

Heritage Conservation District Study

Rockcliffe Park Heritage Conservation District City of Ottawa



Heritage Resources Centre
Centre des ressources du patrimoine



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Heritage Conservation District Study

Prepared for
The Architectural Conservancy of Ontario

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Of the
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Thank you!

Executive Summary

Introduction

- The *Ontario Heritage Act* enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- 32 districts designated in or before 2002 were examined

Background of Rockcliffe Park Heritage Conservation District

- Located in the City of Ottawa
- Consists of approximately 660 residential and institutional properties
- District was designated in 1997
- Plan was written by Julian Smith & Associates and Victoria Angel, in collaboration with the Village of Rockcliffe Park LACAC

Study Approach

- Resident surveys were conducted by local volunteers
- Land use mapping and a streetscape evaluation was conducted
- Sales history trends were not collected from GeoWarehouse and analyzed
- Key stakeholders were interviewed
- Applications for alterations were not collected

Analysis of Key Findings

- The following objectives of the district plan have been met:
 - Encourage the conservation and maintenance of the existing historic fabric
 - Maintain the existing landscape
- 60% of residents surveyed are satisfied or very satisfied with living in the district
- Residents indicated that applications for alterations did not take long to be approved
- The majority of residents believe that the designation has increased their property value
- Overall, the Rockcliffe Park Heritage Conservation District has been a successful planning initiative

Recommendations

The following aspects of the district represent areas for improvement:

- Track applications for alterations in a comprehensive and easily accessible manner
- Produce a list of addresses for the district that is easily accessible
- Residents should be educated about the intention of the district
- Historic and place reference signage should be added to the area
- Guidelines should be reviewed and design guidelines for buildings should be added

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1.0 Introduction

1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings.”¹ Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture, “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district.”²

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives³.

1.2 Rationale for Heritage Conservation District Study

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies partnered with the Heritage Resources Centre (HRC) at the University of Waterloo to undertake Phase 2 of a province-wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 102 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

Since it takes a period of time for the impacts of district designation to manifest, Phase 1 of the study concentrated on examining the oldest districts, those designated in or before 1992. Phase 2 continued to look at well-established districts. Applying the criterion of residential, commercial or mixed-use areas designated in 2002 or before, 32 HCDs were examined. These districts are found in or near the following areas: Cobourg, Hamilton, Ottawa, St. Catharines, Markham, Toronto, Centre Wellington, Orangeville, London, Stratford, and the Region of Waterloo.

¹ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

² Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

³ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent various community sizes. The types of districts that are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	0	Small Community	11	Commercial	6
Eastern	7	Medium Sized	10	Residential	20
Central	19	Large City	11	Mixed	6
South Western	6				
	32		32		32

Figure 1: Distribution of Heritage Conservation Districts under examination.

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

2.0 Background of the Rockcliffe Park Heritage Conservation District

2.1 Description of the District

The Rockcliffe Park Heritage Conservation District is bounded by Rockcliffe Park Road, Maple Lane, Beachwood Avenue, Sandridge Road and Birch Lane. It consists of approximately 66 residential and institutional (mostly embassy) buildings.

2.2 Cultural Heritage Value of the District

The Canadian Register at www.historicplaces.ca describes the heritage character as follows:

The heritage value of the Village of Rockcliffe Park lies in its historical associations and development as a community, but also as an excellent example of the English picturesque suburban planning traditions of the late nineteenth century.

Much of the land that lies within the current boundaries of the Village of Rockcliffe Park Heritage Conservation District once formed part of Thomas McKay's large estate, which he acquired in the 1830s. A Scottish stonemason and an astute businessman, he was responsible for building the Rideau Canal's first eight connecting locks leading up from the Ottawa River. Its original layout, subdivided in 1864, was strongly influenced by British and American suburban trends of the nineteenth century. Borderland suburbs were, to a large extent, a visual phenomenon. Carefully designed to enhance the existing character of an area, early residential suburbs were intended to inspire the sense of living in an Arcadian environment.

