

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
May 11, 2017 / 11 mai 2017**

and / et

**Planning Committee / Comité de l'urbanisme
May 23, 2017 / 23 mai 2017**

**and Council / et au Conseil
May 24, 2017 / 24 mai 2017**

**Submitted on April 28, 2017
Soumis le 28 avril 2017**

Submitted by

Soumis par:

Court Curry,

Manager / Gestionnaire,

**Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction
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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2017-PIE-RHU-0010

SUBJECT: Application for New Construction and Alterations at 83 Placel Road, a Property Designated under Part V of the *Ontario Heritage Act* and located in the Rockcliffe Park Heritage Conservation District

OBJET: Demande de démolition partielle, de nouvelle construction et de modifications au 83, chemin Placel, un bien-fonds désigné en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et situé dans le district de conservation du patrimoine de Rockcliffe Park

REPORT RECOMMENDATIONS

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

1. Approve the application to rebuild the previous house on site, construct additions, and make alterations according to plans prepared by Art House Developments, dated December 8, 2016, and revised April 4, 2017
2. Approve the associated Landscape Plan prepared by Art House Developments, dated December 8, 2016
3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development
4. Issue a heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on June 27, 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 reconstruction partielle de l'habitation partiellement démolie sur l'emplacement, de construction d'annexes et de

modifications conformes aux plans élaborés par Art House Developments, datés du 8 décembre 2016 et révisés le 4 avril 2017;

- 2. d'approuver le plan d'aménagement paysager connexe, élaboré par Art House Developments et daté du 8 décembre 2016;**
- 3. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des changements mineurs de conception;**
- 4. de délivrer un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil avant sa date d'échéance.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 27 juin 2017.)

Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

The house at 83 Placel Road, built in 1954, is a one storey detached bungalow located on the west side of Placel Road, between Lakeway Drive and Sandridge Road, situated on a mostly flat property with a slightly sloping front yard leading down toward the street. Placel Road contains many residences dating from the 1950s and 1960s, built in a variety of styles and designs, such as Neocolonial, Ranch, split level. The street also contains some recent infill.

The Rockcliffe Park Heritage Conservation District (HCD) was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The "Statement of Heritage Character" notes that today the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting (see Document 6).

On December 8, 2016, a delegated authority heritage permit was issued for the property at 83 Placel Road. The heritage permit and subsequent building permit were to allow

two additions totalling 45 square metres, the relocation of the main entrance, alterations to window configurations, an increase in height of under one metre, the introduction of new cladding materials, and new landscaping. Following the commencement of the work, the majority of the house was demolished without a permit.

This report has been prepared because changes in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council.

DISCUSSION

Recommendation 1

Demolition of the existing house at 83 Placel Road has occurred. As constructed, the previous house was a one-storey detached bungalow with an irregular plan, capped with gable roofs. The structure is clad in brick on the lower portions and wood siding above. An addition to the house was completed in 2010, resulting in a large projection toward the street, with a recessed double car garage on the south side of the building. In the “Heritage Survey and Evaluation” form prepared in 2011 in advance of the updated “Rockcliffe Park Heritage Conservation District Plan (RPHCDP)”, the house at 83 Placel Road is identified as a Grade II house, and is not considered to be contributing to the cultural heritage value of the district.

The “RPHCDP”, passed by Council on March 23, 2016, replaced the “Rockcliffe Park HCD Study”. Staff have considered both documents when assessing this proposal as the RPHCDP is currently under appeal to the Ontario Municipal Board. Staff consider the RPHCDP as policy and refers to its guidelines when reviewing development proposals in Rockcliffe Park. The Plan contains specific policies pertaining to the demolition and relocation of buildings which can be found in Document 9. Both the original Rockcliffe Guidelines and the new RPHCDP anticipate that buildings in the heritage conservation district may be demolished and replaced. Staff do not object to the demolition of this structure, which has already occurred, given its limited cultural heritage value.

The demolished house at 83 Placel Road will be replaced with a structure built on the same footprint and the same roof structure as the previous house. The roof will be rebuilt to increase the height of the house by less than one metre.

