

A CULTURAL HERITAGE IMPACT  
STATEMENT  
514 MANOR AVENUE, ROCKCLIFFE PARK  
OTTAWA



**Prepared For: Dwell Capital Group**  
**By: John Stewart Commonwealth Historic Resource Management**

**Final Report V4 July 2022**

# TABLE OF CONTENTS

1.0	INTRODUCTION.....	4
1.1	Introduction.....	4
1.2	Site Location, Current Conditions, and Introduction to Development Site .....	5
1.3	Street Characteristics (Neighbourhood Character).....	7
1.4	Analysis of Manor Avenue Grade 1 Listed Buildings.....	8
1.5	Built Heritage Context .....	12
1.6	Relevant Information from Council Approved Documents.....	13
2.0	HERITAGE RESOURCE DESCRIPTION AND HISTORY.....	14
2.1	514 Manor Avenue Heritage Survey .....	14
3.0	STATEMENT OF CULTURAL HERITAGE VALUE .....	17
3.1	Statement of Cultural Heritage Value .....	17
4.0	DESCRIPTION OF PROPOSED DEVELOPMENT.....	20
4.1	Description of the Proposed Development .....	20
4.2	Phase 2 The New Additions.....	20
4.4	Phase 2 New Garage.....	23
5.0	IMPACT OF THE PROPOSED DEVELOPMENT .....	29
5.1	Rockcliffe Park Heritage Conservation District Plan Guidelines.....	29
5.2	Development Impacts .....	34
6.0	ALTERNATIVES AND MITIGATION STRATEGIES .....	35
6.1	Alternatives .....	35
6.2	Mitigation measures.....	35
6.3	Conclusions.....	36
7.0	AUTHORS QUALIFICATIONS.....	37
8.0	ADDENDUM 1: Record of Work Completed in Stage 1 .....	39

# 1.0 INTRODUCTION

---

## 1.1 Introduction

This report has been prepared because the alteration of a property in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council. The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the construction of a one-storey addition and deck in the side-yard extending along Hillcrest Road, and a detached below grade garage with a one-storey pool house above in the interior side yard. The proposed development is located in the Rockcliffe Park Heritage Conservation District (RPHCD), which was designated by the City of Ottawa in 1997 under Part V of the Ontario Heritage Act (OHA).

This is the second phase of work being undertaken at Manor Avenue within the Rockcliffe Park Conservation District. The first phase completed in 2018 -2020 was undertaken prior to the new conservation plan replacing the 2005 study being approved by council.

This report addresses the second phase of work and includes a new addition replacing the former sunroom, a front entrance canopy, landscape plan including pool and pool house and a recessed driveway with a below grade parking garage and green roof.

The CHIS evaluates the impacts on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6 and the Rockcliffe Park Heritage Conservation District Plan. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act.
- Rockcliffe Park Heritage Conservation District Study, 1996-1997.
- Rockcliffe Park Heritage Conservation District Plan, City of Ottawa, 2016. (By-law # 2016-89).
- Rockcliffe Park Secondary Plan.
- Heritage Survey and Evaluation Forms 514 and 540 Manor Avenue, City of Ottawa 2010.
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.
- Ontario Municipal Board, Case No. PL170360, Issue Date November 23, 2017.
- 514 Manor Heritage Drawing 3 May 2018 Part Site Plan. Arc Associates Inc April 16, 2018.
- Plan of Survey, Block 47, Registered Plan 4M-22 City of Ottawa. Annis, O'Sullivan, Vollebeck Dec. 15, 2017, Plan locates trees, and other features including the low stone wall on Manor Avenue.;
- Proposed Addition Drawing Set. Issued for Building Permit, Site Plan, Floor Plans, Elevations, and Sections. ARC Associates Inc. 50 Camelot Drive Suite 200. Dated March 8, 2018.
- Proposed Pool House & Garage Addition Drawing Set, Site Plan, Driveway and Garage Plan, Pool House Plan and Elevations. Design Valley February 10, 2021.
- Rockcliffe Park Heritage Committee Comments August 23, 2018.
- Heritage Pre-consultation Comments, 514 Manor Road, Luis Juarez MCIP, RPP Heritage Planner. February 11, 2021;

- Site inspection and project review June 30, 2021. Email outlining the issues discussed including the client's input. July 6, 2021.
- Email Luis Juarez Heritage Planner Preliminary Review manor Avenue CHIS 17.05.22
- Revised Site Plan, photographs, and perspectives. Alex Diaz Arc Associates, July 2022

### **Owner and Contact Information**

**Address:** 514 Manor Avenue, Rockcliffe Park, Ottawa, Ontario

**Owner/Contact:** Greg Statler, Dwell Capital Group

**Email Address:** GREG STATLER <statler@rogers.com>

## **1.2 Site Location, Current Conditions, and Introduction to Development Site**

The property is in the block bound by Hillcrest Road to the south, Manor Avenue to the west, Thorold Road to the north, and Montagu Place to the east. The corner lot fronts onto Manor Avenue and the side yard extends along Hillcrest Road. The property including the landscape setting and the existing residence contribute to the cultural heritage values of the Rockcliffe Park HCD. The property contains a two- and one-half storey vernacular Arts and Crafts style residence/cottage and according to the City Evaluation Forms was constructed circa-1940<sup>1</sup>.

This flat property is located on a large corner lot with the landscape in keeping with the Arts and Crafts character. Traditionally the Hillcrest frontage was treated as a very visible side/back yard. A feature of the building was the ox-blood colour of the entire exterior. The house is set in a naturalistic landscape on the front, side, and rear yards. A 2.5' high boulder dry stone retaining wall delineates the Manor Avenue frontage with a walkway and stairs from the street to the front entrance. Along Hillcrest Road boundary a cedar hedge has been planted. A driveway is situated on the northern portion of the lot.

In 2017, half of the side yard was severed to create a separate lot. The severing of the side yard was initially turned down by the City of Ottawa's Committee of Adjustment. An OMB Hearing reversed this decision approved the severance and allowed for the property to be severed in its ruling dated November 23, 2017, Case No. PL170360.

The two lots created are sub-standard in area within the context of the Rockcliffe Park Secondary Plan and the Official Plan. Minor variances applied for as part of the severance included:

Retained Lot (Part 1): Frontage: 30.48 m Manor Ave (30.49 m Hillcrest Rd.) Area: 932.07 sq m.

Minor Variances:

(a) To permit a reduced lot area 932.07 square metres whereas the By-law requires a minimum lot area of 1110 square metres. (Variation from the bylaw requirement 178m<sup>2</sup> (1,914sq. ft)

(b) To permit an increased density of 10.7 units per hectare whereas the By-law permits a maximum density of 8.9 units per hectare.

---

<sup>1</sup> A 1928 aerial photograph depicts a house at 514 Manor Avenue and newspaper dated 1914 used in the construction were found during renovations (see appendix A). Both support the claim that the house was built much earlier.

The current application is for the construction of a one-storey 71.2m<sup>2</sup> (766sq.ft) addition and a 26.5m<sup>2</sup> (300sq.ft.) covered deck in the side-yard extending along Hillcrest Road, and a detached 78.0m<sup>2</sup> (840sq.ft.) below grade garage with a 55m<sup>2</sup> (592sq.ft.) one-storey pool house above in the interior side yard. A reversed grade heated driveway enclosed with dressed retaining walls extends 26.5m (87') from Manor Avenue to the proposed garage.

Minor variances that are being applied for as part of the proposed development include:

Required rear yard setback 11.979m (39'-4") proposed 10.08m (33'-1") for a variance of 1.856m (6'-3")  
 Required interior side yard setback 4.489m (14'-9") proposed 1.2m (3'-11") for a variance of 3.3m (10'-10").

The residence was renovated in 2017-19. The work included:

- the installation of a new sewer undertaken by the City sewer contractor with a new below grade service entrance that resulted in the dismantling and removal of a stone boulder wall extending along Manor Avenue. This work was completed prior to G. Statler purchasing the property)
- Renovation of the interior and extensive conservation work on the exterior of the house.
- Removal of one storey screened porch from the south side (Hillcrest) in consultation with the heritage department (shown on the site plan in the 2018 permit set),
- Rebuilding of the stone chimney, raising the roof of the house, and
- formalizing a terrace across the front of the property with a dressed dry-stone wall and stairs.

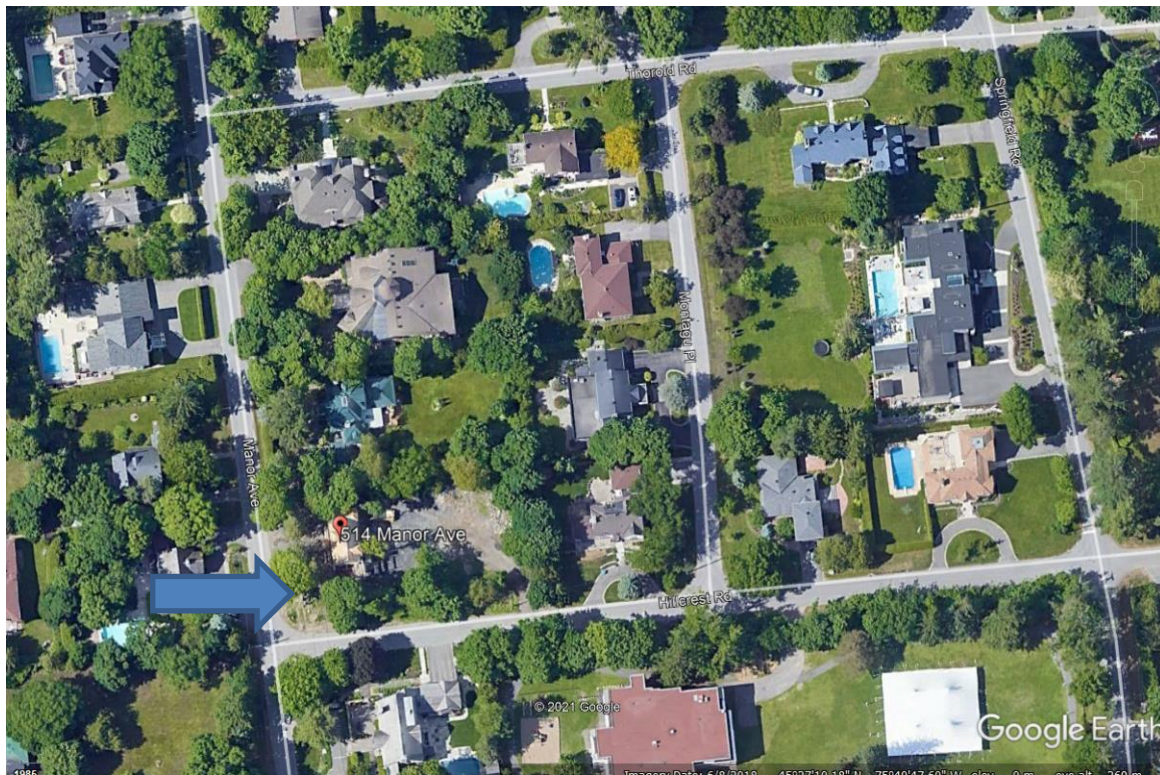


Figure 1: Aerial view illustrating the built and landscape context within the block and adjacent to the development site – 514 Manor Avenue. Site arrowed, north top of image. Source: Google Earth May 2019.

