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Re: 120 Juliana Ave Heritage Permit Application

Principals

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Dear Taylor,

Please find the attached application for heritage approval for the demolition and new construction of a house at 120 Juliana Avenue.

EXISTING HOUSE AND SITE

120 Juliana is a Grade II property within the Rockcliffe Park Heritage Conservation District. The existing home, built in the 1950s, is a 1.5-storey Post-War home with a dominant central form and two lower side projections to the north and south. The existing house is entirely clad in horizontal siding and features bay windows at the ground floor, and second floor gabled dormers that punctuate the main side-gabled roof.

The existing garage at the south end of the house is an addition that does not conform with the standards of the zoning bylaw or the HCD plan. While the HCD promotes “generous spacing and setback of buildings” (7.4.2(7)), the existing garage setback to the south side yard lot line is significantly less than required, at 2.3m, whereas the bylaw requires an interior side yard setback of 4.5m. Additionally, the front face of the existing garage addition projects forward of the main house, which contradicts HCD guideline, per 7.4.1(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.”

The existing house has a generous front setback and a substantial amount of green space & soft landscaping, particularly in the front yard. The existing driveway, however, is 3.5m wide, which exceeds the zoning-prescribed maximum of 3.05m for a single lane driveway.

Grading on the site slopes gently upward towards the home, with the existing entry elevated by approximately 1.8m above street level.

Two mature trees in the front yard that have been taken down within the past few years due to damage they sustained.



At both side yard lot lines, existing landscape elements form visual barriers between neighbouring properties. On the north side lot line there is a mature and continuous cedar hedge and on the south side lot line there is a continuous privacy fence, about 2.4m tall, on the neighbouring property. While these are established elements of the site's landscape, they do obstruct a "visual continuity across property lines" that is encouraged in the HCD, per 7.3.3(10).

In the rear yard, there is a large pool with an area of around 60m² with a paved pool deck surrounding on all four sides. Several mature trees are positioned located along the rear lot line.

PROPOSED HOUSE AND LANDSCAPING

It is proposed to replace the existing house at 120 Juliana with a new house that also has a 1.5-storey form, to be situated in relatively the same position onsite. The front façade composition will feature gabled bay projections at each end, connected by a recessed main volume with a central entry. A new bay window overlooking a landscaped front yard entry court will evoke the bay window of the existing house.

The proposed cladding will be predominantly stained cedar shingle siding, with limestone masonry, copper accents and a standing seam metal roof.

In the rear yard, a large outdoor living space will include a covered porch, an open "turf terrace" green roof above a basement garage and a new, smaller pool.

The new house will have a gross floor area of 380m², and a floor space index of 0.372, which is compliant with zoning bylaw requirements.

The proposal maintains a generous front setback that exceeds most others on the street and preserves an "expansive front lawn" that is identified as heritage attributes of the HCD (7.4.2(7)). The south side yard will be increased from 2.3m to 4.5m to meet the bylaw standard and to improve the separation to the neighbouring house.

Existing grades on the property, most visibly across the front yard, will be substantially maintained. One strategic exception is a proposed driveway in the south side yard, which will provide discrete access to a basement level garage in the rear yard. This design approach has been implemented many times across the Village to minimize the impact garage and parking on the streetscape. The proposed driveway and garage configuration is a limited grading intervention that will enhance the overall heritage streetscape character of the property in the following ways:

- Remove from the front yard a front-facing garage and an oversized driveway that is often used for overflow parking.
- Position the new garage in the rear yard, at the basement level, to remove parking from the streetscape without sacrificing open space in the rear yard.
- Reduce driveway width to comply with zoning bylaw standard. A significant portion of the driveway segment will be within the footprint area of the existing



non-conforming garage, so the perceivable alterations to grade in open yard area will be minimal.

- A staggered driveway design will strategically interrupt a direct line of sight from the street to the base of the driveway. A front yard feature landscape area, including a new significant tree¹, is positioned in front of the lower driveway segment will provide natural screening.
- The retaining walls for the driveway would be constructed of a quality masonry product that is compatible with the heritage character of the Village.

The proposal for 120 Juliana was developed through a thoughtful and iterative design and heritage consultation process. The proposal enhances the property's streetscape presence while maintaining siting, landscaping, form and materiality that are sensitive to its history. We believe that this proposal upholds the intent of the Rockcliffe Park HCD and is "sympathetic to the surrounding natural and cultural environment."

Yours truly,

A handwritten signature in black ink, appearing to read "TDDH", written in a cursive style.

Todd Duckworth

¹ Mature trees that have been lost in recent years will be replaced, in consultation with forestry professionals, and integrated into the landscape plan.