In addition to the reconstruction of the demolished portions of the existing house, the proposal includes the construction of two additions, one addition of 26m² to the south of

house and another addition of 19m² on the north. The project also involves relocating the main entrance from the south side of the house to the front façade, and the construction of a canopy framed by two stone piers, creating a covered porch. The position of most windows will remain unchanged, however the applicant proposes to increase the height of the openings resulting in 'floor to ceiling' windows on all sides of the house. The wood siding located in the existing gable end will be replaced with higher quality wood siding of a similar aesthetic. The manufactured stone veneer along the garage and chimney will be replaced with natural stone. The proposal also includes replacing the cladding on the front façade below the height of the canopy with natural stone.

The extensive use of natural stone and wood materials, enlarged fenestration, and the relocation of the entrance to the front façade, result in an appropriate replacement of the portions of the house that have been demolished. The proposed new construction, including the new landscaping, will have a positive impact on the streetscape. Landscaping features on the property are proposed to be retained and enhanced with additional planting areas and the planting of trees, as per the Landscape Plan (see Document 5).

The original application for development on this property was for alterations and additions to the existing house. As discussed in the Background section of this report, staff reviewed the previous application, and approved a heritage permit under delegated authority on December 8, 2016. The review assessed the RPHCDP guidelines with respect to Alterations and Additions to Existing Buildings, which require additions to be of their own time, with new roof profiles to be compatible with that of its neighbours. The guidelines also require the use of natural materials, extended to all façades (see Document 8). Generally, additions to Grade II buildings are required to make the building more compatible with character of HCD, with particular emphasis on the compatibility of the addition with the nearby Grade 1 buildings (see Document 8).

Since the previous house has been demolished and will be rebuilt, relevant guidelines from the RPHCDP pertaining to new construction have now been considered. The new RPHCDP also addresses replacement buildings, stating that new buildings shall contribute to, and not detract from the heritage character of the HCD and its attributes, that new buildings should be compatible with Grade 1 heritage buildings in the associated landscape, that buildings should be of their own time, that integral garages should be located in a manner that respects the streetscape, and that existing grades should be maintained. Further applicable Guidelines encourage the use of natural materials and may be either wood or metal clad wood (see Document 7).

The proposed reconstruction of the house results in an overall aesthetic that is in keeping with the immediate streetscape, and with the RPHCDP. The proposed cladding materials, natural stone and wood siding, are reflective of the preferred materials outlined in the RPHCDP, and extend to all façades. The proposed new wood windows, with a vertical orientation will contribute to the heritage attributes of the property, and of the Rockcliffe Park HCD.

The setback of the house is the same as the previous house on the property as it will be built on the same foundation. The setback is consistent and compatible with the setbacks of other houses found on the west side of Placel Road between Lakeway Drive and Sandridge Road. The addition of the front canopy and porch to accommodate the relocated front entrance does project from the house, however, the impact has been minimized by restricting the size of the proposed feature, as to minimize its visual impact on the front facade, in accordance Guideline 7.3.2(4) of the RPHCDP, under Verandas, porches and canopies:

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.

The integral double car garage is proposed to be rebuilt in the same location, to the side of the house, considerably recessed from the front façade. The driveway is proposed to be narrowed to accommodate for increased planting area.

There are two Grade 1 buildings on Placel Road. One is located at 55 Placel Road, at the corner of Sandridge Road, and the other is across the street and to the south from the subject property, at 90 Placel Road. The property at 55 Placel Road is a 1950s era bungalow setback approximately 3.5 metres from Placel Road, which is consistent with all the properties on the west side of Placel Road. The property at 90 Placel Road is a 1950s centre-hall plan design, setback about 15.5 metres from the street. The scale and these residences is representative of the variety in architectural designs found on the street, which together form a unified streetscape, and the proposed new construction at 83 Placel Road reflects this variety.

