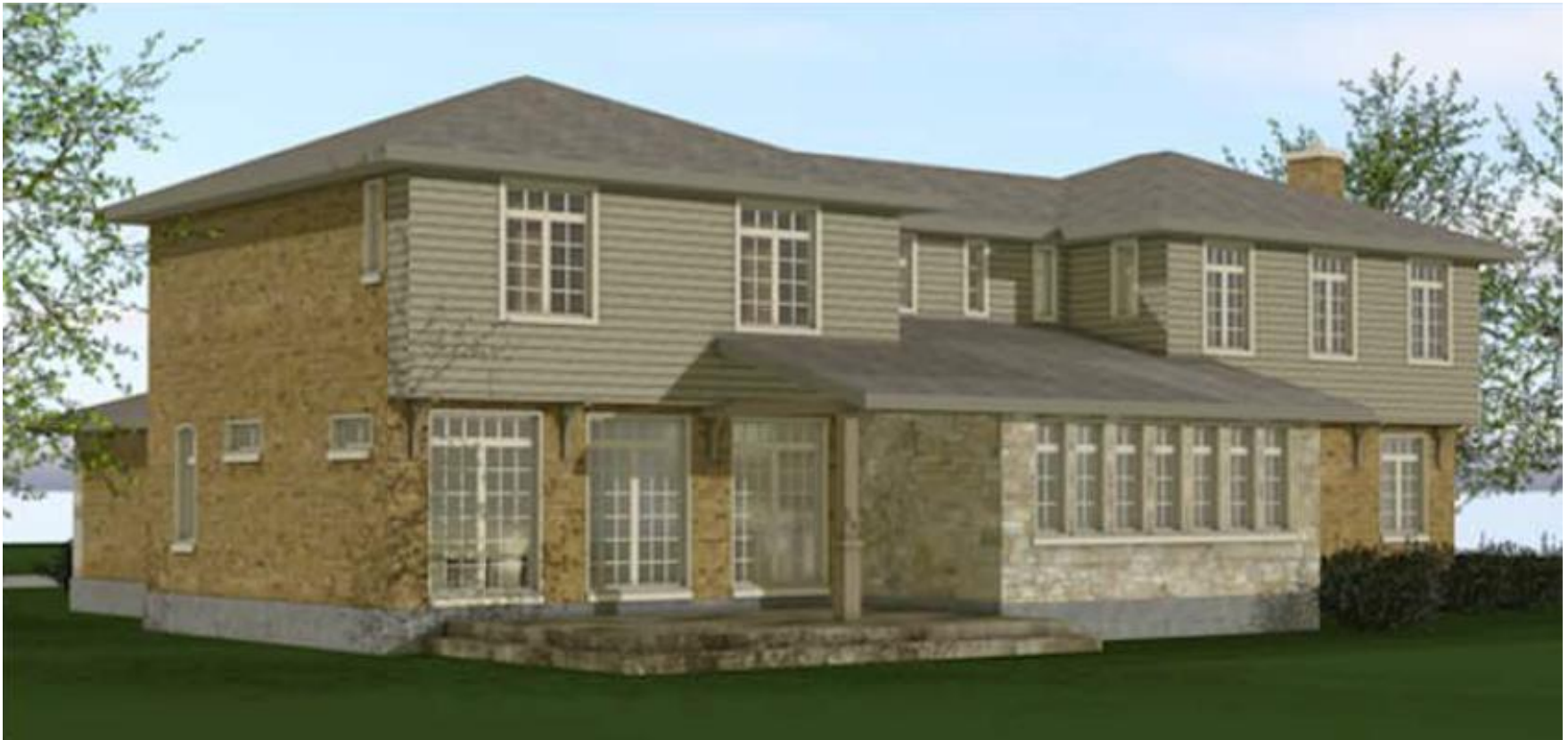








Document 6 – Perspectives



Document 7 – Streetscape views

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 facades.
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 bylaw and permitting process. Where a tree has to be removed to accommodate new construction, it will be replaced with a new tree of an appropriate size and species elsewhere on the lot with preference given to native species.
10. Existing grades shall be maintained.
11. Artificial turf shall not be permitted in front and side yards.

Document 9 – Rockcliffe Park Residents Association Comments

We support this application because:

1. The proposed height has been lowered to 23 feet 9 inches to make it consistent with Grade I buildings in the streetscape, and with the immediate neighbouring houses.
2. The two-storey part of the house will be set back from the street by 41 feet, thus mitigating the perception of mass. The garage which is one-storey is set closer to the street. We would not support a house of this mass if it were set closer to the street.
3. A significant part of the house (20' x 25') at the back will be demolished thus increasing the greenscape, and reducing the lot coverage to 21 percent.
4. The proposed house is to be built on the existing foundation so that it does not damage any of the existing mature trees.
5. We have reviewed the stone, brick and other materials to be used in the construction. The architects have undertaken to consult with us before colours are finalized.