Despite the beauty of the site, its proximity to New Edinburgh and Rideau Hall, and the lower taxes of Gloucester Township, much of the Estate remained unsold during the nineteenth century. Occupied primarily by cottages in the late 1800s, higher density development and crowding in downtown Ottawa during the early decades of the twentieth century resulted in a gradual flight of a number of families from Ottawa's downtown neighbourhoods to Rockcliffe Park. Improved transportation routes leading to the area in the early twentieth century, in addition to the existing streetcar service, made the Estate more accessible to those who worked in the city. Among the many prominent Ottawa residents who chose to relocate, Rockcliffe Park has been the home of former Prime Ministers, Lester B. Pearson and John Diefenbaker. Queen Juliana of the Netherlands also lived in the Village during the Second World War.

In the case of the Village of Rockcliffe Park, the architectural character of individual residential and institutional properties is secondary to their landscaped settings. A diverse collection of styles and period is represented, tied together by a shared approach to site development and a self-conscious development of village character. If there is a theme to the architectural diversity, it is the use of revival styles such as the Tudor, Georgian and Queen Anne. The country theme is

expressed in Rockcliffe Park by an architecture that uses careful siting, natural materials, and careful proportioning to create an informal elegance appropriate to the idea of rural ambience within a larger urban setting.

The character of the early homes reflects the mix of residents who settled in the area. Comfortable, red brick, stone or stucco homes, typical of the Edwardian period began to appear in the early 1900s. They were frequently inhabited by the civil servants and merchants who had initially built cottages in the area. Allan Keefer, the grandson of Thomas C. Keefer's (who initially planned and subdivided McKay's Rockcliffe property) designed some of the homes built in Rockcliffe during this period. Allan Keefer's varied interpretations of British styles serves to reinforce the picturesque character of this conservation district. Most of his large residences were eventually converted into diplomatic missions during the second half of the twentieth century. Other prominent architects who designed homes in the Village include W.E. Noffke and A.J. Hazelgrove.

2.3 Location of the District

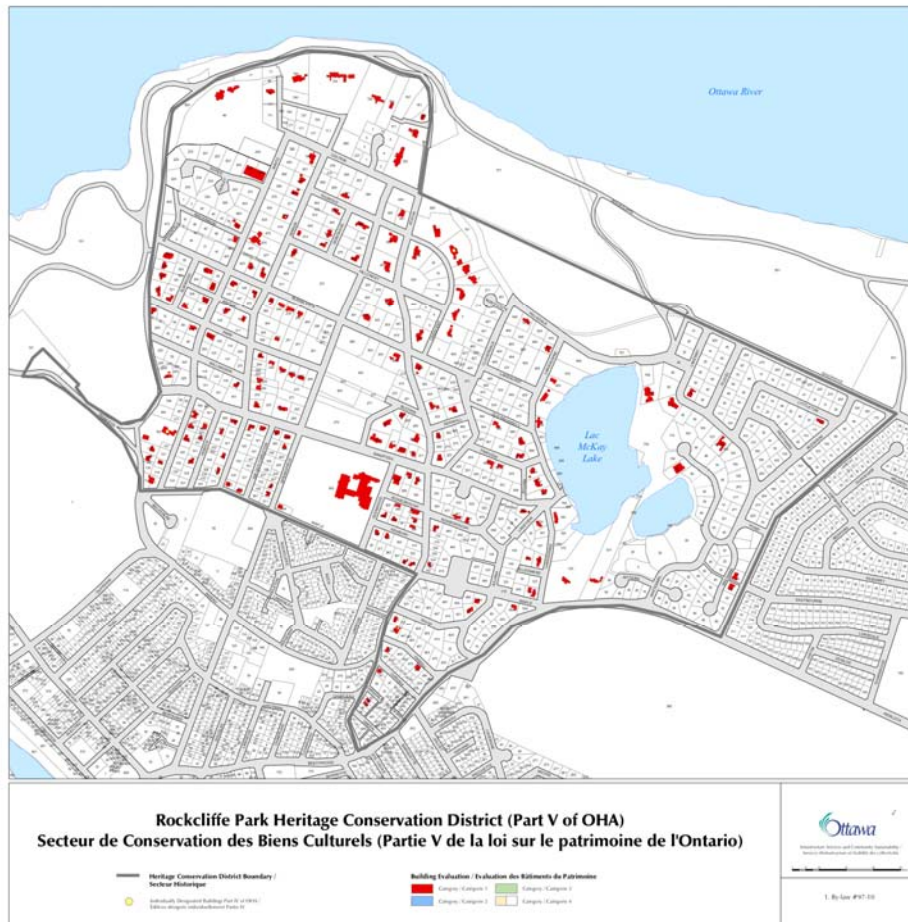


Figure 2: Map of Rockcliffe Park Heritage Conservation District.