Recommendation 3

The proposal for 83 Placel Road includes new landscaping. It includes the retention of a mature tree located in the rear yard, to the south of the proposed six metre by 12 metre in-ground pool. A new rear patio is also proposed, similar in size to the existing patio. In the front yard, a new planting area is proposed south of the existing driveway, and also within the area of the lot between the driveway and the house, in front of the new south side addition. The existing planting area in the front yard is proposed to be maintained where possible, and extended to the area in front of the proposed canopy, directly in front of the house. This planting area will span across the front of the house to the north property line. There will be two additional trees in the front yard along the street. The rear and side yards will remain the same, with some additional trees to be planted after consultations with a landscape architect.

The Rockcliffe Park HCD Study contains guidelines regarding the landscape. In Section 5, Soft and Hard Landscape recognizes that the dominance of the soft landscaping over hard landscaping represents “an essential feature of the past history and present character of the Village”. The guidelines speak to retaining mature trees and other plant material as well as positioning new construction so that the significant qualities of the existing landscaping are protected.

The RPHCDP also has guidelines pertaining to the dominance of soft landscaping over hardscaping, providing generous areas for lawns, shrubs and flower beds, and the retention of trees (see Document 6).

The new construction at 83 Placel Road, including the additions and the relocated entrance, permit the retention of existing landscaping, and create opportunities for additional plantings (see Document 5) as described.

Standards and Guidelines

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

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

The proposal conserves the cultural heritage value of the Rockcliffe Park Heritage Conservation District. The existing house, will be rebuilt and modified with modern additions and alterations, is not identified as making a historical or architectural contribution to the Rockcliffe Park HCD. The proposed new additions and modifications to the house, including the relocation of the entrance to the front façade and the

introduction of stone cladding, enhance its appearance and show regard for the character of the existing streetscape, which includes a mix of modest mid-century bungalows, two-storey Neoclassical houses, a split level, and modern two-storey infill houses.

Overall, its materials, design and massing complement this section of the HCD. The use of natural materials such as wood and natural stone, make it visually and physically compatible with the rich architectural character of the Rockcliffe Park HCD. The proposal includes new planting areas in front of the house, porch and to the south of the driveway, as well as the planting of new trees. A large mature tree in the rear yard will remain. The proposal contributes to the conservation of the landscaped character of the HCD.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the following sections of the Provincial Policy Statement, 2014:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Conclusion

Recommendation 1

Staff recommend approval of the proposal to rebuild the house at 83 Placel Road, which was demolished. Although the demolition of the house has taken place without approvals from the City of Ottawa, the proposal is consistent with respect to the applicable demolition guidelines found within the RCPHCD Plan. The applicant proposes to rebuild much of the existing house, construct additions, and make alterations which result in a house which represents a modernized one-storey bungalow with appropriate materials and enhanced front and side yard landscaping. The previous house on the property was a Grade 2 house.

Staff recommend approval of the proposed reconstruction, and subsequent additions and alterations to the house located at 83 Placel Road, as per the plans dated December 8, 2016, which have been revised to indicate new construction, and submitted as part of this application on April 4, 2017. The proposed house represents a contemporary expression of a modest bungalow, using natural materials, including stone and wood. The setback of the house is consistent with existing houses on Placel

Road. Its height, orientation on the lot, recessed garage, and subtle front facing portico, meet the HCD guidelines and make a positive contribution to the Rockcliffe Park HCD.

Recommendation 2

Staff recommend approval of the proposed landscaping plan as the proposed planting areas, tree retention, tree plantings, and sod planting. The proposed location of pool and new rear deck allow for the retention of a mature tree near the south lot line in the back yard.

Recommendation 3

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning, Infrastructure and Economic Development Department to approve these changes.

Recommendation 4

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that projects are completed in a timely fashion.

RURAL IMPLICATIONS

There are no rural implications associated with this proposal.

CONSULTATION

The Rockcliffe Park Residents Association (RPRA) was notified of the application. In a telephone call with staff, the RPRA expressed concerns with the so-called “fast-tracking” of the application. The RPRA had the following other concerns:

- Application seeks retroactive approval of the demolition and approval of additions and alterations, whereas in reality it is new construction on site

Response: The report does not recommend retroactive approval for the demolition, it recommends approval for the new construction, and assesses the project as new construction

- Proposal is higher than the existing house

Response: The applicant has confirmed that the new building is less than a metre higher than the building that was demolished. This minor change in height will not affect the cultural heritage value of the street or the HCD.

