

Proposed Amendments to the Rockcliffe Park Secondary Plan

Secondary Plan Amendment		Comments
Unless otherwise indicated, bold and underline indicates new text, strikethrough indicates removed text		
4.1		
4.	Residential areas permit single-detached dwellings, secondary dwelling units, coach houses, <u>additional dwelling units, separate additional dwelling units,</u> home occupations and accessory uses.	<p>Policies 4 and 5 implements the Planning Act changes through Bill 23 to permit additional residential dwellings where a single-detached, semi-detached, or rowhouse is permitted on a municipally serviced lot.</p> <p>Policy 6) b) is amended to increase building height permissions on Beechwood Avenue between Acacia Avenue and Juliana Road. This segment is a Mainstreet Corridor and strategic growth area in Volume 1.</p> <p>Policy 6) c) is amended to increase building height permissions on Hemlock Road between Juliana Road and Lansdowne Road South. This segment is a Minor Corridor and strategic growth area in Volume 1.</p> <p>Policy 7) is amended to put forth criteria to ensure compatibility between any proposed development and the Heritage Conservation District..</p>
5.	Residential Multi-Unit areas permit single-detached, semi-detached, duplex and row dwellings as well as apartments, <u>additional dwelling units, and separate additional dwelling units.</u> The height, massing, setbacks and parking areas of any development in the area shall be compatible with the adjacent development and will be established in the City's Zoning By-law.	
6.	<u>[New policy] The following applies to properties on Beechwood Avenue / Hemlock Road within the Rockcliffe Park Heritage Conservation District (HCD):</u> <u>a. Intensification is encouraged to be achieved through context-sensitive infill that meets the objectives of the HCD Plan and conserves the cultural heritage value and attributes of the HCD.</u> <u>b. Between Acacia Avenue and Juliana Road, maximum building heights shall not exceed 6 storeys;</u> <u>c. Between Juliana Road and Lansdowne Road South, maximum building heights shall not exceed 4 storeys.</u>	
7.	<u>To support and implement Policies 5 and 6, the following additional direction applies to properties on Beechwood Ave/Hemlock Road within the Rockcliffe Park Heritage Conservation District:</u> <u>a. Achieve Compatibility by employing measures such as, but not limited to: setting back upper floors, limiting overall heights including roof top mechanical penthouses, appropriate siting, incorporating articulation of building mass, referencing similar materials, datum lines, or architectural elements seen in the HCD.</u> <u>b. Achieve sensitivity to the character of the HCD by maximizing areas of soft landscaping and limiting hard surfacing, retaining mature trees, maintaining a green buffer, particularly where it borders the neighbourhood fabric, and incorporating informal landscape elements found in the HCD such as dry stack stone walls or field stone pathways ; and</u> <u>c. North of Juliana Road to Lansdowne Road South, development should maintain a dense green buffer between Beechwood Avenue/Hemlock Road through the retention of trees and provision of various plantings and other soft landscaping;</u>	