2.4 Designation of the District

The designation of the Rockcliffe Park Heritage Conservation District came about as a result of local residents pursuing designation prior to amalgamation with the City of Ottawa.

The Rockcliffe Park Heritage Conservation District Study was completed in 1997 by Jullian Smith & Associates and Victoria Angel. The Rockcliffe Park Heritage Conservation District is protected by Bylaw 97-10, which was passed in 1997 by the City of Ottawa.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Rockcliffe Park Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door-to-door by local volunteers. Due to the large size of the district a sample of addresses were surveyed. Only 40 of 240 residents answered surveys, representing a 16.67% response rate. The tabulated findings of the survey are presented in Appendix A..

3.2 Townscape Survey

A Townscape Survey of Rockcliffe Park was conducted in March 2012. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Rockcliffe Park (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma that generates scores between one and five for 25 factors in a view. A total of 65 views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District (HCD) under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

To measure the market performance of properties within a given HCD the designated properties were compared with surrounding real estate. Properties within the HCD that had more than one record of sale were plotted on graphs and compared with the average sales figures for properties outside the HCD and within a 1 km radius. This comparison was done using three factors: first the line of best fit (a trend line derived from regression analysis) was compared to establish which was rising or falling at the greater rate, second the period between designated property sales was compared with that segment of the longer line that coincided with it and third the gap between the designated property sale value and the average for that year was noted. From this the judgement was made whether the designated property performed above, at, or below the average.

It is expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of municipality-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (i.e. properties located within a district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (e.g. architecture, lot size, zoning etc.). This comparison simply looks at the single variable of designation. A total of 872 properties sales histories were calculated as part of this study.

3.4 Key Stakeholder Interviews

Individuals that had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Two people were interviewed for the Rockcliffe Park Heritage Conservation District. Both interviews were conducted over the phone. Those interviewed included a Heritage Planner for the City of Ottawa, and a past member of the Heritage Advisory Committee. A summary of the responses is included in Appendix F. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation District, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Rockcliffe Park Heritage Conservation District, the information regarding the number of applications for alterations and the time it took to receive approvals was not available.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

The goals of the district are not outlined specifically in the district study. However, as it is a heritage conservation district, the assumed goal is the conservation of the existing historic fabric. It is also clear from the district plan that the landscape is a core feature of Rockcliffe Park and should be maintained.

a) Encourage the conservation and maintenance of existing historic fabric

The objective to preserve and maintain the existing historic fabric has been met. The Townscape Survey shows that conserved elements, detailed maintenance and quality of conservation work all scored high. There is also no dereliction and few neglected historic features. This means that visually the area is being well maintained and historic elements and buildings are being conserved.

b) Maintain the existing landscape

The goal to maintain the existing landscape has been met. In the Townscape survey, public and private planting scored well. Personal safety in traffic and traffic flow appropriateness also scored well, indicating that that village like atmosphere is being maintained.

4.2 Are people content?

Residents were asked two questions related to satisfaction. First respondents were asked if they lived in the area when it was designated. Respondents were equally split, with 20 living in the area before, and 20 moving to the area after designation. Of those who lived there before, 15 responded about how they felt when the designation was established. Eleven of 15 felt positive about the designation. Three people did not know and only one felt negative.

Currently, eleven of 40 respondents feel very satisfied with living in the district. Another 13 people are satisfied with living in the district, eight people are neither satisfied nor dissatisfied, and only two people expressed dissatisfaction. Another six people indicated they did not know how they felt. In total there is a 60% satisfaction rate. Consequently, the district can be said to have a moderate satisfaction score.

4.3 Is it difficult to make alterations?

During the door-to-door survey only 12 people indicated that they had applied for applications for alterations. All of the applications were approved. Two people indicated it took one-to-three months, four people said approval took less than a month and six people stated the process was "not long." The records from the City of Ottawa were not available. The data provided by residents show that the application for alterations process is not perceived to be lengthy.