- Setback of the proposed deck on north side of the property

Response: The proposed side yard setback is consistent with other properties along the west side of Placel Road, and there is mature landscaping and a fence which divides the subject property from the adjacent property to the north.

Heritage Ottawa was notified of the application.

Neighbours within 30 metres of the property were notified of the dates of Built Heritage Sub-Committee, and Planning Committee and invited to comment on the proposal.

COMMENTS BY THE WARD COUNCILLOR

Councillor Nussbaum is aware of the application related to this report.

LEGAL IMPLICATIONS

In this instance, the property owner has been charged under the *Ontario Heritage Act* for demolition/alteration of the building located in a heritage conservation district without requisite approval. This prosecution is presently before the Courts. Staff does not recommend retroactive approvals. There does not appear to be authority in the *Ontario Heritage Act* for such retroactive approval. In any event, such retroactivity could effectively undermine the legislative intent of the *Act* and the By-laws enacted thereunder as it could undermine the requirement that property owners seek prior approval before alternation or demolition work is carried out. This could further diminish the deterrence principles associated with regulatory compliance under the *Act*. Therefore, no recommendations in this report are to be viewed as retroactive approvals of the demolition and the City reserves its rights to take or continue further legal action as required.

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 impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental 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	Front Rendering
Document 3	Perspective Drawing Showing South Addition
Document 4	Perspective Drawing Showing North Addition
Document 5	Landscape Plan
Document 6	RPHCDP Landscaping Guidelines
Document 7	RPHCDP Guidelines for New Buildings
Document 8	RPHCDP Alterations and Additions to Existing Buildings
Document 9	RPHCDP Demolition Guidelines
Document 10	Statement of Heritage Character
Document 11	Heritage Survey and Evaluation Form