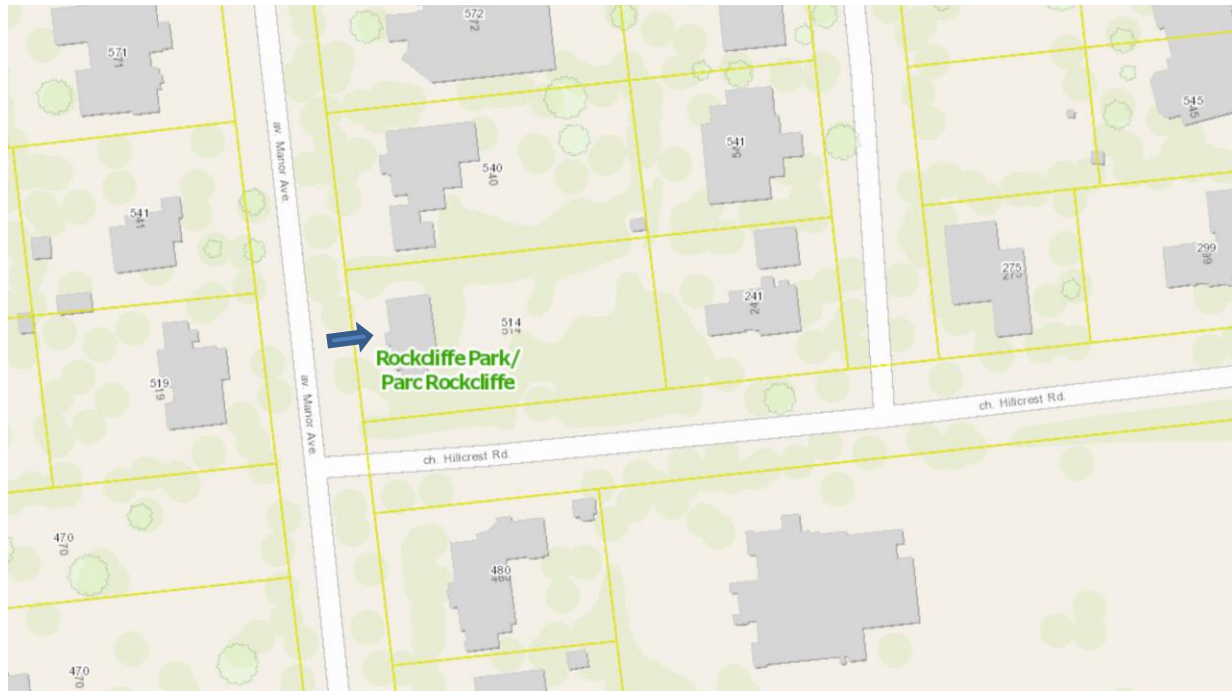


Figure 2: Block plan illustrating the built context surrounding the development site. The lot has been severed into two parcels in 2021 and is not reflected in this block plan. See Plan of Survey Block 47, Registered Plan 4M-22 December 15, 2017. Source: Geottawa

### 1.3 Street Characteristics (Neighbourhood Character)

Manor Avenue is a north-south thoroughfare that runs from Maple Lane to Coltrin Avenue. The neighbourhood character is typified by large lots with detached two and three storey residences set in an informal landscape setting. Low stone walls, formal and informal planting beds, and the informal planting of trees characterize the street edges. Informal walkways and semi-circular driveways are a common feature of the neighbourhood.

Buildings along this street date from different periods and feature an eclectic variety of architectural styles that are characteristic of Rockcliffe Park. This section of Manor Avenue is flat and straight with a variety of mature trees and hedging informally lining the right-of-way. The front yards, similar in size, consist of lawn dotted with gardens, mature trees, and driveways. Through the employment of trees, hedges, and fences, with properties are informally separated from the street and each other.

In terms of its context, the house at 514 Manor Avenue is situated both north and south of Grade I houses (540 and 480 Manor Avenue), and across the street from two Grade I houses, one of which is also designated under Part IV of the *Ontario Heritage Act*. All Grade I houses in the associated Manor Avenue streetscape have a similar footprint to 514 Manor Avenue, with the main entrance facing the street.



*Figure 3: Street view looking north on Manor Avenue from Hillcrest Avenue. The development site is to the right. Note the informal street edge and the semi-circular driveway on the facing property (left). Source: Google Earth May 2019.*



*Figure 4: Street view looking east on Hillcrest Avenue with 514 Manor Avenue to the left. The image was taken in May 2019 when the existing residence was being rehabilitated. Note the informal grassed verge and informal planting of street trees. Note the masonry veneer chimney that was rebuilt in 2017. Source: Google Earth May 2019*

#### **1.4 Analysis of Manor Avenue Grade 1 Listed Buildings**

The following analysis reviews the Grade 1 listed houses surrounding 514 Manor Avenue, including, 480, 540, 519 and 541 Manor Avenue. The analysis considers the height and massing of the buildings, the positioning of the buildings on the property as well as the proportion of soft & hard landscaping.



### 480 Manor Avenue Grade 1 Listed Building

This 2-1/2 storey Tudor Revival residence is located directly across the street from the subject property was renovated c.2017. It wraps around the corner with a formal façade and a two-car garage extending along the Hillcrest frontage. A circular driveway and stone wall significantly reduce the soft landscape on Manor Avenue and the pool and patio occupies most of the rear yard. 480 Manor Avenue is a good comparison where the residence maintains two frontages and limits the soft landscape to the public viewed lands along both streets.



Figure 5: A side view of View of 480 Manor Avenue from the intersection with google Map illustrating the lot.



Figure 6: is an aerial view of the property.

### 514 Manor Avenue: Grade 1 Listed Building

514 Manor Avenue, the subject property, is a 2-1/2 storey Arts & Crafts style home on a corner lot. The building features a steeply pitched side gabled roof and a single dormer on the front elevation. The steep roof contributes to its prominence on the street as does its corner position and 7.78m setback from the front lot line.

The property is approved for a severance into two separate parcels with the second lot being accessed from Hillcrest Road. Compared to 480 Manor Avenue the severed lot is slightly smaller. Both corner properties have limited amounts of soft landscape within the private space and rely on the generous public areas to meet the district guidelines.



*Figure 7 & 8: Street view of 514 Manor Avenue. A low stone retaining wall extended along the property line prior to the installation of new services in 2018. Remnants of the stone wall are piled along the interior side yard (left Google Earth May 2019)*

**519 Manor Avenue Grade 1 Listed Building**

519 Manor Avenue is directly across the street from the subject property. It is a 1-1/2 storey home with a steeply pitched side gabled roof. There is a two-car attached garage setback from the front elevation on the north end of the property. The building sits 7.5m from the front lot line matching the setback of 514. The property has a large newly paved semi-circular driveway with an additional section leading to the attached garage. The hardscaping of the driveway dominates the front landscaping with very little mature planting presenting an untypical public space.

Aerial views of the property show that the rear yard of the property also has a significant amount of hardscaping including interlock terraces and an in-ground pool, leaving very little soft landscape.



*Figure: 9 & 10: 519 Manor Avenue view and google map illustrating the position of the house. It and 514 across the street are closer to the street than their neighbours creating a subtle visual bottleneck at the intersection.*

**540 Manor Avenue Grade 1**

540 Manor Avenue is a handsome 2-1/2 storey residence that is in the process of being rehabilitated. Constructed in c.1925, the quality of the Tudor design, its midblock position on the street are attributes attributed to it. The house is setback much further from the lot line and from the street with a circular driveway and a well landscaped front providing picturesque views of the main entrance and partial

views of the house. The planned additions will reduce the amount of green landscape, but the lot is large enough to support the new additions.



Figure 11 & 12: The Tudor Revival residence as viewed from the circular driveway with a site plan featuring the planned addition and landscape amenities.



**541 Manor Avenue**

541 Manor Avenue is a 2-1/2 storey home with a gable end roof. It is one of the few homes in the neighbourhood that has not been renovated. There is a single detached garage set back on the south side of the property. The main building sits 15m from the front lot line with a long narrow driveway leading to the detached garage and a footpath leading to the front door. The expansive front landscaping features more softscaping than the other Grade 1 listed properties, The mature trees and the doglegged sidewalk create a picturesque setting and support the guidelines requirement for soft landscape and viewsapes.



Figure 13 & 14: A picturesque view of the residence with a google map illustrating the extent of soft green landscape and extensive tree canopy.



With the exception of 541 Manor Avenue, the other four grade 1 buildings in the vicinity of the subject property have limited soft landscape. In all cases the owners have tried to retain both soft landscape and a tree canopy along the public faces of their property between the road allowance and the front of the house. The introduction of paved driveways is important in framing views but significantly impact the percentage of greenscape, as do swimming pools and patio/decks.



