

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
September 14, 2017 / 14 septembre 2017**

and / et

**Planning Committee / Comité de l'urbanisme
September 26, 2017 / 26 septembre 2017**

**and Council / et au Conseil
October 11, 2017 / 11 octobre 2017**

**Submitted on August 29, 2017
Soumis le 29 août 2017**

**Submitted by
Soumis par:
Court Curry,
Manager / Gestionnaire,
Right of Way, Heritage and Urban Design Services / Services des emprises, du
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Planning, Infrastructure and Economic Development Department / Direction
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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2017-PIE-RHU-0019

**SUBJECT: Application for New Construction at 575 Old Prospect Road, a
Property Designated under Part V of the Ontario *Heritage Act* and
located in the Rockcliffe Park Heritage Conservation District**

OBJET: Demande de nouvelle construction au 575, chemin Old Prospect, propriété désignée aux termes 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 for new construction at 575 Old Prospect Road according to plans prepared by Barry J. Hobin & Associates Architects dated July 21, 2017, submitted on August 2, 2017, subject to the following conditions:**
 - a. That additional screening be added to the rooftop terrace, in consultation with staff in the Heritage Section, to ensure it is not visible from the surrounding public realm and does not have a negative effect on the character of the surrounding cultural heritage landscape.**
- 2. Approve the landscape design for the new building at 575 Old Prospect Road, submitted on June 1, 2017.**
 - a. That additional plantings be included on the southeast corner of the lot in consultation with staff in Planning, Infrastructure and Economic Development.**
 - b. That the tree preservation and protection measures identified in the tree conservation report prepared by IFS Associates be implemented in consultation with staff in Planning, Infrastructure and Economic Development.**
- 3. Issue the heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry.**
- 4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 31, 2017.)

(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 nouvelle construction au 575, chemin Old Prospect, conformément aux plans préparés par Barry J. Hobin & Associates Architects, datés du 21 juillet 2017 et soumis le 2 août 2017, sous réserve de la condition suivante :
 - a. que l'on ajoute des écrans à la terrasse sur le toit, en concertation avec le personnel de la Section du patrimoine, pour que cette terrasse ne soit pas visible depuis les espaces publics environnants et qu'elle ne nuise pas au caractère du paysage du patrimoine culturel;
2. d'approuver l'aménagement paysager pour le nouveau bâtiment au 575, chemin Old Prospect, soumis le 1^{er} juin 2017, sous réserve des conditions suivantes :
 - a. que l'on ajoute des plantations dans le coin sud-est du lot en concertation avec le personnel de la Direction générale de la planification, de l'infrastructure et du développement économique;
 - b. que l'on applique les mesures de préservation et de protection des arbres indiquées dans le rapport sur la conservation des arbres préparé par IFS Associates en concertation avec le personnel de la Direction générale de la planification, de l'infrastructure et du développement économique;
3. de délivrer un permis en matière de patrimoine qui expirera deux ans après sa date de délivrance, sauf si le Conseil en prolonge la durée avant l'expiration;
4. de déléguer au directeur général de la planification, de l'infrastructure et du développement économique le pouvoir d'apporter des modifications mineures à la conception.

(N.B. : Le délai de 90 jours prévu par la *Loi sur le patrimoine de l'Ontario* pour l'examen de la demande prendra fin le 31 octobre 2017.)

(N.B. : L'approbation de la demande de modification d'une propriété en vertu 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 property at 575 Old Prospect Road is located at the northwest corner of Old Prospect Road and Lansdowne Road. The building was demolished in 2016, and the property is currently a vacant lot with mature trees and cedar hedges along the perimeter (see Documents 1 and 2). The property is a corner lot with an easterly slope towards Lansdowne Road. Old Prospect Road runs east to west between Lansdowne Road and Cloverdale Road and features varied architectural styles with a mix of historical and contemporary buildings.

Rockcliffe Park was designated a Heritage Conservation District (HCD) 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.

There is a previously approved heritage permit that exists for the property. In July 2014, Council approved an application under the *Ontario Heritage Act* to demolish the building at 575 Old Prospect Road and construct two single detached houses on the property. The Committee of Adjustment granted the severance and minor variances in November 2014. The decision of the Committee of Adjustment was appealed to the Ontario Municipal Board (OMB) and an OMB Order was issued in January 2016, approving the severance and minor variances, subject to conditions related to landscaping. The heritage permit that was issued expired in July 2016 and was extended by Committee and Council until July 2018.