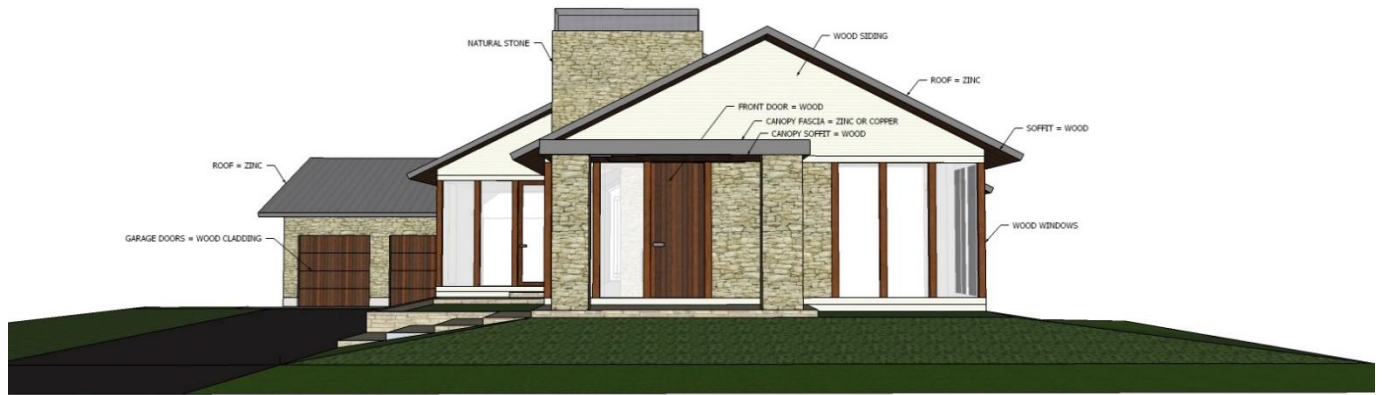
DISPOSITION

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 – Front Rendering



83 PLACEL RD
ART HOUSE DESIGN
DECEMBER 8 2016

RENDERING
613-252-5931

Document 3 – Perspective Drawing Showing South Addition



83 PLACEL RD
ART HOUSE DESIGN
DECEMBER 1 2016

RENDERING
613-252-5931

Document 4 – Perspective Drawing Showing North Addition



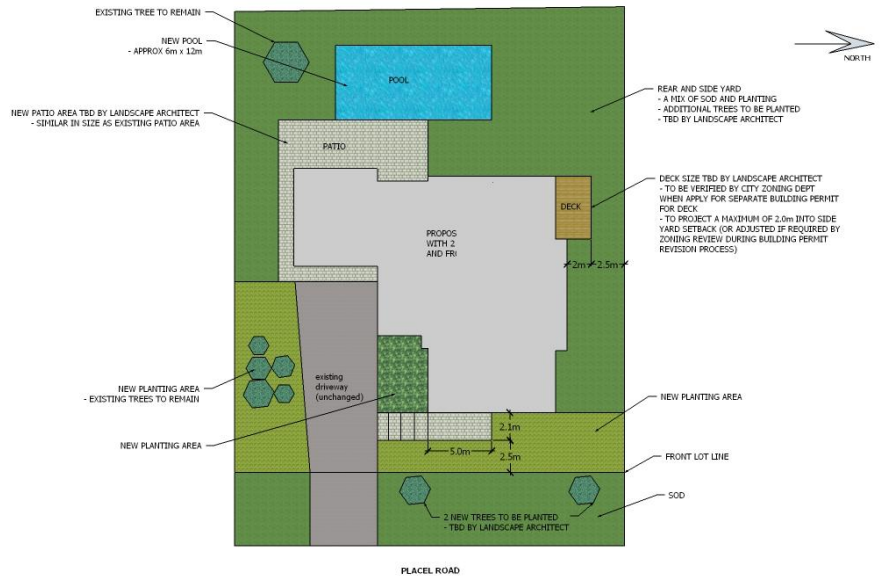
83 PLACEL RD
ART HOUSE DESIGN
DECEMBER 1 2016

RENDERING
613-252-5931

Document 5 – Landscape Plan

83 PLACEL RD
ART HOUSE DESIGN
DECEMBER 8 2016

LANDSCAPING PLAN
613-252-5931
SCALE: 1:100



Document 6 – RPHCDP Landscaping Guidelines

7.3.3 Front yards, plant material, trees and walkways

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.
2. Landscape projects shall respect the attributes and established character of the associated streetscape and the HCD.
3. Front yards shall have a generous area of soft landscaping which may include lawns, shrubs and flower beds, specimen or groupings of trees. The tradition of using native plant material is encouraged. Existing elements such as lawns, flower beds, glades of trees, shrubs, rocks and low stone walls shall be maintained and hard surfacing shall be kept to a minimum. Advice on native species can be obtained from heritage planning staff.
4. 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.

Document 7 - RPHCDP Guidelines for New Buildings (7.4.2)

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, aluminum 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.

Document 8 – RPHCDP Alterations and Additions to Existing Buildings

7.4.1 General Guidelines

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 endure that the proposed addition is an accurate interpretation.
3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.
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, aluminum soffits, synthetic stucco, and manufactured stone will not be permitted.
5. Brick and stone cladding will extend to all facades.

Guidelines for Grade II buildings

1. Alterations and additions to Grade II buildings will contribute to and not detract from the heritage character of the HCD. Renovations to a Grade II building that make the building more compatible with the character of the HCD are encouraged
2. Alterations and additions to Grade II buildings will be designed to be compatible with the Grade I buildings of the HCD and in particular the streetscape, in terms of scale, massing, height, setback, entry level, materials and windows.