Figure 15: Along Hillcrest Road there are two residences on the north side of the road 514 Manor Avenue and 241 Hillcrest Road on the Montegu Place corner. The severed lot will allow for the construction of a new residence between the two properties. Across the street the side yard and garage at 480 Manor Avenue faces the subject property. Elmwood School takes up the rest of the frontage along Hillcrest.



Figure 16: Street view of the east side of Manor Avenue illustrating 514 Manor Avenue with the two adjacent houses.

## 1.5 Built Heritage Context

The property is a Grade 1 heritage property surrounded by other Grade 1 properties located at 540, 541, 519, and 480 Manor Avenue. The development site contains a two- and one-half storey vernacular Arts and Crafts style residence/cottage constructed early twentieth century. The rectangular plan features a stone clad ground floor with flanking buttresses at the exterior corners on the north and south elevations. Irregular sized bay windows clad in horizontal wood siding with shallow hip and shed roofs punctuate the ground and second floor levels. The second floor is clad in a horizontal wood siding. A gabled wood porch with wood columns set on stone/concrete piers forms the main entrance. The building is enclosed with a gable roof with hipped dormers with exposed rafter tails. Windows consist of banks of two and three casement sash with varying light configurations. Large boulders placed along both frontages and a mixed stand of trees and shrubs interplanted with the stone wall formed a canopy along the street.



The installation of services by the City of Ottawa along Manor Avenue resulted in the dismantling and stockpiling of the large boulder wall that delineated the Manor and Hillcrest streets boundaries. A drystone retaining wall has replaced the boulder wall along Manor Avenue.

*Figure 17: Partial plan of the Rockcliffe HCD, development site arrowed. The site at 514 Manor Avenue and adjacent properties at 540, 541, 519, and 480 Manor Avenue are all Grade 1 heritage properties within the context of the HCD Plan. Site arrowed. Source: City of Ottawa 2010.*

## 1.6 Relevant Information from Council Approved Documents

### Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan.

### Rockcliffe Park Secondary Plan (1993)

### Rockcliffe Park Heritage Conservation District Study (1997) and Plan (2016) (RPHCD)

The development site is located within the boundaries of the RPHCD, which was designated under Part V of the OHA (By-law 97-10). A District Plan was completed in 2016 (By-law # 2016-89).

## 2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

### 2.1 514 Manor Avenue Heritage Survey

#### Neighbourhood and Development Site History

The history of Rockcliffe Park is outlined in detail in the 1997 Heritage Conservation District Study. The heritage survey and evaluation form completed in 2010 provides additional information which is summarized below:

**Landscape / Open Space:** The landscape elements, including the substantial front yard with mature trees help to establish the character that typifies Manor Avenue. Informally shielded from the street, this property is consistent with the diversity of configurations of similar landscape elements. This property, however, is more densely planted than most Manor Avenue properties;

**Architecture / Built Space:** The mid-20th century character and scale of this residence together with other residences on this road of a similar scale but of a variety of architectural styles establish a coherent streetscape;

**Environmental Significance:** The landscape features of this property are shared with many of the surrounding properties on Manor Avenue and together create a coherent streetscape;

**Historical Significance:** The historical significance of this property is due to its age, constructed in c.1940, and its role in the residential development of Manor Avenue and this area of Rockcliffe.



*Note: There is evidence that the date of construction is around 1912-14 and supports the specific Arts and Crafts character of this building. The newspaper dated November 18, 1914 was found in the wall cavity. Source Greg Statler construction Record. An early 1928 aerial view of Rockcliffe Park also supports the earlier date of the building.*

**Architecture Design;** This two-storey building is rectangular in plan and capped by a steeply pitched side gabled roof. The exterior is siding except for elements of the front facade which are uncut rubble stone. There are overhanging eaves with rafter tails on all facades. The upper storey of the front facade features three differently sized and unevenly spaced multi paned rectangular windows all grouped in threes. The north portion of the lower storey contains a single multi paned rectangular window. The doorway is centrally placed on the front facade and covered by a front gabled rooflet supported by posts. Adjacent to the door is a rectangular projection with overhanging eaves and rafter tails and a single multi paned window. There is a window in the basement storey directly below. On the south side of the lower storey there is another rectangular projection with eaves and rafter tails containing a multi

paned rectangular window. Attached on the south facade is a one storey shed roof sunroom with large vertical windows on all facades. There is an exterior stone chimney centered on the south facade of the main building behind this extension.

**Architectural Style:** Arts and Crafts (variety of exterior materials, overhanging eaves with rafter tails, multi paned windows, gabled roof)

**Architect Designer Builder Landscape Architect:** H.A. Lemieux

**Architectural Integrity:** The only addition is the attached sunroom on the south facade which is well integrated with the rest of the building.

**Summary Architectural Significance:** This is a very good and relatively unique example of an early 20th century residence within this particular section of Rockcliffe. Its architectural features, style, and character (particularly its variety of exterior materials, overhanging eaves with rafter tails, multi paned windows, gabled roof) relates this building to others in this section of the neighbourhood constructed in the similar English Cottage style. The specific Arts and Crafts character of this building however makes it a unique yet suitable addition to the early 20th century architectural landscape of Rockcliffe Park.

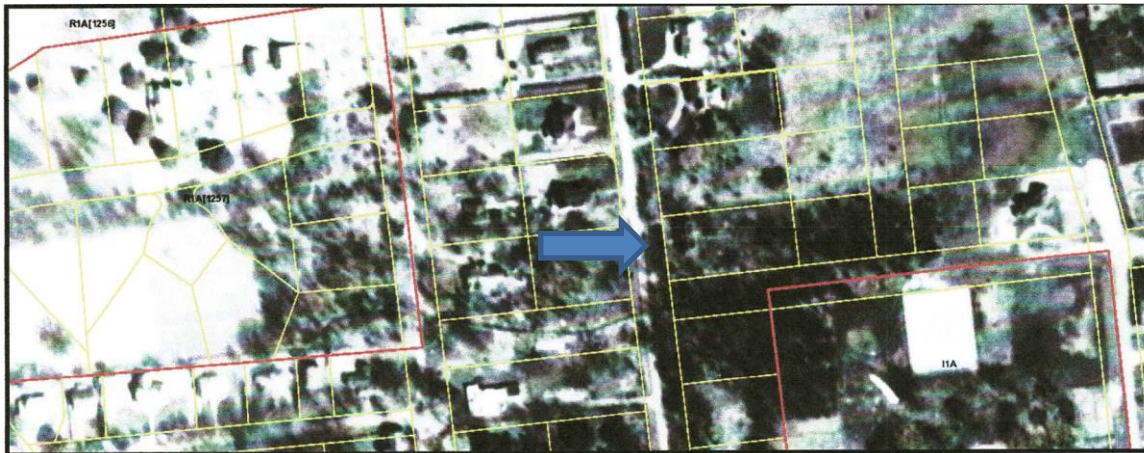


Figure 18: Aerial view 1928 documents a structure on the property at 514 Manor Avenue Source: Geottawa.

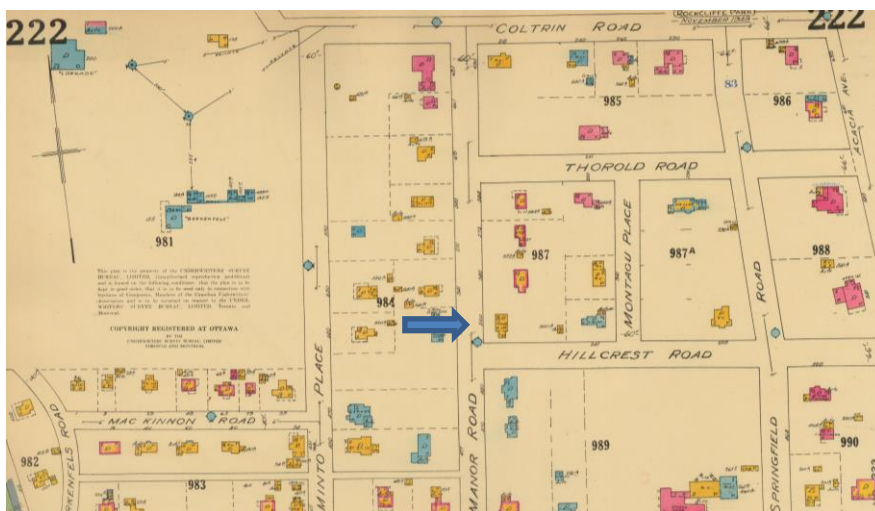


Figure 19: Fire Insurance Plan 1948 documenting the main residence with a small outbuilding along the east property line facing onto Hillcrest. A one storey addition is located on the south elevation. The FIP indicates that by 1948 the cedar roofing had been replaced with an asphalt shingle.



*Figure 20: 2010 view of the front façade and landscape treatment. Source: HSF 514 Manor Avenue City of Ottawa*



## 3.0 STATEMENT OF CULTURAL HERITAGE VALUE

---

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Source: Rockcliffe Park Heritage Conservation District Plan 2016

### 3.1 Statement of Cultural Heritage Value

A “Statement of Cultural Heritage Value” is the foundation of all heritage conservation district plans. The statement below is based on the original statement in the 1997 Rockcliffe HCD Study but has been shortened and adapted in consultation with the author of the original Rockcliffe Park study to reflect the current requirements of the Ontario Heritage Act.

#### **Statement of Cultural Heritage Value and Heritage Attributes**

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada’s natural landscape from 18th century English precedents. Originally purchased from the Crown by Thomas McKay, it was laid out according to the principles of the Picturesque tradition in a series of “Park and Villa” lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the McKay/Keefer family, who were influential in the economic, social, cultural, and political development of Ottawa continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area. Rockcliffe Park today is a remarkably consistent reflection of Keefer’s original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park. Beechwood Cemetery and the Rockeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various border lands create important gateways to the area and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful and reflects the casual elegance and asymmetry of the English country revival styles, such as the Georgian Revival, Tudor Revival and Arts and Crafts. Many of the houses were designed by architects in these styles. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.