A new application has been submitted, which proposes to develop the property as a single lot and construct a detached house. This report has been prepared because new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

Recommendation 1

This application is for construction of a contemporary, flat-roofed, two-storey structure with a walkout basement facing Lansdowne Road. The building features glass walls, zinc metal panels and a light natural stone base. The underside of the canopies and roof will feature wood soffits, stucco and wood accents. The proposal includes terraces on the second storey and rooftop (see Documents 3,4 and 5).

1997 Management Guidelines

In 1997, the former Village of Rockcliffe Park was designated under Part V of the *Ontario Heritage Act*. The 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 building uses natural materials that are consistent with materials used in the village while providing a contemporary expression. The massing and fenestration pattern create simple rectilinear forms, which are complimented by the horizontal profile of the roof. The building is of its own time and its massing, height, setbacks, and use of natural materials make it compatible with the rich architectural character of the Rockcliffe Park HCD. The building has been sited and designed to maintain the overall existing grade of the lot, however, a small localized change in grade is required for the footpath, which leads to the lower level entrance facing Lansdowne Road.

2016 Rockcliffe Park HCD Plan

In March 2016, City Council approved a new heritage conservation district plan for the Rockcliffe Park HCD, which is currently under appeal. Although under appeal, Heritage staff have regard for this plan as Council direction when assessing applications. The Rockcliffe Park Heritage Conservation District Plan (RPHCDP) addresses new 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. The complete Guidelines for New Buildings can be found in Document 6.

The height and massing of the building are compatible with the character of Lansdowne Road and Old Prospect Road and the neighbouring buildings (see Document 7 and Document 8). The building has been designed to maintain the overall existing grade of the property, which falls approximately 1.5 metres towards the lake to the east. It is a two-storey structure along Old Prospect Road and has a walk out basement towards Lansdowne Road, which results in three storeys being exposed to the street. This is typical of several other buildings in the area that are designed to accommodate the sloping grade. The three-storey height is mitigated by the mature trees and a large cedar hedge that buffer the site. Moreover, the articulated easterly façade and the setback of the building, also reduces the visibility from the street.

The proposed building is a contemporary flat roof building, while many of the neighbouring buildings have sloped gable roofs. Although the architectural form varies, the height and massing remain compatible with its adjacent neighbours along both Old Prospect and Lansdowne Road, and the architecturally diverse Grade I buildings in the associated streetscape. The stacked, varied form of the building articulates the façade along Lansdowne Road and reduces the overall massing of the building.

In terms of orientation and siting, the new building is consistent with neighbouring houses both along Old Prospect and Lansdowne Road. The building is located east of the front façade of the adjacent building on Lansdowne Road, but the setback distance reflects the curvature of Lansdowne Road and is consistent with neighbouring buildings. The proposed building is compatible with the Zoning By-law and no minor variances required for the application.

Neighbouring Grade I Buildings

The Grade I buildings in the surrounding area illustrate the architectural diversity of the HCD. The house at 555 Old Prospect is a one-and-a-half storey Colonial Revival style building. The building at 550 Old Prospect Road is a two-storey Colonial Revival structure and the house at 580 Old Prospect is a one-and-a-half-storey, stucco structure in the French-Canadian style. The building at 412 Lansdowne, a house owned by Henry Willis O'Connor in the 1930s, now the Israeli ambassador's residence is a one-and-a-half-storey structure, with a side gable roof, and a rounded arched entry in the French Provincial style. The Hart Massey House is located at 400 Lansdowne Road. It is a two-storey building supported on steel columns, designed in the International style. Designed by prominent architect Hart Massey, and recipient of the Massey Medal for Architecture, it is one of the most architecturally unique buildings in Rockcliffe Park.

The proposed new structure is compatible with the Grade I buildings in terms of height, massing, siting and materials. Contemporary in style, the proposed building is complementary to the modernist rectangular form of the Hart Massey House and further contributes to the diversity of architectural styles that distinguishes Rockcliffe Park. The building setbacks, the retention of the mature trees and hedges, and the replanting of the hedge along Lansdowne Road provide a buffer between the proposed new building and the surrounding Grade I buildings and mitigates any potential negative impacts.