4.4 Have property values been impacted?

The data from GeoWarehouse was not available as the list of property addresses was not provided in time for analysis.

However, residents were asked their opinion on real estate values. Of the 38 people who responded, one person thought designation increased their property values a lot, and 17 thought their value had increased. In short, 47% of respondents believe that designation has had a positive impact on their property values. Only one person thought that the designation had lowered the value. The rest of the respondents were neutral, or did not know.

4.5 What are the key issues in the district?

a) Education

In the resident surveys, eight of 35 respondents indicated they had no understanding of the district. An additional 10 indicated their understanding of the district was based on restrictions. Furthermore, one of the comments requested more information about the district, as they were not sure what impact it had. This is supported by the Townscape survey that shows there is little to no place or historic reference in the district. Clearly, there is a need for increased communication, including the education of residents and the addition of signage.

b) Landscape

According to the interviews, the district study and plan are very focused on the landscape of Rockcliffe Park, and its lack of guidelines for new buildings causes problems because it creates increased pressure for demolition and new construction. The lack of clearly defined guidelines for structures in the district create conflict. This is echoed in the Townscape Survey that indicates high scores for landscape features like public and private planting, but lower scores for coherence. Clearly, there is a need for a completed inventory of buildings and design guidelines that go beyond the landscape to address built assets.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - Encourage the conservation and maintenance of the existing historic fabric
 - Maintain the existing landscape
- 60% of residents surveyed are satisfied or very satisfied with living in the district
- Residents indicated that the application for alterations process did not take long
- The majority of residents believe that the designation has increased their property value

Overall, the Rockcliffe Park Heritage Conservation District has been a successful planning initiative.

5.2 Recommendations

The following aspects of the district represent areas for improvement:

- Track applications for alterations in a comprehensive and easily accessible manner
- Produce a list of addresses for the district that is easily accessible
- Residents should be educated about the intention of the district
- Historic and place reference signage should be added to the area
- Guidelines should be reviewed and design guidelines for buildings should be added

Appendices

Appendix A

Resident Surveys

Heritage Conservation District Name: Rockcliffe Park

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	37	0	2
Percentage	94.87	0.00	5.13

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	37	3
Percentage	92.50	7.50

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	20	20
Percentage	50.00	50.00

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	11
Negative	1
Neutral	0
Don't Know	3

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	1	20
Percentage	4.76	95.24

6. What is your understanding of how the HCD works?

Responses

Preservation	13
Restriction	10
No understanding	8
Good understanding	4

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	12	25
Percentage	32.43	67.57

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	12	0
Percentage	100.00	0.00

9. On average, how long did the application take?

Responses

Over 5 months	0
4 to 5 months	0
1 to 3 months	2
Less than 1 month	4
Don't Know	0

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	3.35	11	13	8	1	1	6
Percentage		27.50	32.50	20.00	2.50	2.94	15.00

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	2.61	1	17	8	1	0	11
Percentage		2.63	44.74	21.05	2.63	0.00	28.95

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	24
Yes	1
Yes, easier	5
Yes, harder	0
Don't know	2
Maybe	2