### **Statement of Heritage Attributes**

The Rockcliffe Park Heritage Conservation District comprises the entire former village of Rockcliffe Park, an independent municipality until amalgamation with the City of Ottawa in 2001. Section 41.1 (5) c of the Ontario Heritage Act requires the Heritage District Plan to include a “description of the heritage attributes of the heritage conservation district and of properties in the district.” A “Heritage Survey Form” outlining the heritage attributes for every property in the HCD has been compiled and evaluated. The forms are held on file with the City of Ottawa.

### **Description of Heritage Attributes**

The attributes of the Rockcliffe Park HCD are:

- The natural features that distinguish the HCD, including McKay Lake and its shoreline, the varied terrain, and topography;
- The unobtrusive siting of the houses on streets and the generous spacing relative to the neighbouring buildings;
- The variety of mature street trees and the dense forested character that they create;
- The profusion of trees, hedges, and shrubs on private property;
- Varied lot sizes and irregularly shaped lots;
- Generous spacing and setbacks of the buildings;
- Cedar hedges planted to demarcate property lines and to create privacy;
- The dominance of soft landscaping over hard landscaping;
- Wide publicly owned verges;
- The remaining Villa lots laid out in McKay’s original plan;
- The high concentration of buildings by architect Allan Keefer, including 725 and 741 Acacia, 11 Crescent Road;
- The rich mix of building types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;
- The predominance of stucco and stone houses over and the relative rarity of brick buildings; and,
- The narrow width of many streets, such as McKinnon and Kinzua Roads;
- The historic road pattern that still reflects the original design established by Thomas Keefer;
- The low, dry-stone walls in certain areas of the Village, including around Ashbury College;
- The existing garden features that enhance the public realm and distinguish certain private properties, including the garden gate at 585 Manor Ave, and the white picket fence at 190 Coltrin Road;

- Informal landscape character with simple walkways, driveways, stone retaining walls and flowerbeds;
- The “dog walk,” a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;
- The public open spaces including the Village Green and its associated Jubilee Garden;
- Institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;
- The significant amenities of the Caldwell-Carver Conservation Area, McKay Lake, and the Pond,
- The multi-unit buildings, small lots, and more modest houses in the area bounded by Oakhill to the east, Beechwood to the south, and Acacia to the west and north, referred to as the “Panhandle,” that characterize the south and west boundaries of the District.
- The regular front yard setbacks on some streets such as Sir Guy Carleton Street, Blenheim Drive and Birch Avenue
- The irregular front yard setbacks on some streets, such as Mariposa Avenue between Springfield and Lisgar Roads, Crescent Road, Acacia Avenue and Buena Vista between Springfield and Cloverdale Roads

## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

---

### 4.1 Description of the Proposed Development

The house, an Arts and Crafts Style dwelling had undergone few changes until the present owner completed a major restoration/renovation to the main building in 2017-18. Prior to that, changes seemed to be limited to the removal of a small outbuilding that appears on the 1949 Fire Insurance Plan. A 1-storey sunroom is also shown on the plan. At a site meeting the City's heritage planner indicated that it was a later addition, which suggests that it was built after the main house. There is evidence that the house was constructed much earlier than previously documented and potentially the sunroom is not original to the house. (see Chapter 2.0 Heritage Resources)

#### Background

The residence was renovated in 2018 and the scope of conservation work is outlined in a Heritage Drawing Set developed by Arc Associates inc. (514 Manor Heritage Drawing Part Site Plan Dwg. No. A.005H). The applicant has completed extensive work to upgrade the existing house and the area immediately around the house. It is illustrated in the attached set of architectural drawings prepared in 2018 and briefly described in Appendix A.

### 4.2 Phase 2 The New Additions

A one storey addition to the existing house is planned. It will include a one storey 71.2m<sup>2</sup> (766sq.ft) addition and a 26.5m<sup>2</sup> (300sq.ft.) covered deck. This plan also includes construction of a detached 78.0m<sup>2</sup> (840sq.ft.) below grade garage, and a reversed grade heated driveway enclosed with dressed retaining walls extends 26.5m (87') from Manor Avenue to the proposed garage. The roof of the garage will be set at grade and will be treated as a green roof. Other elements of the application include a landscape plan calling for the replacement of trees that followed the stone wall, and an open deck at the rear (east side) of the house. A pool with a 55m<sup>2</sup> (592sq.ft.) one-storey pool house are planned in the rear yard.

Minor variances that are being applied for as part of the proposed development include:

- Required rear yard setback 11.979m (39'-4") proposed 10.08m (33'-1") for a variance of 1.856m (6'-3"); and,
- Required interior side yard setback 4.489m (14'-9") proposed 1.2m (3'-11") for a variance of 3.3m (10'-10")

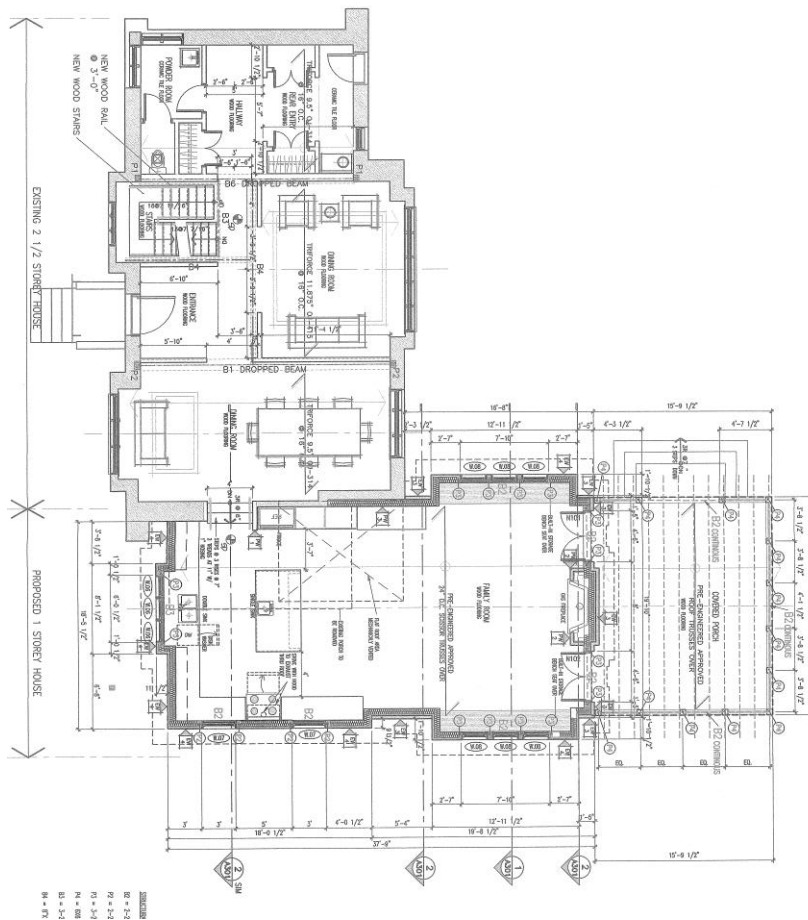


Figure 21: Ground floor plan of the existing and the one storey addition and deck. The addition is approximately the same size as the ground floor of the main house. Source: 2018 Building Permit Set Arc Associates Inc.

The addition, inspired by the existing house in terms of form and materials will replace the earlier sunroom. The new addition featuring a shallow-pitched roof, will increase the footprint and is similar in massing to the main floor of the house. The double gable roof treatment picks up on the existing roof and helps tie the Hillcrest façade with the main house. The gable dormer is planned for the Manor Ave. facade. The height, position, materials, and frontage onto Hillcrest Road will be compatible with the existing house and offers a formal main facade to its Hillcrest neighbours. From Manor Avenue a side view of the proposed addition attempts to interpret the sunroom with the façade setback from the main building with a gable dormer window.

The proposed addition will be clad in the same horizontal wood siding used on the main house and field stone accent. Windows are modelled after the windows of the main house. The addition, set on a full basement foundation, also includes a covered deck on the east side. The addition is subordinate and distinguishable from the original house since it is stepped back behind the stone buttress at the corner from the front façade, has a single storey shed roof with gable dormers and incorporates window details that can be seen in the main building. The base of the stone veneer chimney will not be visible.

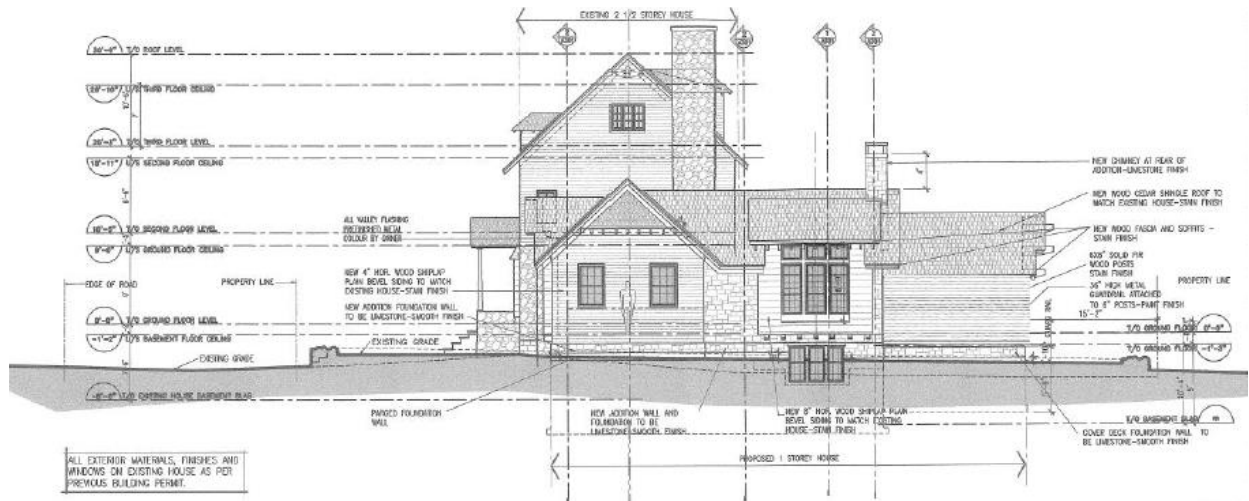


Figure 22: South elevation illustrating the proposed one storey addition and enclosed deck. Source: 2022 revised Building Permit Set Arc Associates Inc.