Terraces

The new RPHCDP (Document 6) has specific policies regarding terraces and balconies. The proposed building has a roof top terrace, two terraces on the second storey and a balcony on the eastern façade (see Document 9). The rooftop terrace and second storey terraces are set back from the roof edge with glass guardrails and perimeter landscape planters to mitigate their visual impact. The fixtures of the rooftop terrace are not visible from the surrounding public realm.

Staff recommend that additional screening be provided on the rooftop terrace to ensure it is not visible from the surrounding public realm and does not have a negative effect on the character of the surrounding cultural heritage landscape. The eastern portion of the building is visible from the "dog walk," a public footpath that extends from Old Prospect Road to the corner of Lansdowne Road and Mariposa Avenue, which is an identified heritage attribute of the Rockcliffe Park HCD. The increased screening for the rooftop terrace, will ensure there is no impact on this heritage attribute and that it is not visible from the surrounding public realm. A condition to reflect this has been included as part of the Recommendations.

Recommendation 2

The property at 575 Old Prospect is currently a vacant lot with mature trees and large cedar hedges along the perimeter of the lot, typical of the character of Rockcliffe Park. The grade of the property slopes east towards Lansdowne Road and McKay Lake. The proposed landscape design includes the retention of most existing trees and hedges with two trees proposed for removal and three new trees proposed to be planted (see Document 10). The applicant has submitted a tree conservation report (see Document 11) identifying all existing trees on the property, including the trees to be removed. The hedge along Lansdowne will be removed and replaced in-kind closer to the building. Additional landscape alterations include a new diagonal footpath from the house to the southeast corner of the lot, and a terraced area surrounding a pool on the south side of the property. The existing asphalt driveway will be resurfaced with paving stones.

Section V of the Rockcliffe Park HCD Study has Guidelines related to 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 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 (see Document 6).

The landscape plan meets the guidelines for landscape in the HCD as the mature vegetation on the site will remain, with the exception of two trees. Three new maples are proposed to be planted, the existing cedar hedge along Old Prospect Road is being retained, and on the eastern edge of the property a new hedge is being planted closer to the building than the existing hedge. The significant qualities of the landscape including the mature trees and existing grade are retained and the streetscape character will be maintained. A condition has been included to require additional plantings in the southeast corner of the lot, adjacent to where the two trees are being proposed for removal. This will help mitigate the impact of the tree removal and further enhance the proposed landscape plan. The landscape plan will be implemented according to the tree preservation and protection measures identified in the tree conservation report and included as a condition in the staff recommendation.

Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement (CHIS) was prepared for this proposal by Robertson Martin Architects. The complete CHIS is attached as Document 12. The conclusion of the CHIS states, "While the proposal constitutes a noticeable change for

the site, it is respectful of the heritage value of the Rockcliffe Park Heritage Conservation District and compliant with the guidelines outlined in the Rockcliffe Park Heritage Conservation District Plan.”

Standards and Guidelines

City Council adopted the “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. The following standards are applicable to this application:

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

The proposal conserves the value of the Rockcliffe Park HCD. It does not negatively impact the character of the landscape or the streetscape of Old Prospect Road or Lansdowne Road. The contemporary building contributes to the diverse architectural character of Rockcliffe Park.

Standard 11: Conserve the heritage value and character-defining-elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The use of natural materials, massing, height and setback of building are visually and physically compatible with the rich architectural character of the Rockcliffe Park HCD. The property is currently a vacant lot and the new structure respects the guidelines for new construction in both the 1997 and 2016 plans.

Recommendation 3

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.

Recommendation 4

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

Provincial Policy Statement

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

Conclusion

The new building is consistent with 1997 Guidelines for Rockcliffe, and the 2016 Guidelines that are being used as policy until the resolution of the appeal. The proposed house is appropriate in design and massing with respect to the character of Old Prospect Road and Lansdowne Road and the Rockcliffe Park HCD as a whole. The preservation of the existing cedar hedges and the replanting of the cedar hedge along Lansdowne Road, in addition to the retention of the majority of the mature trees are in keeping with the guidelines for landscape in both plans. For these reasons, with the additional screening of the rooftop terrace and additional plantings outlined in the conditions, the department supports this application for new construction in the Rockcliffe Park Heritage Conservation District.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa does not oppose the application and considers the application to be appropriate new construction on a vacant lot in the Rockcliffe Park HCD.