Document 9 – RPHCDP Demolition Guidelines

7.3 Guidelines for Existing Buildings and Landscapes

7.3.1 Demolition and Relocation

5. While acknowledging that the retention of both Grade I and Grade II buildings in the HCD is an objective of this Plan, the demolition of Grade II buildings in the HCD may be considered. Any application to demolish a Grade II building in the HCD shall be accompanied by plans for the proposed replacement building.
6. Any application to demolish an existing Grade II building will be reviewed with consideration of its historical and architectural significance, its contribution to the historic character of the streetscape, and the appropriateness of the proposed redevelopment. Demolition will be permitted only where the existing building is of little significance and the proposed building is sympathetic to the traditional surrounding natural and cultural environment. All new construction will comply with the relevant Guidelines contained within this plan.
7. When a building is proposed for demolition and replacement, the Environment Section of the heritage survey form and existing conditions shall be reviewed to identify significant landscape features to be retained.

Document 10 – Statement of Heritage Character

1. Description

The Village of Rockcliffe Park is a planned residential community first laid out in 1864 by Thomas Keefer. It was created as a partial subdivision of the large estate belonging to his father-in-law, Thomas McKay. Development occurred slowly, but in 1908 a Police Village was created, and by 1926 the Village of Rockcliffe Park had been incorporated. The boundaries established in 1908 have remained intact, and the present Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting, still true to the spirit of Keefer's original vision.

2. Reasons for Designation:

The Village of Rockcliffe Park is proposed for designation as a heritage district because of:

- The significance of its original design intentions;
- The continuity in its evolution;
- The richness of its current urban condition;
- Its relationship with its wide setting, and
- The importance of its historical associations.

3. Original Design Intentions

The Village of Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted in Canada from 18th Century English precedents. McKay had adopted this approach in his initial development of the estate, and the original McKay villa and grounds survive as Rideau Hall, the estate of the Governor General of Canada, on the western boundary of the village. When, in 1864, Keefer advertised his Park and Villa lots for private residences, he focused on the picturesque qualities of the scenery, and the importance of curving roads, extensive plantings, and naturalistic settings as key features in any future development. Lots were sold as components of the larger Estate, implying a cohesive landscape approach- purchasers were enjoined from erected anything that would be "inconsistent with the maintenance of the Estate as a park for private residences." Tree planning on road fronts was an immediate requirement

on purchase, and commercial and industrial uses were explicitly banned. This type of 'suburban' or borderland development is also a reflection of a particularly North American response to rapid industrialization and urbanization in the 19th Century, with its emphasis on healthy living in a rural or country setting.

4. Continuity in Evolution

The Village of Rockcliffe Park today is a remarkably consistent reflection of the ideas set out by Keefer. Although development of the residential lots has taken place very gradually, the ideas of Estate management, of smaller lots as part of a larger whole, of picturesque design, of residential focus, have survived as controlling aspects of the Village's form and character. This has been in part somewhat fortuitous and unconscious- the cumulative effect of precedent and example. The early estates such as the MacKay villa and Rockcliffe were followed quickly by Birkenfels and Crichton Lodge, which in turn inspired smaller estates on Buena Vista, Mariposa, and Acacia and later Crescent Road. These types of properties continue to establish a Rockcliffe image, which is continually translated by architects and designers into individual variations on the theme. The strong landscape setting is able to embrace a rich diversity of lot and building sizes and configurations.

However, the continuity has also been provided by an active effort by overseers and residents. In the early years, Thomas Keefer and his associates developed special arrangements to control public and private initiatives as Trustees of the MacKay Estate. Later this effort fell to the overseers of the Police Village and then the councillors of the incorporated Village. Considerable energy has been spent by every successive generation to manage development and change, through formal and informal reviews and by a variety of by-laws, planning directives, and special designations. In most communities such initiatives have focused on economic development and minimum property standards; in Rockcliffe there is an extraordinary effort to maintain the scenic qualities, the park setting, the natural features and plantings, the careful informality of streets and services. This continuity of vision is very rare in a community where development has occurred on such a relatively large scale over such a long time period.