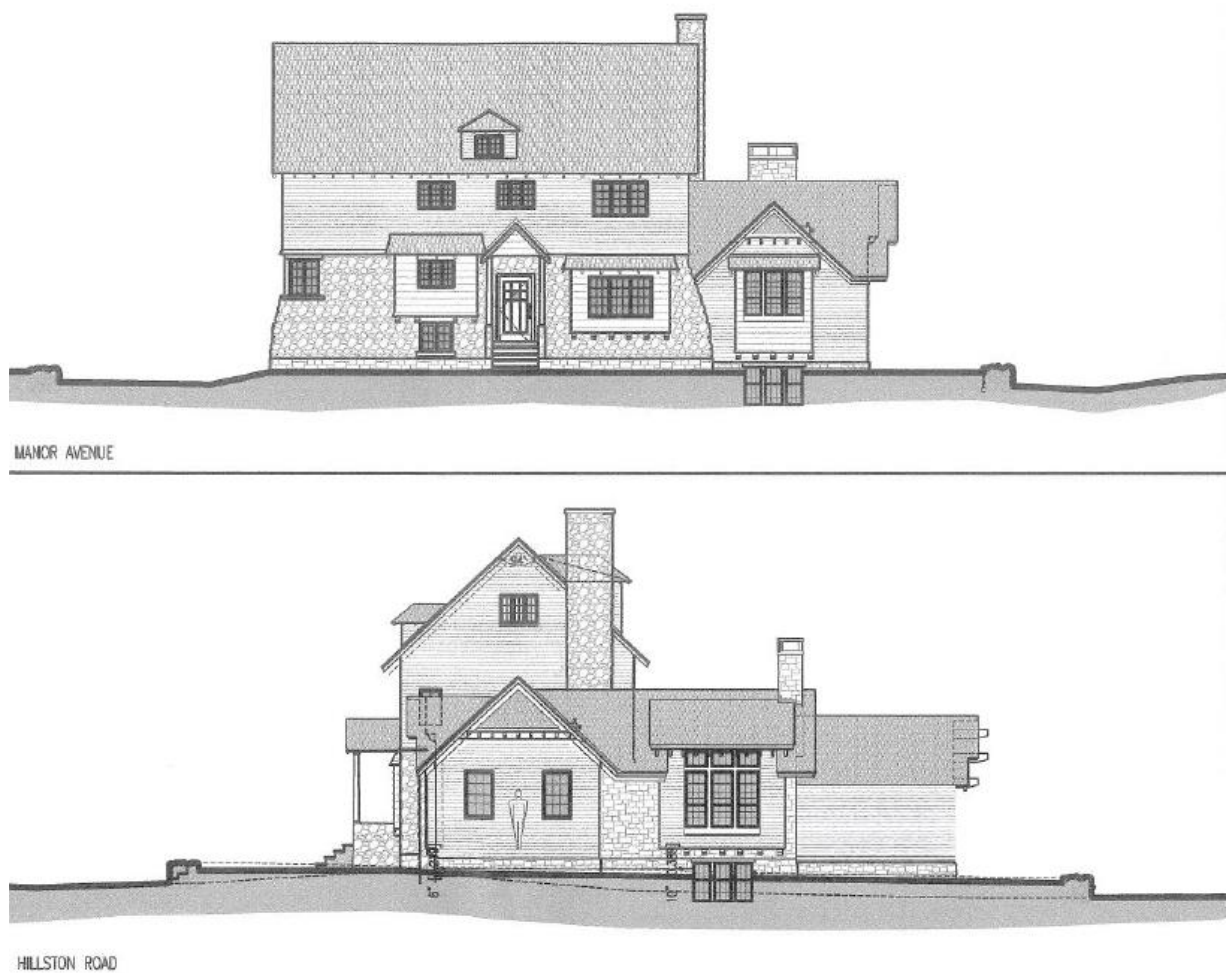


Figure 23: Elevations – west Manor Avenue, and south – Hillcrest Avenue of the proposed addition. Source: 2022 revised Building Permit Set Arc Associates Inc.

#### 4.4 Phase 2 New Garage and driveway

The application includes the construction of a detached below grade garage located along the north boundary of the property, set back from the front façade. This new garage will not be connected to the house.

Throughout the design process several locations were considered for the garage. Initially the applicant developed a scheme with the garage treated as part of the new addition and located on Hillcrest (see Figure 24.) In discussion with the community Association (February 2018) it was recommended that the existing driveway and a garage setback from the house be explored.

The site plan (figure 24) illustrates the initial proposal for the proposed addition wrapping around the south-east corner of the building, and a detached two bay garage with access from Hillcrest Avenue.

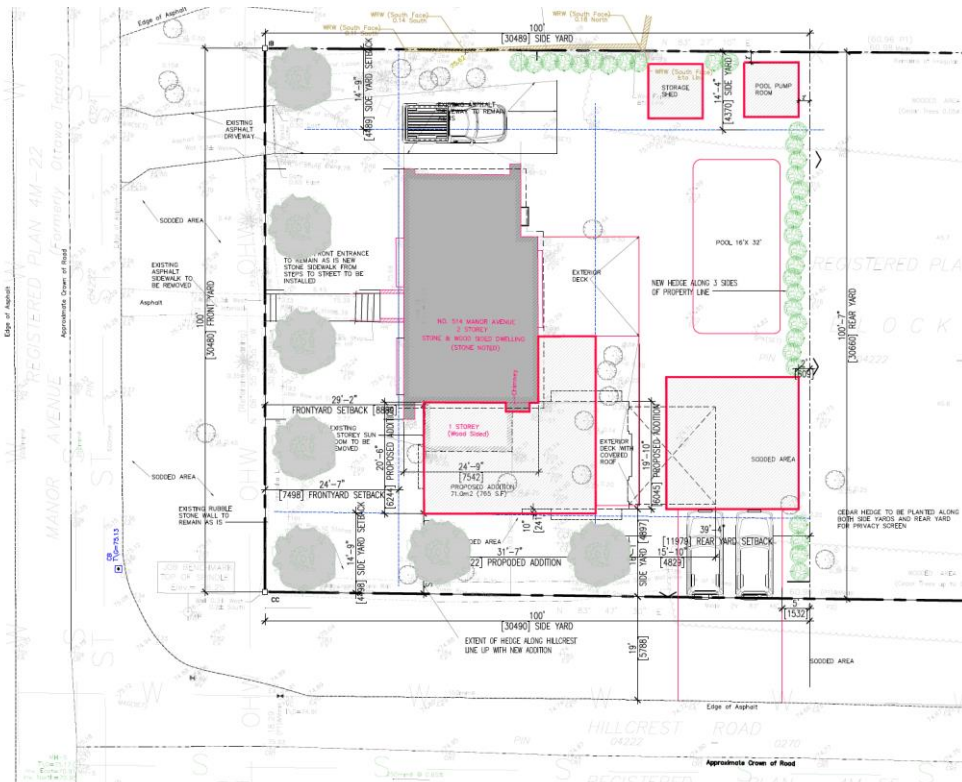


Figure 24: The original plan for a wrap-around addition and covered deck, an open deck next to the main house and a free standing two car garage fronting onto Hillcrest was submitted to the City prior to the Heritage Bylaw coming into force. It is currently under review.

The revised plan (Figure 26) respects the retention of the driveway off of Manor Avenue with a new reverse-slope driveway along the property line, leading towards the rear of the property to access the new two-car below-grade garage. The grade on the property drops as it moves towards the rear of the house, lending itself to a natural progression for a reverse-slope driveway. A green roof of the underground garage will support the effort to provide soft landscape.

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED, DIMENSIONS ARE TAKEN FROM FINISHED FACE OF WALL UNLESS NOTED
- DESIGN IS IN ACCORDANCE WITH LOCAL BYLAWS AND THE 2012 ONTARIO BUILDING CODE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BYLAWS AND THE 2012 ONTARIO BUILDING CODE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, DISCREPANCIES, AND MODIFICATIONS TO THE DRAWINGS BEFORE BEGINNING ANY WORK
- ANY CHANGES MADE ON DRAWINGS AFTER HAVING BEEN ISSUED FOR CONSTRUCTION ARE AT THE OWNERS AND/OR CONTRACTORS EXPENSE AND RESPONSIBILITY.



Figure 25: Pool house and garage addition revised design Development Package November 29, 2021

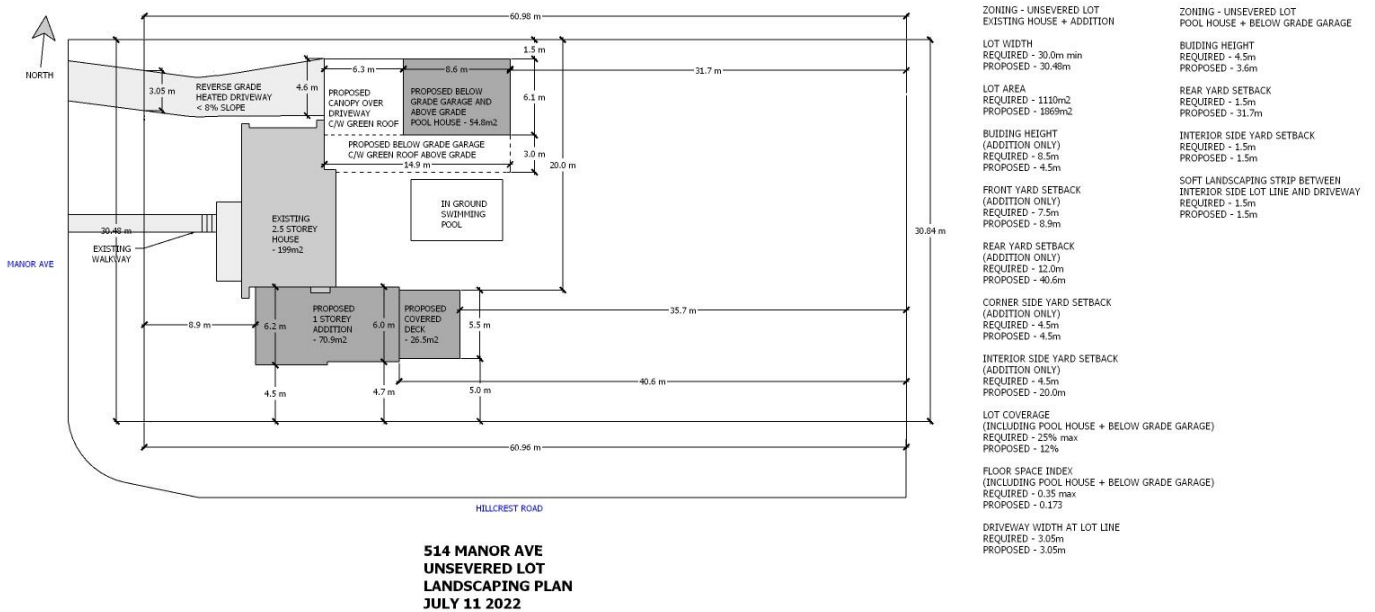


Figure 26: Site plan with zoning specifications illustrating the new addition, below grade garage, pool, and pool house within the unsevered lot. Source: revised site plan Design Valley 2022