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 Resident's Association Heritage Committee provided the following comments: The Rockcliffe Park Resident's Association Heritage Committee supports the application, subject to previously agreed conditions regarding design of the rooftop terrace, recession of the second floor facade and the soft scape treatment on Lansdowne, as well as conformance with applicable FSI limits that we understand have recently been questioned as they relate to proposed basement grading.

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

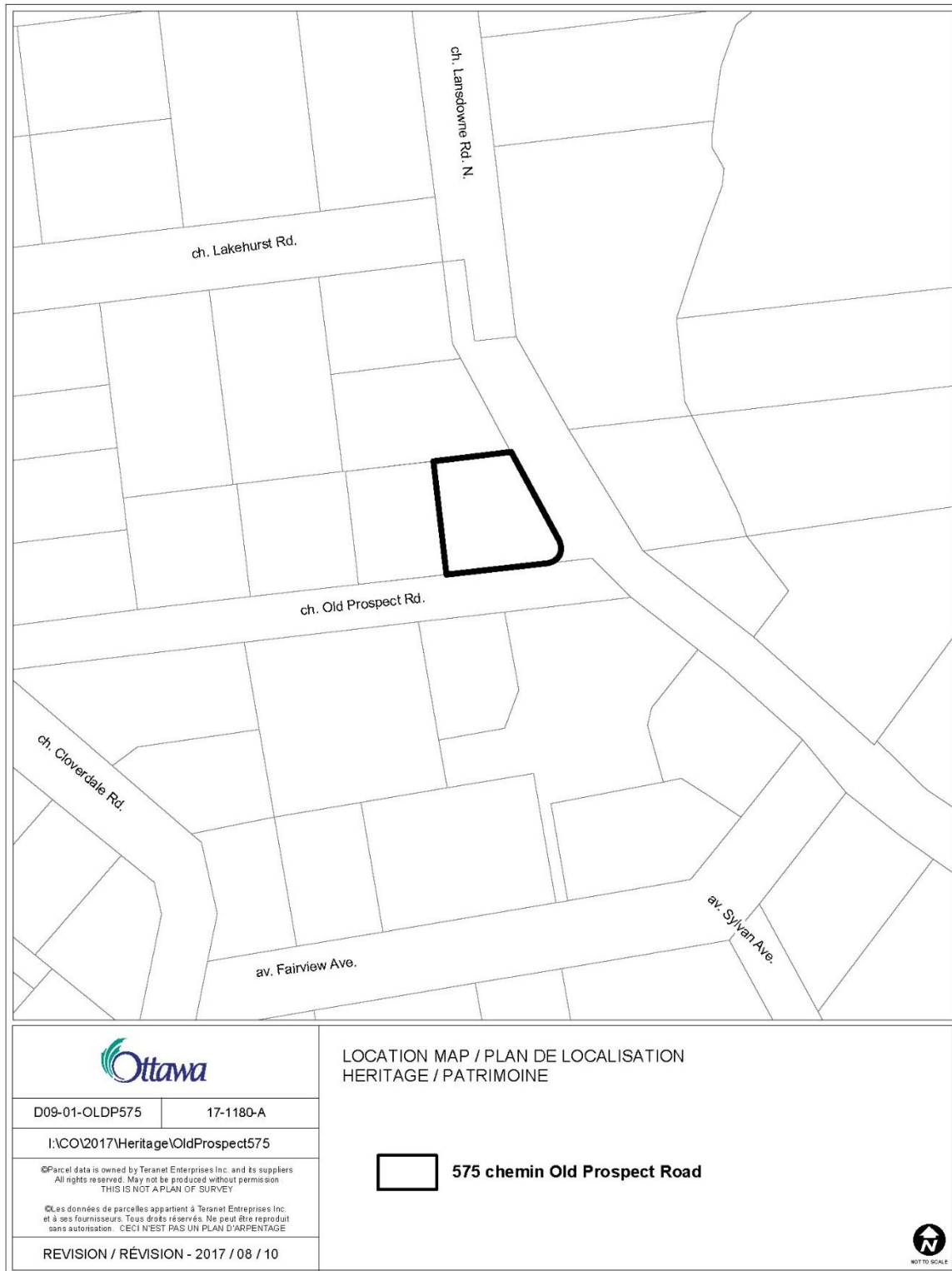
- Document 1 Location Map
- Document 2 Current conditions
- Document 3 Site Plan
- Document 4 Elevations
- Document 5 Renderings
- Document 6 Rockcliffe Park HCD Plan Guidelines
- Document 7 Streetscape Elevations
- Document 8 Cross Section
- Document 9 Terrace Plan
- Document 10 Landscape Plan
- Document 11 Tree Conservation Report