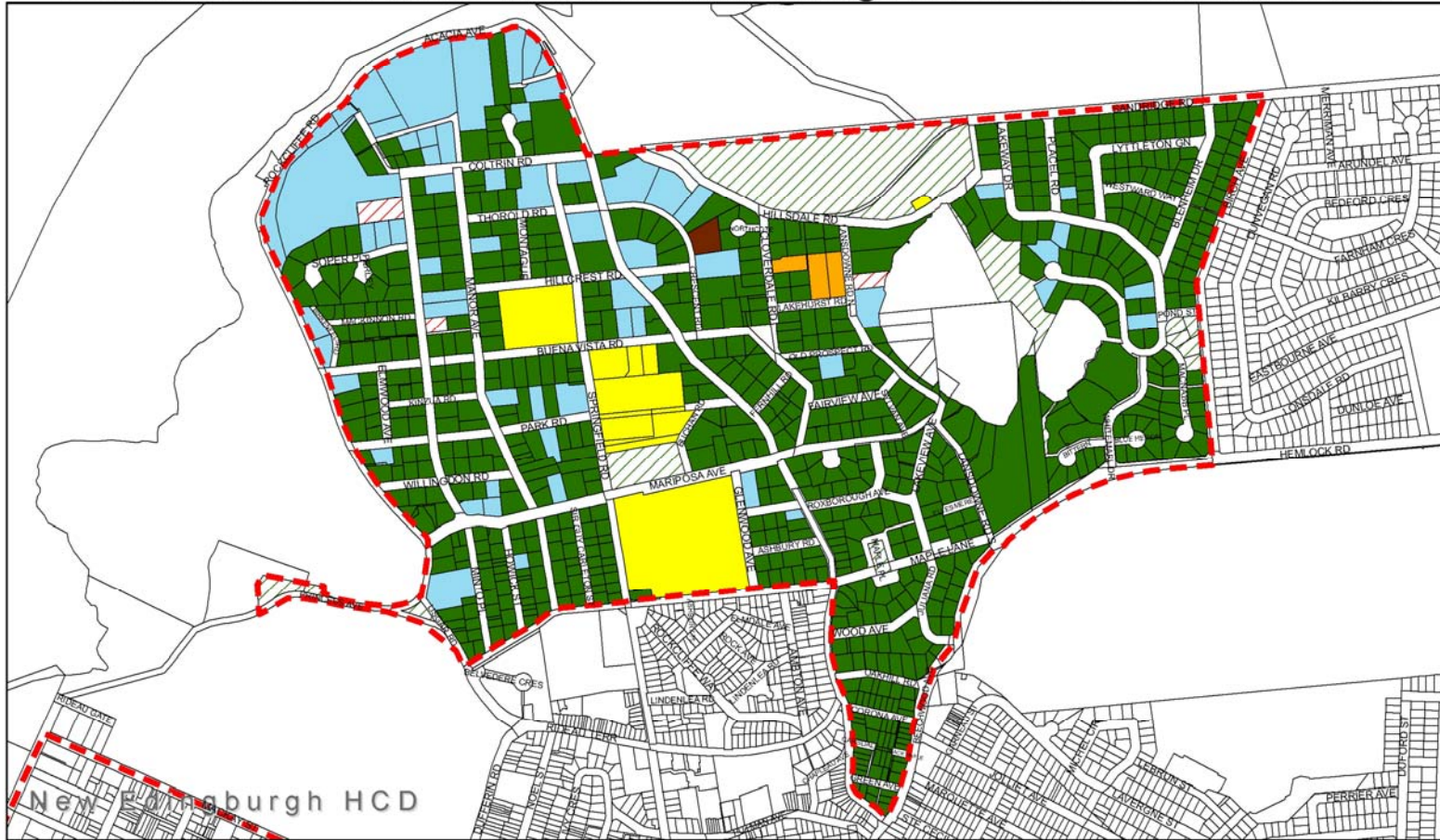
13. Comments

Glad to have heritage conservation in our area (1); lovely community (1); good - try to hold values (1); does it effect anything? Need more information (1); should be done by building, not all homes in area are heritage (1); properties becomes more desirable in the area (1); not sure the building rules/permits are followed (1);