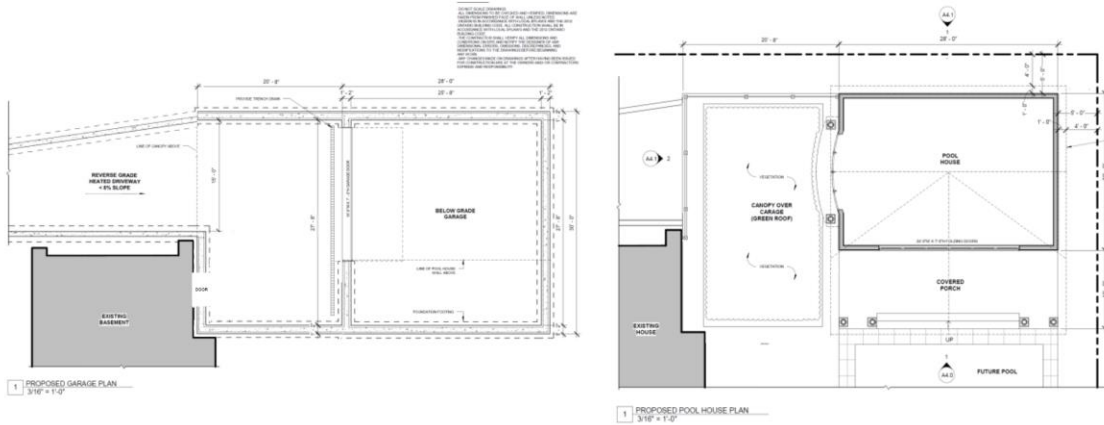


Figure 27: Detail plan views of the below grade garage and the plan of the pool house and green roof. Source: Design Valley 2021

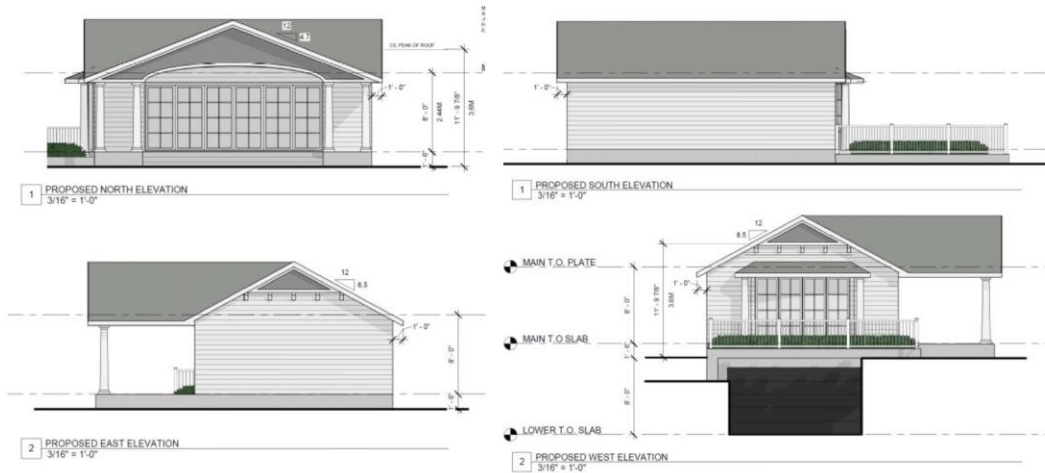


Figure 28: Elevations of the summer house. Source Design Valley 2021

**Landscape Treatment**

The character of the existing landscape in Rockcliffe Park is a heritage attribute of the heritage conservation district. The Statement of Cultural Heritage Value notes:

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the casual and informal style so integral to the picturesque tradition.

A survey plan of the property was completed in 2017 that includes all trees and other features including the remnants of the loose stone wall extending along Manor and Hillcrest Avenues. The owner in consultation with the City arborist removed Manitoba Maples from the property. Only one additional tree is being removed as part of this application. New eastern white cedars along with a selection of native species have been planted along Hillcrest Although not shown on this plan the boulder stone wall will be reinstated along Hillcrest, obscuring the house from view, and enhancing the character of the

streetscape. Additional cedars have been planted along the neighbouring property line to the east and the north.

There are guidelines associated with landscaping in the Rockcliffe Park Heritage Conservation District Plan (Document 10, Section 7.4.3). These note that new additions must maintain a prevalence of soft over hard surfaces and visual continuity between properties, particularly in the front and sides yards. Further, they provide that this can be achieved by ensuring that their location is appropriate to preserve setbacks, by maintaining existing grades and trees, and by ensuring that modifications to driveways will limit the amount of hard surfacing.

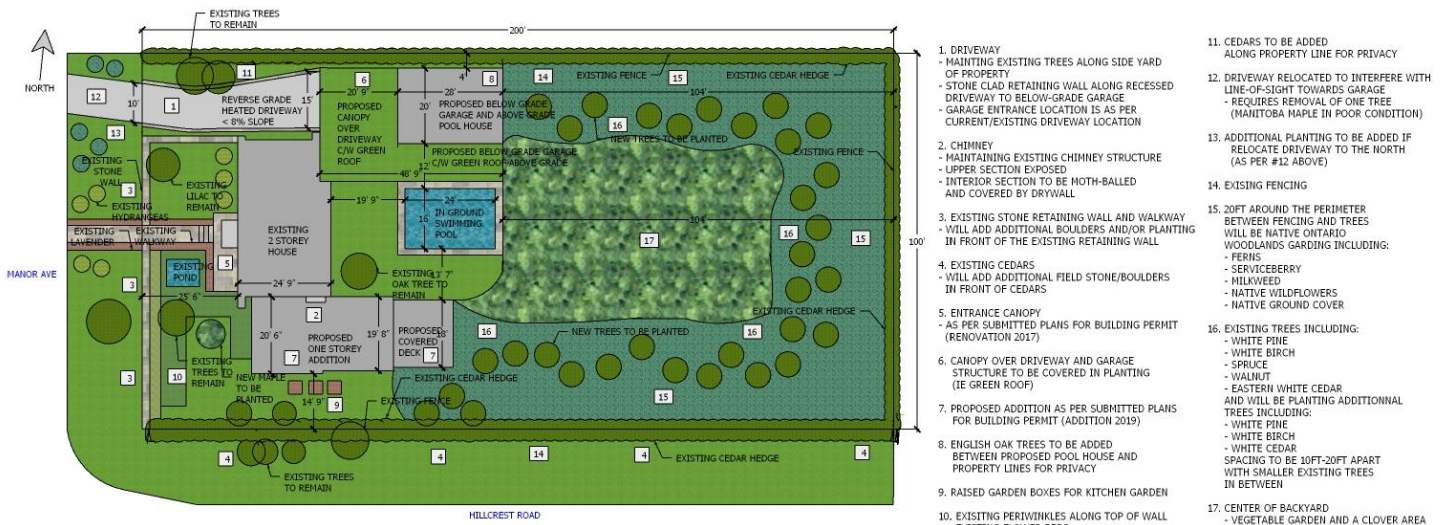


Figure 29: Site plan of the proposed development illustrating the unsevered lot, the existing and proposed built and landscape form. A one-storey addition with a covered deck extends along Hillcrest Avenue. The proposed below grade garage with a one storey pool house in the rear side yard, and a proposed future in-ground pool. The driveway is curved to reduce visibility and will require removal of one tree. Source: Pool House and Garage Dwg. Set July 2022. Source: Arc Associates Inc.

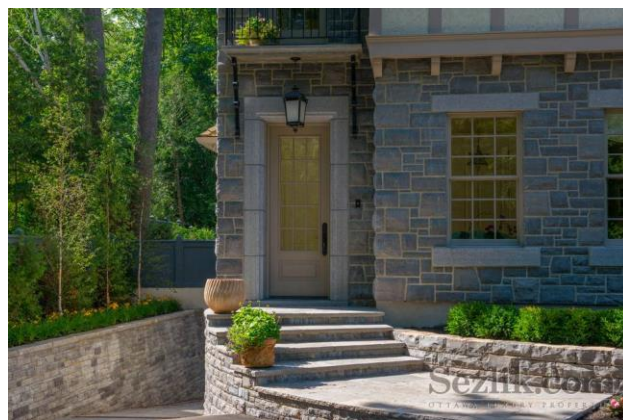


Figure 30 and 31: Two views of house on Park St in Rockcliffe 2022. illustrating the treatment proposed for the reverse grade driveway at 415 Manor with a coursed limestone facing on the retaining walls. Source Greg Statler.



*Figure 32: The 2009 Google view of the property illustrates the relationship of the house to its environment. The loose stone wall interspersed with trees along Manor Avenue has been replaced with a stone retaining wall and the grade leading up to the front entrance formalized with a stone stairway at the retaining wall.*



*Figure 33: View of the front entrance walk with the new dry stone retaining wall and raised terrace. The wall is a beautifully executed example of masonry work. Source: Commonwealth 2021.*

The proposed landscape plan includes:

The stone wall and planting of trees to replace material that had to be removed. Since the addition fronts onto Hillcrest the front yard setback will be maintained in line with the main house, the side yard setbacks will be maintained.