Document 12 Cultural Heritage Impact Statement

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



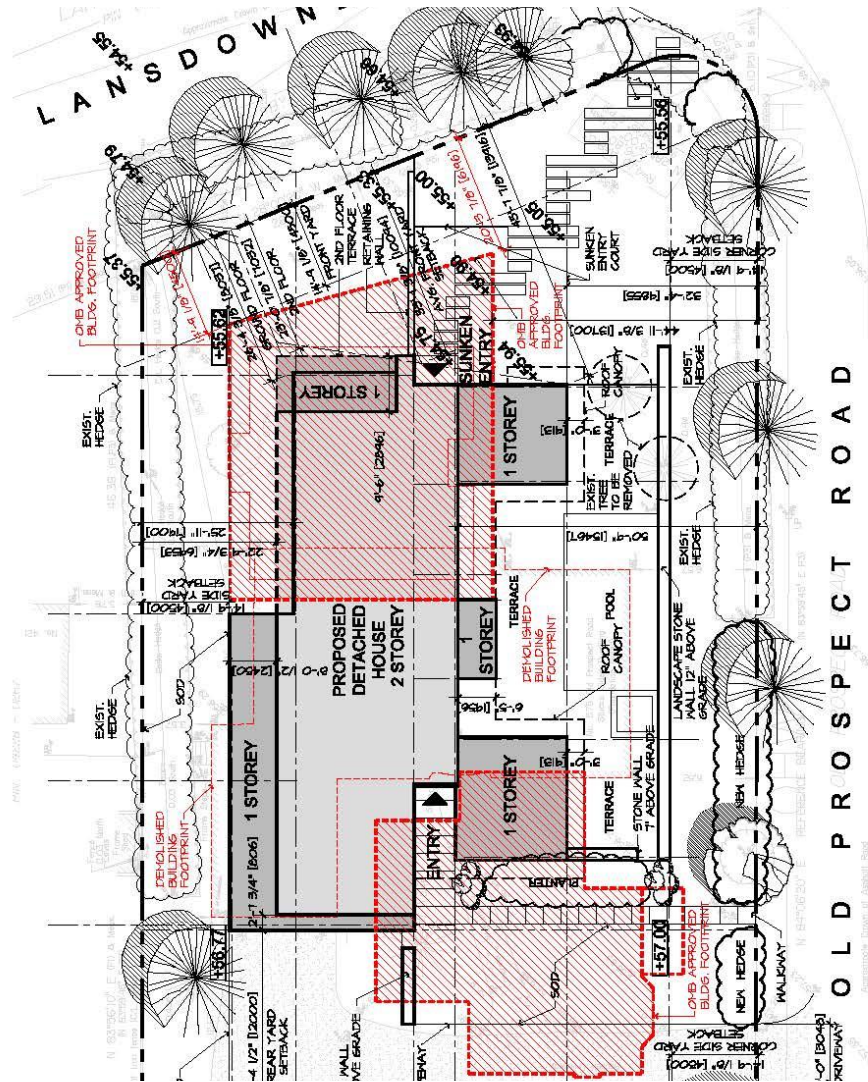
Document 2 – Current Conditions





AERIAL PHOTO | CURRENT SITE CONDITIONS

Document 3 – Site Plan



Document 4 – Elevations

Site

575

OLD PROSPECT RD



EXTERIOR MATERIALS

ZP	ZINC METAL SIDING
GL	GLASS PANEL
ZF	ZINC METAL FLASHING
MC	ALUMINUM METAL CAP
SV	STONE MASONRY VENEER
AW	ALUMINUM WINDOWS
WD	WOOD DOOR