Total Population	240
Participants	40
Participation Rate	16.66666667

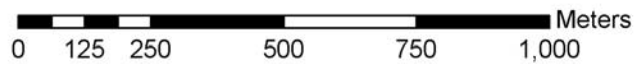
Appendix B
Land Use Map

Ground Level Land Use in Rockcliffe Park Heritage Conservation District, Ottawa



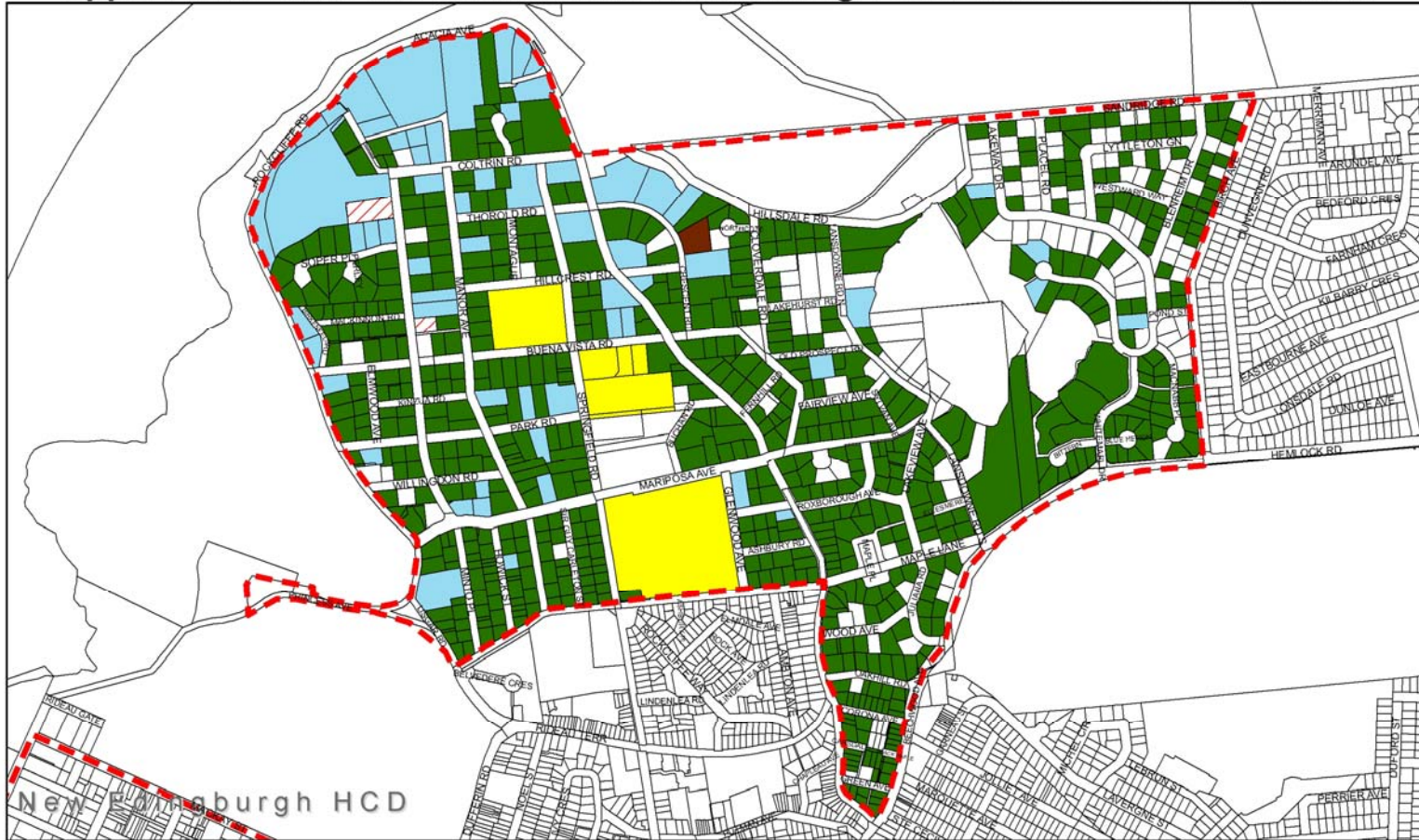
Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - CS)	Warehouse / Storage
Leisure	Retail	



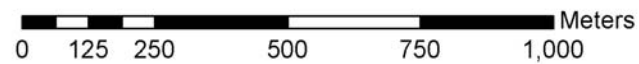
Heritage Resources Centre
 August 8, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1987_UTM_Zone_18N

Upper Level Land Use in Rockcliffe Park Heritage Conservation District, Ottawa



Legend

- | | | |
|--------------------------|-----------------------|--------------------------|
| HCD Boundary | Office / Commercial | Services |
| Not in HCD | Parking | Soft or hard landscaping |
| Eating / Drinking Places | Public buildings | Under development |
| Industrial | Residential | Vacant |
| Land use not assigned | Retail (low end - CS) | Warehouse / Storage |
| Leisure | Retail | |