The pool, pool decking, and pool house will increase the hard surfacing on the property. However, given that the property remains unsevered the proportion between hard and soft landscape is generous. The proposal meets the landscaping requirements of the RPHCDP as soft landscaping will continue to dominate the public landscape on the two frontages.

In consultation with the city arborist diseased trees were removed. The tree inventory records the placement and species and will guide the replanting.

- Proposed Addition Drawing Set. Issued for Building Permit; Site Plan, Floor Plans, Elevations, and Sections. ARC Associates Inc. 50 Camelot Drive Suite 200. Dated March 8, 2018; and,
- Proposed Pool House & Garage Addition Drawing Set; Site Plan, Driveway and Garage Plan, Pool House Plan and Elevations. Design Valley February 10, 2021.
- Unsevered site plan 2022.

## 5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Rockcliffe Park Heritage Conservation District (RPHCD). The heritage attributes and character-defining features of the RPHCD are itemized in Section 3.0. The guidelines contained in the 2016 District Plan are used to assess the impacts with comments and in response to the guidelines

### 5.1 Rockcliffe Park Heritage Conservation District Plan Guidelines


RPHCD Plan Guideline	Comment and Response
<b>7.3.2 Conservation and Maintenance</b>	
<b>Roofs and Chimneys</b> 6. Chimneys are important heritage attributes of historic buildings.	The first storey portion of the existing chimney was covered by the original sunroom and will be covered by the proposed addition. At that time parts of the masonry was repointed.
<b>Verandas, Porches, and Canopies</b> 4. The construction of new porches where none previously existed may be permitted if the porch does not obscure the heritage attributes of the building and respects the building's heritage character.  8. Screened-in porches were popular in the HCD in the 20th century and the retention of these porches is encouraged.	The proposed covered porch at the main entrance maintains the existing gabled canopy. The client is completing research and is considering either using wall brackets or to reintroduce columns and a knee wall with seating.  The existing sunroom has been demolished and is being replaced by a large 1-storey addition.
<b>Paint Colour</b> 2. Colours associated with the building's era, architectural style and materials and fashion at the time of construction could be used inform colour choices	The oxblood-red colour was a distinct treatment. A neutral tan colour for the wood siding and trim has replaced the red. The window frames continue to be painted white and contrasts with a tone-on-tone look.
<b>7.3.3 Landscape Guidelines</b>	
<b>Front Yards, Plant Material, Trees and Walkways</b> 1. The dominance of soft landscape over hard landscape is an essential heritage attribute of the HCD and shall be retained in order to maintain a green setting for each property.	A variety of landscape projects were undertaken in the front yard as part of the 2017 building permit for the renovation of the existing residence that was approved by the City. The landscaping project included a raised terrace across the front, a pond, flagstone entrance features and stairs, the construction of a dry-

<p>The soft landscape including turf, planting beds, and trees both deciduous and conifers are a prominent feature of the Manor Avenue frontage with a copse of informally planted shrubs and trees at the entrance. A second copse of deciduous trees is located at the north-west corner of the property, and deciduous trees extend along Hillcrest Avenue.</p> <p>2. Landscape projects shall respect the attributes and established character of the associated streetscape and the HCD.</p> <p>3. The removal of mature trees is strongly discouraged. Where a tree must be removed to allow for new construction, it will be replaced with a new tree of an appropriate size and species.</p> <p>10. New walkways shall follow the existing pattern in terms of width, material, and location.</p>	<p>stone retaining wall, and the removal of trees. (see Figure 33)</p> <p>The submission of a detailed landscape plan is included as part of this submission documenting the work. (See Figure 29)</p> <p>This work was carried out prior to the introduction of the Rockcliffe Park Conservation Plan.</p> <p>One tree is being removed as part of the positioning of the driveway. It has been assessed by the city arborist and is considered not to be in good condition.</p>
<p><b>Comment and Response:</b></p> <p>2. Along Manor Avenue the stone wall was rebuilt as a retaining wall using the same stones in the same location shown on the 2017 Survey Plan and the site plan drawing in the 2018 Building Permit Set. It serves as a retaining wall with an upper terrace across the front of the house. Along Hillcrest the stone wall visible in the 2010 photo in the HSF will be replaced and rebuilt in the same location to the approximate form of the original wall.</p> <p>3. Diseased trees along the interior lot line and exterior lot lines have been removed in consultation with the city’s arborist. Replacement of like-trees are part of the proposed landscape. The 2017 Survey Plan of the property notes all trees on the site and their calipers but not species. The City arborist noted that several of the trees on the severed lot are also Manitoba Maples that are deceased. It was recommended that these also be removed and to date they have not been.</p> <p>10. The new walkway leading to the front door follows the same location. A series of precast concrete paver were replaced with a sidewalk of granite sets with stairs integrated into the retaining wall.</p>	
<p><b>7.4.1 Alterations and Additions to Existing Buildings</b></p>	
<p><b>General Guidelines</b></p> <p>2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to ensure that the proposed addition is an accurate interpretation.</p>	<p><b>Comments:</b></p> <p>Two options were explored for the siting of the proposed addition, including wrapping the addition around the south-east corner of the Grade 1 building and the existing proposal to place it in the side yard extending along Hillcrest Avenue.</p>

<p>4. 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 permitted.</p> <p>5. Brick and stone cladding will extend to all facades.</p> <p>8. New garages shall not normally be attached to the front or side facades of existing buildings but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade in order to reduce their impact on the cultural heritage value of the associated streetscape.</p>	<p>The scale of the addition although the same footprint as the main house appears subordinate to the original house. It is a one-storey building and has been set back 1.4m (4'-6") from the principal façade on Manor Avenue. The addition is also subordinate in the use of materials – horizontal wood siding referencing the secondary material of the Grade 1 building.</p> <p>The design of the addition incorporates a number of elements from the Grade 1 building including: gable roofs; wood clad bay windows with banks of the three-casement sash, shed roofs with rafter tails, and wood brackets at the base of the bay windows; and stone finishes on the secondary façade of the addition.</p> <p>The new addition references the original vernacular type of architecture and does not introduce historic architectural elements that are alien to the protected aspect of this grade 1 property. (Fretwork in the gable, raised shed dormer)</p>
<p><b>Guidelines for Grade I Buildings</b></p> <p>1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportion, and rooflines.</p> <p>2. In planning alterations and additions to Grade I buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat etc.) should be respected and well-integrated.</p> <p>3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.</p> <p>4. Windows in new additions should complement the building's original windows. Windows may be wood, metal clad wood, steel, or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.</p>	<p><b>Comment:</b></p> <p>1. The addition compliments the Grade 1 building in its hierarchical use of materials – the secondary finish – horizontal wood siding – is used to clad the addition, with some stone finishes on the secondary elevation on Hillcrest. The addition is subordinate in its one-story massing and compatible to the Grade 1 building in its façade proportions incorporating bay windows with banks of three casement sash and shed roof detailing including rafter tails and brackets at the base of the window.</p> <p>2. The roof lines of the addition incorporates shed and gable roof forms. The proposed gable roof in the addition fronting onto Manor Avenue could be altered to a shed roof form to be more compatible with the Grade 1 buildings side gable form.</p> <p>3. The addition is compatible with the character of the Grade 1 building, and the character of adjacent Grade 1 buildings with respect to the</p>

<p>5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.</p> <p>6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.</p>	<p>streetscape in terms of scale, massing, height, setback, entry level and materials.</p> <p>4. The proposed windows in the addition complement the Grade 1 building in form – banks of casement sash – and light configurations with the introduction of transom sash in the secondary elevations (interior and Hillcrest).</p> <p>5. The addition does not obstruct or remove heritage attributes of the Grade 1 building or the landscape character of the HCD. The base of the chimney is covered by the new addition. This feature was obstructed by the earlier sunroom. It will be retained but covered with drywall that can be reversed at a future time.</p> <p>6. The addition incorporates horizontal wood siding, with some stone on the secondary façade on Hillcrest Avenue and is sympathetic to the Grade 1 building.</p>
--	---

**7.4.2 Guidelines for New Buildings**

<p><b>Garages and Accessory Buildings</b></p> <p>1. In general, new garages should be simple in character with a gable or flat roof and wood or stucco cladding.</p> <p>3. Other accessory buildings (sheds, playhouses, pool houses) should be located in the rear yard and will not result in the loss of significant soft landscaping.</p> <p>8. New garages shall not normally be attached to the front or side facades of existing buildings but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade in order to reduce their impact on the cultural heritage value of the associated streetscape.</p>	<p>Alternative garage placements and designs were explored. Initially, a plan was submitted to the city that had a garage along Hillcrest. Both the City and the Rockcliffe Residence association reviewed the plan. They requested the garage be moved to the north interior side yard - as per the plan under review.</p> <p>The current design will involve a reverse grade driveway with an underground garage. The pool deck, garage canopy, and concrete pad between the pool and accessory building are included as part of the design.</p> 
---	---

**7.4.3 Landscape Guidelines – New Buildings and Additions**

<p>1. Soft landscaping will dominate the property.</p>	<p>The ‘green setting’ is provided by the 7.5m (24’-6”) front yard and 4.5m (14’-9”) exterior side yard setbacks. Given that the lot has not been</p>
--	---



<p>4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.</p> <p>7. Setbacks, topography and existing grades, trees, pathways, and special features, such as stone walls and front walks shall be preserved.</p> <p>10. Existing grades shall be maintained</p>	<p>severed and based on a comparison of other homes on the street the ratio is compatible.</p> <p>The proposed reverse grade access to the proposed rear interior side yard below grade garage, with a canopy with a green roof increases the hard landscape elements.</p> <p>The slope to the below grade garage begins at the property line and extends to the below grade garage.</p>
--	--

**Conclusions**

**Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council adopted Parks Canada’s “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The following Standards and Guidelines are applicable to this proposal:

Standard 1: a) Conserve the heritage value of an historic place; and

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

The proposed alterations outlined in phase two will conserve the cultural heritage value of Rockcliffe Park by maintaining its park-like qualities along both Manor Avenue and Hillcrest Road. The 2017 renovations to the house that had been completed before the Conservation Plan was in place. The removal of the random boulders and installation of a 2’ high dry stone retaining wall with a terrace has altered the Manor Avenue frontage. The completed house will be visually and physically compatible with the character of this section of Rockcliffe Park and particularly the Manor Avenue/ Hillcrest Road intersection.