5 7 5
OLD PROSPECT RD

Elevation SOUTH

SCALE 1/8"=1'-0"
JULY 21, 2017



EXTERIOR MATERIALS

ZP	ZINC METAL SIDING
GL	GLASS PANEL
ZF	ZINC METAL FLASHING
MC	ALUMINUM METAL CAP
SV	STONE MASONRY VENEER
AW	ALUMINUM WINDOWS
WD	WOOD DOOR



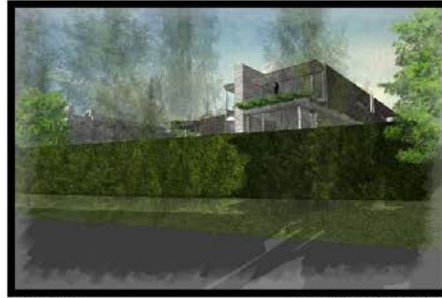
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OLD PROSPECT RD

Elevation EAST

SCALE 1/8"=1'-0"
JUNE 21, 2017



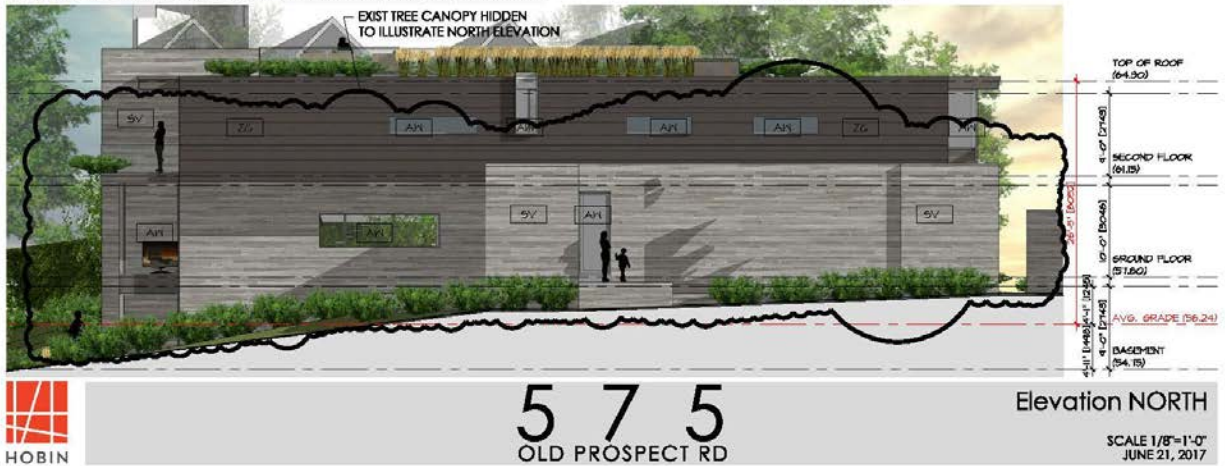
HOUSE IS HIDDEN BY EXISTING TREE LINE @ LANSDOWNE RD AND NORTH PROPERTY LINE



3D CONCEPT ELEVATION

EXTERIOR MATERIALS

ZP	ZINC METAL SIDING
GL	GLASS PANEL
ZF	ZINC METAL FLASHING
MC	ALUMINUM METAL CAP
SV	STONE MASONRY VENEER
AW	ALUMINUM WINDOWS
MD	WOOD DOOR



EXTERIOR MATERIALS

ZP	ZINC METAL SIDING
GL	GLASS PANEL
ZF	ZINC METAL FLASHING
MC	ALUMINUM METAL CAP
SV	STONE MASONRY VENEER
AW	ALUMINUM WINDOWS
MD	WOOD DOOR





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OLD PROSPECT RD

Concept Massing
North Elevation
JULY 21, 2017

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View of Proposed Driveway access, Rear, and Rear Pedestrian Entry





HOBIN

5 7 5
OLD PROSPECT RD

Concept Massing
East Elevation - view from pathway

JULY 21, 2017

Document 6 – 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 7 – Streetscape Elevations