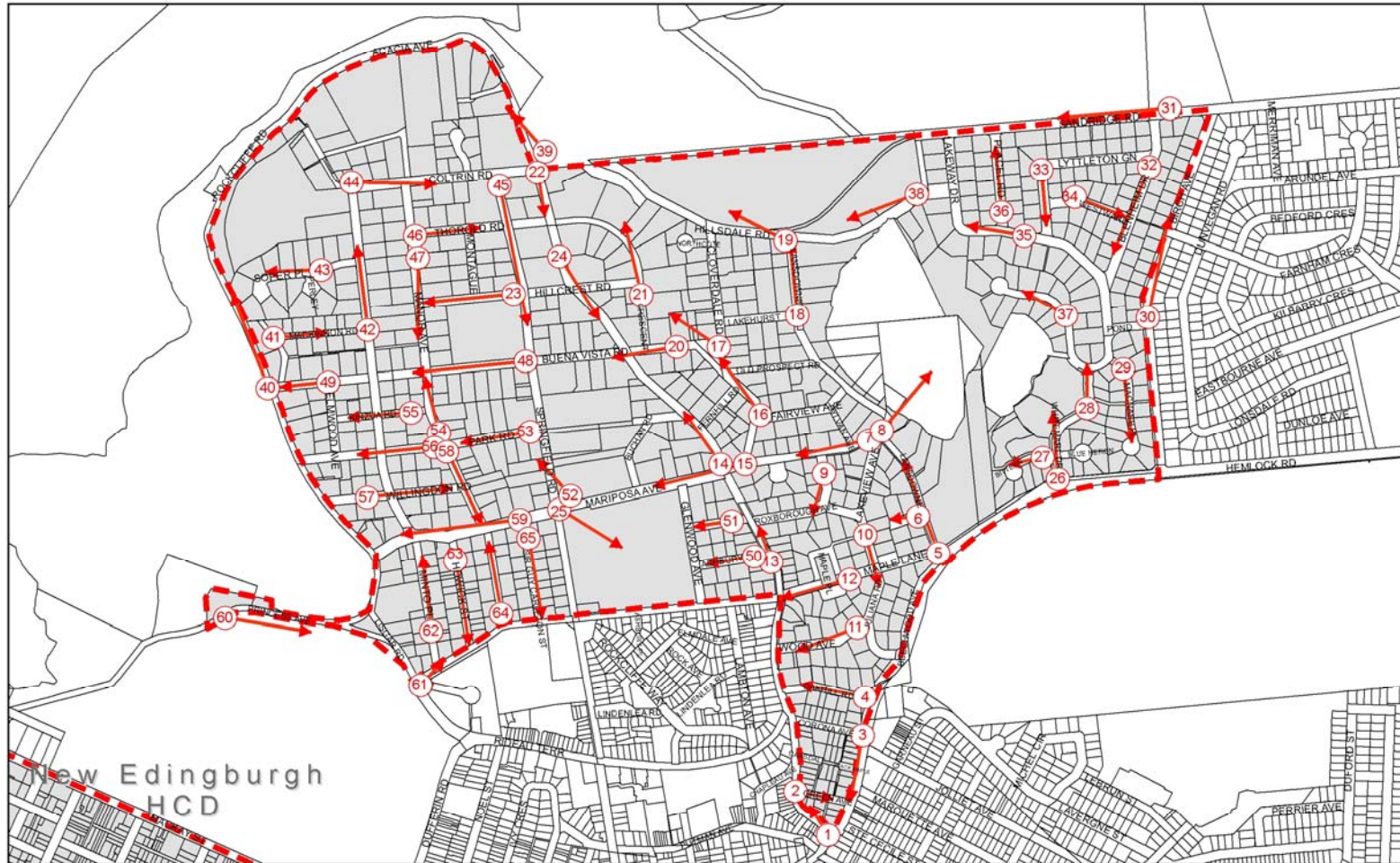


Heritage Resources Centre
 August 8, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1987_UTM_Zone_18N

Appendix C

Map of Views

Views in Rockcliffe Park Heritage Conservation District, Ottawa



Legend

- HCD Boundary
- Not in HCD
- Viewpoints
- In HCD
- Viewlines

0 125 250 500 750 1,000 Meters



Heritage Resources Centre
 August 8, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1987_UTM_Zone_18N