5. Current urban condition:

The Village of Rockcliffe Park has combined public and private initiatives to create an unusually rich urban landscape. The deliberately curved roads, without

curbs or sidewalks, and the careful planting of the public spaces and corridors, together with the careful siting and strong landscaping of the individual properties, create the apparently casual and informal style so integral to the picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the dramatic Ottawa River shoreline, the internal ridges and slopes, and the various outcroppings, has reinforced the design intentions. The architectural design of the residences and associated institutional facilities is similarly deliberate and careful, but in the casual elegance and asymmetry of the various English country revival styles which predominate throughout the Village. The generosity of space around the homes, and the flowing 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. This informal elegance has been a consistent theme throughout the long process of development from the mid-19th Century to the present. There are relatively few examples of the strict neo-classicism that would suggest a more geometric ordering of the landscape.

There is also a set of community practices, intangible rituals that are both public and private, which continue to make sense of this environment - individual and collective outdoor activities, pedestrian and vehicular movement, areas of congregation and encounter, areas of dispersal and isolation. The urban landscape is also sustained by a variety of ongoing planning regulations, reflected most particularly in the current Official Plan and related Zoning By-law.

6. Relationship with its wider setting:

The Village of Rockcliffe Park has an important and integral association with its larger setting, as a result of patterns of historical development. With the Rideau Hall estate there is a symbiosis that dates back to Keefer's original vision of the village set within the larger grounds of this original villa. With Rockcliffe Park, there is a deliberate relationship again defined by Keefer, who saw the park as a natural extension and highlighting of the village's picturesque setting. This relationship was further strengthened with the expansion of the park to the east, and with the addition of the Rockeries. Beechwood Cemetery has also served as a compatible landscape boundary to the southeast from the earliest period of settlement through to the present. These various border areas create important gateways to the village, and help establish its particular character. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the picturesque quality of the Village. These extensions also

form an integral part of the Village's environmental ecosystem. It is unusual to have the internal character of a neighbourhood so strongly reinforced by adjacent land uses; it once again reflects the foresight of the original planners.

7. Historical Associations

The most important historical associations of the village as a whole are with the MacKay/Keefer family, major players in the economic, social, cultural and political development of Ottawa. The village today is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this key piece of Canadian landscape. Additional associations have occurred more randomly throughout the history of the village, as people of regional, national, and international significance have resided here and made this community their home base. Such associations are in some ways more private than public, and are an aspect of the village that is preserved more in the intangible continuities and oral traditions of village life than in the stones and mortar of monuments and plaques.

There are also specific associations with individuals who, whatever their prominence elsewhere, have made special contributions within the Village at a public and private level. These people have been part of an unusual form of self-governance, which has blurred the lines between formal and informal participation in the affairs of the Village.

Document 11 – Heritage Survey and Evaluation Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	83 Placel	Building or Property Name		042280186			
Legal Description	PM 90 LOT 46 PLACEL RD W	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure		1954			
Additions	2010 single storey addition at front	Original owner					



Main Building

Landscape / Environment	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>Placel Road is a short north south street connecting Sandridge Road, to the north, and Lakeway Drive to the south. The street is lined with a variety of mature trees. Most of the lots on Placel road are open to the street, without frontage defining hedges or fencing. Some of the lots have low, dry stone retaining walls at the very front of the lot. The properties tend to have minimal or modest landscaping, typically limited to garden beds along pathways or exterior walls of the houses. Many houses have curved driveways, reflecting the grand estate properties west of the lake. Residences had been constructed on the street by 1960, and were built in a variety of</p>	

styles and designs, such as Neocolonial, ranch, split level and recent infill. As with many streets on the western side of the lake, there are no sidewalks or curbs, allowing vehicles and pedestrians to share the roadway. There are no overhead wires or street lights.
Character of Existing Property
<p>Typical of properties situated on Placel, this property is situated on a mostly evenly graded lot. Despite this, the front yard has a slight slope down toward the street and is of a slightly higher grading than the driveway. The driveway is flanked by a stone wall due to the variety of grading. The front yard consists predominantly of open lawn and with garden beds against the house.</p> <p>*this should be updated when landscaping is complete.</p>
Contribution of Property to Heritage Environs
<p>Landscape/Open Space</p> <p>The landscape qualities of this property, the relatively open front lawn, modest tree plantings, and garden beds containing low-lying plantings and shrubs, are consistent with nearby properties located on this and surrounding streets. These features contribute to a unified character of the streetscape. Despite this, because of the way in which the building projects, the front yard is shallower than most.</p> <p>Architecture/Built Space</p> <p>This area of Rockcliffe is typified by one and two storey residences constructed in mid-20th century architectural styles. The scale and setback of this residence is consistent with that of most other nearby residences which together form a unified streetscape, despite the variety in architectural design</p>
Landmark Status
This is a mostly visible residence on a quiet street in Rockcliffe.
Summary / Comments on Environmental Significance
This property is one of several mid- 20 th century residences constructed during the 1950s and 1960s which relate to each other in materials and design, mostly being one, one and one-half, and split-level residences constructed in brick, siding, and stucco, many of which have prominent garages. This property, like others nearby,