LANSDOWNE ROAD



LANSDOWNE ROAD



5 7 5
OLD PROSPECT RD

Streetscape Elevation

SCALE 1/16"=1'-0"
JULY 21, 2017



LANSDOWNE ROAD



OLD PROSPECT ROAD

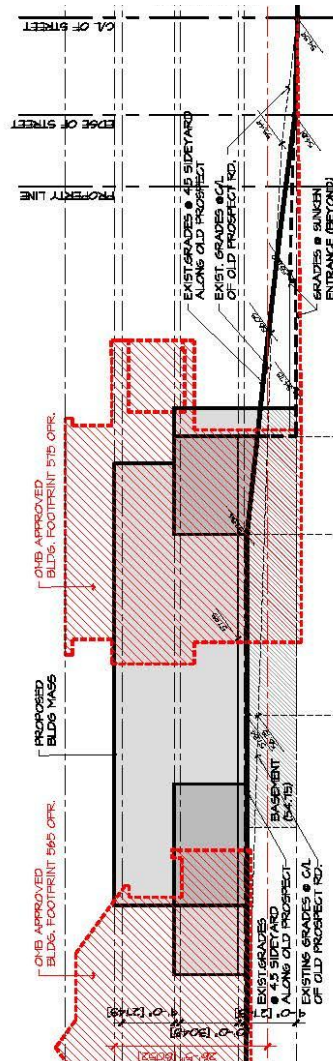


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OLD PROSPECT RD