Appendix D
Photographs of Views



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14



View 15



View 16



View 17



View 18



View 19



View 20



View 21



View 22



View 23



View 24



View 25



View 26



View 27



View 28



View 29



View 30



View 31



View 32



View 33



View 34



View 35



View 36



View 37



View 38



View 39



View 40



View 41



View 42



View 43



View 44



View 45



View 46



View 47



View 48



View 49



View 50



View 51



View 52



View 53



View 54



View 55



View 56



View 57



View 58



View 59



View 60



View 61



View 62



View 63



View 64



View 65

Appendix E

Townscape Evaluation Pro Forma

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	127	320	39.69	2.0
A2-Cleanliness	181	325	55.69	2.8
A3-Coherence	205.5	325	63.23	3.2
A4-Edgefeature Quality	224	325	68.92	3.4
A5-Floorscape Quality	136	325	41.85	2.1
A6-Legibility	213.3	325	65.63	3.3
A7-Sense of Threat	201.5	325	62.00	3.1
A8-Personal Safety: Traffic	249.5	325	76.77	3.8
A9-Planting: Public	151	190	79.47	4.0
A10-Vitality	140	325	43.08	2.2
A 11- Appropriate Resting Places	168	325	51.69	2.6
A12-Signage	110.5	170	65.00	3.3
A13-Street Furniture Quality	170.5	280	60.89	3.0
A14-Traffic Flow. Appropriateness	245.5	320	76.72	3.8
SUM A	2523.3	4205	60.01	3.0

Impression Score				
Aggregate Score	4417.3	7170	63.39	3.2

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	27.5	45	61.11	3.1
B16-Dereliction, Absence of	271.5	325	83.54	4.2
B17-Detailing, Maintenance	271.5	325	83.54	4.2
B18-Facade Quality	209.5	315	66.51	3.3
B19-Planting Private	232	315	73.65	3.7
SUM B	1012	1325	76.38	3.8

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	198.5	255	77.84	3.9
C21-Historic Reference Seen	72	320	22.50	1.1
C22-Nomenclature/Place Reference	68	320	21.25	1.1
C23-Quality of Conservation Work	193	270	71.48	3.6
C24-Quality of New Development	131	215	60.93	3.0
C25-Neglected Historic Features	219.5	260	84.42	4.2
SUM C	882	1640	53.78	2.7

Appendix F

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Rockcliffe Park

Month(s) of Interviews: December 2011

Number of People Interviewed: 2

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none">• Past Chair of Ottawa's Built Heritage Advisory Committee (OBHAC)• Board member of Heritage Ottawa, a non-profit advocacy group• Coordinator of Heritage Planning
2. How did the HCD come about?	<ul style="list-style-type: none">• Designated by the former Village of Rockcliffe as the residents and heritage committee wanted to preserve the identity, character and architecture of the area before the City of Ottawa amalgamated and they would otherwise lose control over the Village (2)
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none">• Well accepted by most residents until they want to alter/demolish their properties and rebuild (2)• Property owners pay a lot of money for their property and feel entitled to alter it as they please, leads to a battle to monitor the construction of monster homes
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none">• Heritage planning staff and OBHAC review applications• Staff has a lot of discretion in making approvals due to limited resources and abundance of protected properties in the City• Applications for alterations are required and dealt with through the Building Permit process (2)• Some management undertaken through the City's Heritage Grant Program
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none">• Building Permit process utilized• All designated and listed properties are flagged in a database and tiered based on level of protection, when an application comes in staff know how to address the scope of work• Small scale (minor) alterations are dealt with by staff (2)• Larger scale heritage applications are addressed through pre-consultation (2)• City staff prepare a report that is sent on to the Built Heritage Advisory Committee, Planning Committee and finally Council who accepts/rejects application (2)
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none">• City circulates notification letters to districts, surrounding communities and Heritage Ottawa when applications and designation requests are received• Informal communication through community associations (2)
7. In your opinion, what are the issues that are unique to the HCD and how have they been	<ul style="list-style-type: none">• District plan was written with an eye toward preserving the village character and focused on the landscape explicitly• To date an inventory of structures within the district has not been completed, only the landscape character has been identified• No plans in place to guide the designs of new construction• Very wealthy new owners do not have the same appreciation for the Village

managed?	<p>character that long time residents do</p> <ul style="list-style-type: none"> • Results in increased pressure for demolition and new construction (2)
8. What are similar non designated areas?	<ul style="list-style-type: none"> • Manor Park
9. Other comments	<ul style="list-style-type: none"> • Due to designation before the amendments to the 2005 <i>Ontario Heritage Act</i> guidelines are unclear as no formal plan was created