features a relatively shallow front yard dotted with trees and low-lying garden beds, and uneven grading caused by the lake. Together these properties create a coherent residential neighbourhood in the northern portions of Rockcliffe Park situated east of the lake.

History	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Date of Current Building(s)	1954

Trends

Despite efforts by the Rockcliffe Park Village Council, the untouched woodland, east of McKay Lake, was subdivided in 1949 by the Rockcliffe Realty Company into about a hundred lots. The Blenheim and Lakeway developments were unusual for their time, since the properties were sold as undeveloped lots, and independent architects were commissioned to design the individual houses. The subdivisions sold very quickly, a new phenomenon for Rockcliffe. The post-war boom had created a constant demand for residential properties in the Ottawa and Rockcliffe's location was no longer perceived as being at a great distance from the downtown core.

This area contains an excellent representative collection of houses that show what happened in the volatile and fast-changing post-war decades of the 1950s, 1960s, and 1970s when a new society was taking shape and searching intensely for house-forms to fit new needs in life. This is an area of about thirty acres where each house was built to an individual personal choice. The postwar development of suburbs was coupled with the expansion of the automobile industry and increased prevalence of cars as the primary means of transportation. As such, these suburbs and the architecture of the buildings within them were organized around the increasing cultural reliance on automobiles.

Summary / Comments on Historical Significance

The historical significance of this property is due to its role in the mid-20th century residential construction of Placel.

Historical Sources

City of Ottawa File

Rockcliffe LACAC file

Edmond, Martha. *Rockcliffe Park: A History of the Village*. Ottawa: The Friends of the Village of Rockcliffe Park Foundation, 2005.

Village of Rockcliffe Park Heritage Conservation District Study, 1997.

Village of Rockcliffe Park LACAC Survey of Houses, 1988

Carver, Humphrey. *The Cultural Landscape of Rockcliffe Park Village*. Village of Rockcliffe Park, 1985.

Might's Directory of the City of Ottawa

Architecture	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
This building is a one storey bungalow with an irregular plan and capped with gable roofs. There is a large projection extending toward the street on the north side of the building, gable end to the street. This extension has regularly spaced windows on the north and south sides and is clad in brick on the lower portions and in siding above. A large brick chimney is located in this projection. The garage is located on the south side of the building and contains two garage doors. The entrance is located to the north of the garage and is recessed and covered by the overhang of the roof. A few steps lead up to the front entrance.	
Architectural Style	
Bungalow	
Architectural Integrity	
A single storey addition has been added to the front of the building drastically altering its appearance from a mid-century bungalow.	
Summary / Comments on Architectural Significance	
This is a good example of a 21 st century residence developed to reflect the earlier architectural traditions found in Rockcliffe. Though the house is not reflective of any	

one style, the prominent eave returns, decorative masonry, and front gabled projections reference many other residences developed in the early to mid-20th century in this district. The garage being located in front of the residence clearly demarcates this as a late-20th century addition to the neighbourhood.

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

3. Designer/Builder				X	0/10
4. Architectural Integrity				X	0/10
Architecture total					27/100
RANGES	EXCELLEN T	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	40x 45% =18
History	22x 20% =4.4
Architecture	27x 35% =9.45
Phase Two Total Score	31.85/100 =32