Streetscape Elevation

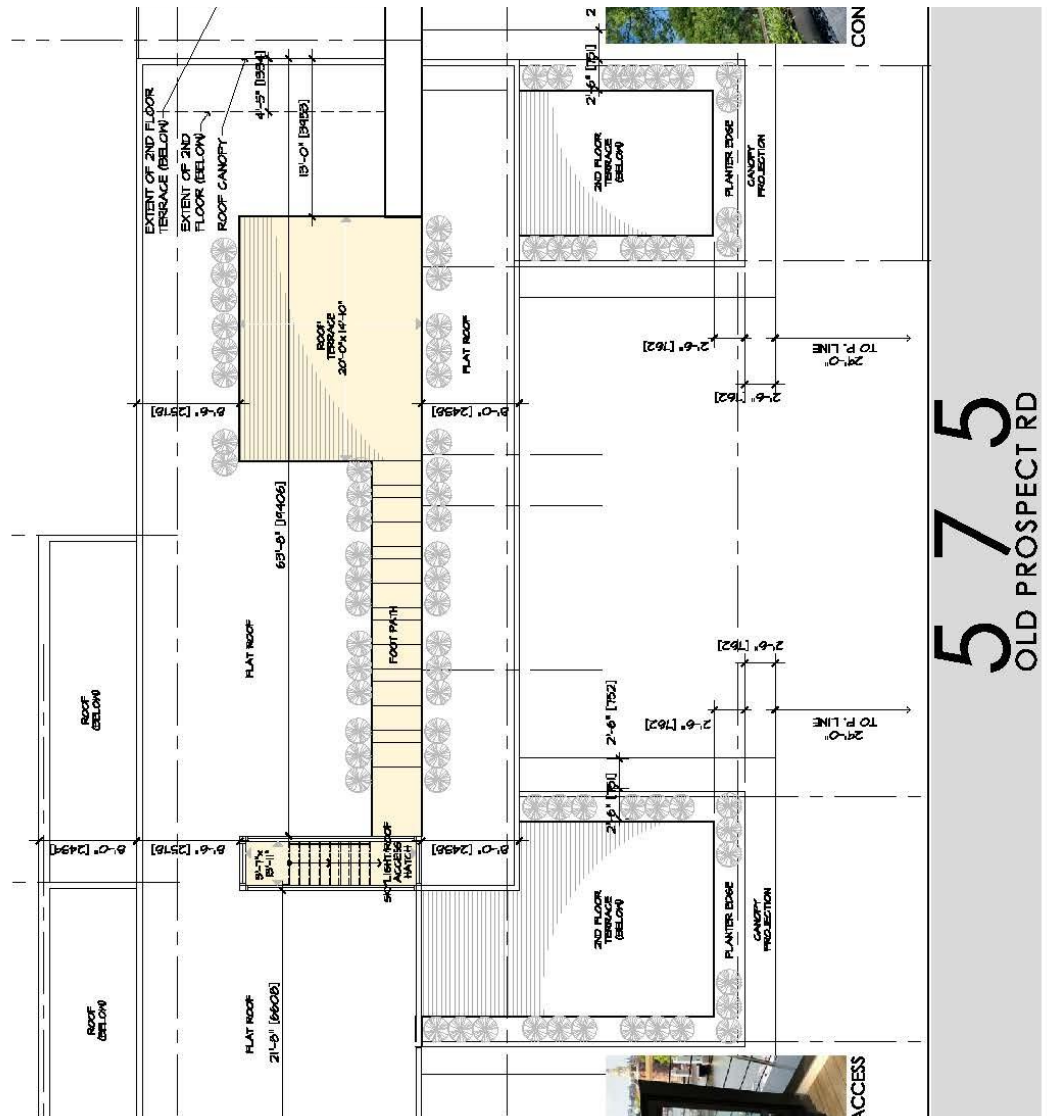
SCALE 1/16"=1'-0"
JULY 21, 2017

Document 8 – Cross Section

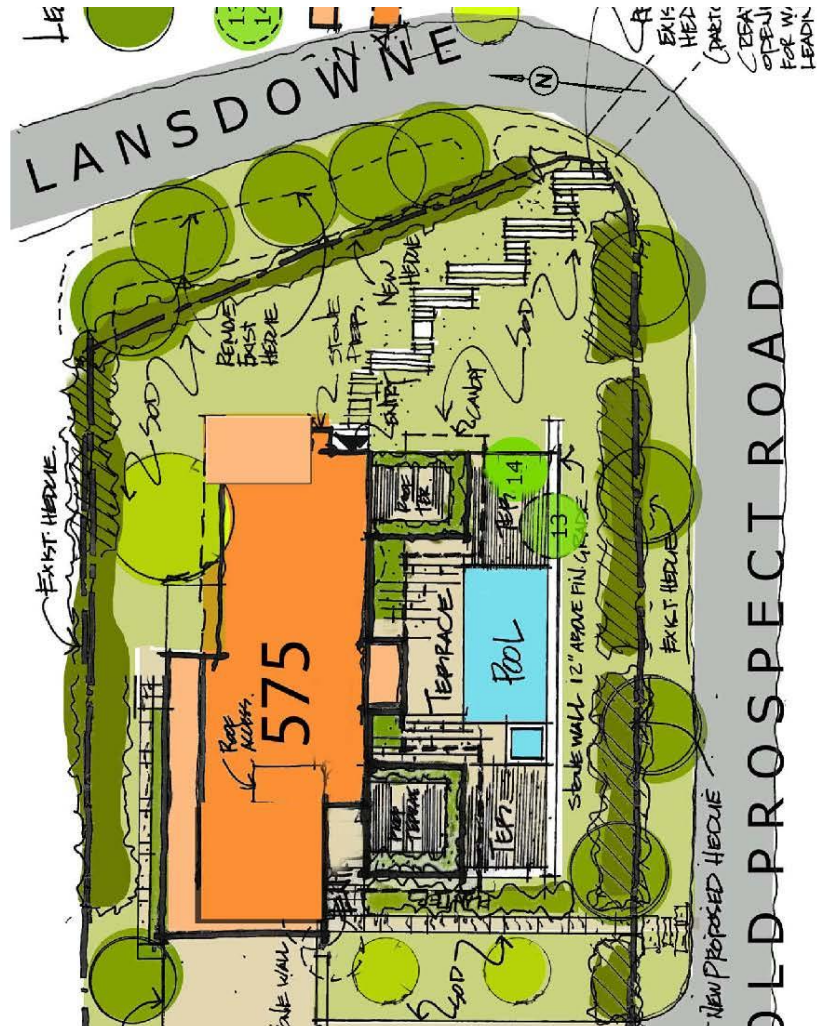


575
OLD PROSPECT RD

Document 9 – Terraces and Balcony Plan



Document 10 – Landscape Plan



575
OLD PROSPECT RD