**The Rockcliffe Park HCD Plan**

The RPHCDP has guidelines for alterations and additions to Grade I buildings (Section 7.4.1). Generally, additions should be of their own time, be lower than the existing roofline, use natural materials, be compatible with the Grade I buildings in the associated streetscape, and not result in the obstruction of heritage attributes.

The addition along the south elevation of the existing house presents a formal façade on Hillcrest Road and the existing building will address Manor Avenue. While the addition will take cues from the house in terms of massing and materials, the design will be of its own time. The windows, while using the appropriate muntin bar pattern will be large, representing a contemporary aesthetic. The height of the addition is limited to one-storey. A portion of the field stone clad chimney which is a feature of the

south elevation will be covered. The obstruction of a character defining attribute could be considered a negative impact but will be mitigated in that original addition also covered a portion of the base of the chimney and the mothballing is reversible.

The addition will be clad in a horizontal wood siding to match that of the existing house and field stone accents. The new addition will feature new living space, a covered veranda at the east, as well as a below-grade basement with window wells. The addition helps define spaces creating a clearer distinction between front and rear private areas. The restoration of the stone wall and planting that follows Hillcrest Road boundary will reinterpret and unify the streetscape and landscape between the road and the house. Along Manor Avenue the drystone retaining wall will be augmented with groupings of boulders next to the retaining wall to soften the relationship to the street and recreate some of the ambiance of the original.

## 5.2 Development Impacts

**Positive impacts** of the proposed development on the cultural heritage values of the Rockcliffe Park HCD include:

- The proposed placement of the driveway on the north side of the Grade 1 building is consistent with the existing Manor Avenue streetscape and adjacent properties.
- The proposed placement of the below grade garage structure in the rear interior corner reduces the visual impact on the streetscape.
- The proposed addition compliments the existing Grade 1 building, in its form – one-storey, with shed and gable roofs - and in the hierarchical use of materials; and,
- The additional landscape including turf, planting beds, informal tree planting, and low stone retaining wall will redefine the Manor and Hillcrest Avenue landscape with a more formal presentation.

**Adverse impacts** of the proposed development include:

- The proposed below grade garage structure, access lane and retaining walls, with a one-storey pool house and pool alters the ratio of hard to soft landscape features at the rear of the property. This is mitigated by the large undeveloped lot resulting from the unsevered portion of the property. The driveway will involve the removal of at least one mature tree from the north-west corner of the property. Given that the tree is not in good condition mitigates its loss. The green roofed deck supports the ratio of soft landscape within the lot and mitigates the additional hard surfaces.
- The proposed below-grade garage and reverse-slope driveway will not maintain the current grading of the property. It does allow for the installation of a green roof.

Potential impacts of the current proposal on the conservation of the existing Grade 1 heritage building include:

- The physical connection of the new addition with the rustic stone ground floor exterior walls.

- The maintenance of the stonework and pointing at the south-east corner of the existing building will be complicated by the design of the addition that creates two re-entrant corners with the proposed bay window. The elimination of the gabled dormer with a shed dormer would mitigate this impact.
- The design of the addition's roof is complicated and will introduce maintenance issues.
- It would appear that portions of the exterior ground floor stonework will be covered over to facilitate the proposed kitchen (Ground Floor Plan 2018 Building Permit Set). A false buttress at the south-east corner of the existing building will be modified and the lower portion of the chimney covered over with a drywall finish. Alterations should be reversible if the addition is removed in the future.
- The random stone boulder wall is planned for the Hillcrest frontage and random grouping of boulders in front of the retaining wall will mitigate the Manor avenue frontage.

## 6.0 ALTERNATIVES AND MITIGATION STRATEGIES

---

### 6.1 Alternatives

The following are alternatives that could be explored, including:

#### Garage Placement:

Two alternatives were explored for the placement of the garage:

- initially the garage was located on the Hillcrest Avenue frontage;
- and the revised proposal with the below grade garage and access driveway located on the north side of the property.

This second alternative with the garage along the north is visually offers a green roof where the earlier alternative reduced the ratio of soft to hard landscape within the property. At the pre-consultation meeting this option was preferred by the community association.

### 6.2 Mitigation measures

The following are mitigation measures that could be explored, include:

#### Addition

- The size of the proposed enclosed deck meets the rear yard zoning bylaw requirements with the unsevered lot ;
- The proposed gable roof of the addition fronting onto Manor Avenue could be altered to a shed roof form to be more compatible with the Grade 1 building and match the shed dormers on the ground floor of the main building.
- Consider eliminating the decorative detailing in the upper part of the gables on the addition.

- Consider removing the raised shed dormer on the roof of the Hillcrest façade.

**Landscape:**

- Plant a cedar hedge and trees along the north side of the property adjacent to the neighbour to minimize views of the garage access land and structure;
- Coordinate the grading plan between the two properties where the reverse grade driveways are planned.
- Plant a hedge along the east property line; and,
- Use permeable pavers to mitigate the ratio of hard to soft landscape.
- Reinterpret the placement of the boulder wall and random planting of trees and shrubs along Hillcrest Road.

**6.3 Conclusions**

As the analysis of the five grade 1 buildings in chapter 2 illustrates the street frontage is important in presenting and meeting the District's requirements of buildings set in a landscape, particularly, for the corner properties where there are two frontages. Overall, the addition to the house, construction of a garage and landscape treatment are part of a rehabilitation and are designed to respect the character defining features of the house and neighbouring properties.

Based on the analysis, the proposed addition to 514 Manor Avenue will have no impact on the character of the historic streetscape along Manor Avenue; it will help define the Hillcrest intersection and the visual quality of the streetscape along Hillcrest Road. The caveat here is that it will be important to re-establish the boulder wall and the random trees and shrubs, which will serve to screen the house and maintain the loose naturalistic wooded character at the corner of the street. This was a distinct feature of this property along Manor Avenue, which has been relandscaped as a more formal expression.

It would appear from the drawings that the owner appreciates the subtle distinctions and has incorporated them into the design of the addition. The owner/applicant is a skilled renovator with over 25 years of experience and has been recognized by the City with a heritage award at 68 Park Road, Ottawa. The interventions, described as part of the addition and illustrated in the drawings submitted for permit, are in keeping with the guidelines of the RPHCDP.

## 7.0 AUTHORS QUALIFICATIONS

---

**Commonwealth Historic Resource Management** is a consulting firm that offers a range of professional services related to research, conservation, planning, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

**John J. Stewart**, B.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

**Ian Hunter, Built Heritage Specialist, Researcher** is a specialist in the research and assessment of cultural heritage resources and building conservation. Experience in the heritage conservation field extends over 30 years primarily working for Commonwealth Historic Resource Management.

Commonwealth has completed Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

1015 Bank Street, Lansdowne Park, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.

1120 Mill Street, Manotick, Ottawa, Ontario.

Ontario Place, Waterfront Park and Trail Toronto, Ontario.

Fort William Historical Park, Thunder Bay, Ontario.

Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.

101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.

Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.

Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.

LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.  
Tunney's Pasture Redevelopment Plan, Ottawa Ontario.  
Napean/Lisgar Streets Mixed Use Development, Ottawa, Ontario.

## 8.0 ADDENDUM 1: Record of Work Completed in Stage 1

For purposes of clarity this is described as phase 1.0. The scope of work is outlined in drawings developed by Arc Associates Inc. (514 Manor Heritage Drawing Part Site Plan Dwg. No. A.005H. The information is provided as a record of work completed and is not Part of the CHIS.

### Modifications to Existing House

The work in phase 1 was not subject to the Rockcliffe Park Conservation District Plan, which at the time was not enforceable. The work is listed here as a record and includes a major renewal of the interior and rehabilitation and where possible, restoration of the exterior finishes including new replica windows, a cedar shake roof, siding to match the existing horizontal siding, rebuilding of the field stone chimney, increasing the roof height, replacement of rafter tails using compatible rough sawn material. The work also included modifications to the shed roof bay windows and regrading of the front entry and construction of a dry-stone retaining wall.



Figure 1-A: Comparison of the building before and after. Source G. Statler construction photos

Windows on the house had deteriorated, lacked basic thermal efficiency, and required replacement. These were replaced with metal-clad wood windows units of the same size, shape, and divisions. The windows on the new addition will follow the same pattern. They will have the same division as on the existing house.



Figure 2-A: Before and After Details of the deterioration of the siding and trim around windows  
Source: G. Statler

## Roof

According to the 1949 Insurance Plan the roof was clad in a red asphalt shingle. As-found evidence indicates that the asphalt was installed over a shingled roof. The applicant re-introduced cedar shakes to reroof the existing building. The wood shingle roofing was based on the as-found evidence (Figure 1-A). Wood shingle is a compatible choice used throughout Rockcliffe. The same shingle treatment is planned for the proposed addition.



*Figure 1-A: Record of roofing material. Source: Greg Statler documentation during construction.*



*Figure 3-A: City of Ottawa while using the front yard to store landscaping materials during sewer constructions removed sections of the loose stone wall. Note buried wall and soil piled up on tree roots.*

As part of the overall first phase rehabilitation of the building, the applicant replaced the concrete slab walkway leading up to the Manor Avenue front door with flagstone pavers, the large boulder loose stone wall that was a feature of the house was replaced with a drystone retaining wall; and in consultation with the City of Ottawa's arborist a plan was developed for the removal of the existing diseased trees and their replacement.





*Figure 4-A: Comparison of the building before and after. G. Statler Construction Record.*

#### Demolition of the Sunroom

In the pre-consultation meetings heritage staff raised concern over the demolition of the one storey addition and its potential loss to the cultural heritage value of the property and the HCD. The applicant explained that in consultation with City Heritage staff the demolition of the one storey sunroom was discussed and approved.