

To: COUNCIL

Meeting Date: 06/08/21

Subject: Request to Alter a Part V Designated Property – 28 Fallbrook Lane

Submitted By: Hardy Bromberg, Deputy City Manager – Community Development

Prepared By: Chelsey Tyers, BES, MCIP, RPP, Cultural Heritage Specialist, WSP Canada Inc.

Report No.: 21-127(CD)

File No.: R01.02.01

Recommendations

THAT Report 21-127(CD) – Request to Alter a Part V Designated Property – 28 Fallbrook Lane – be received for information.

AND THAT Council approve the request to alter the Part V Designated Property, municipally known as 28 Fallbrook Lane, that includes renovations as outlined in Report 21-127(CD).

Executive Summary

Purpose

- The property located at 28 Fallbrook is designated under Part V of the Ontario Heritage Act as part of the Blair Village Heritage Conservation District (HCD).
- Under the Blair Village HCD Plan, the property is not identified as a contributing heritage property (i.e. ‘Very Historic’ or ‘Historic’ property).
- The property owner is requesting permission to renovate the dwelling significantly.
- In accordance with the Ontario Heritage Act, the notice of receipt for the current application to alter 28 Fallbrook Lane was issued on March 29, 2021. Council has 90 days to make a decision on whether or not to approve the application, approve the application with conditions or to provide notice that Council is

refusing the application. If Council fails to make a decision within 90 days, the application is deemed approved. The 90-day clause for the subject application expires on June 29, 2021.

Key Findings

- The subject property does not contribute to the cultural heritage value or interest of the Blair Village HCD.
- The proposed renovations to the dwelling on the subject property will not negatively impact the Blair Village HCD.
- The Municipal Heritage Advisory Committee has recommended that Council approve the requested alteration

Financial Implications

- Costs associated with the proposed development are the responsibility of the property owner.

Background

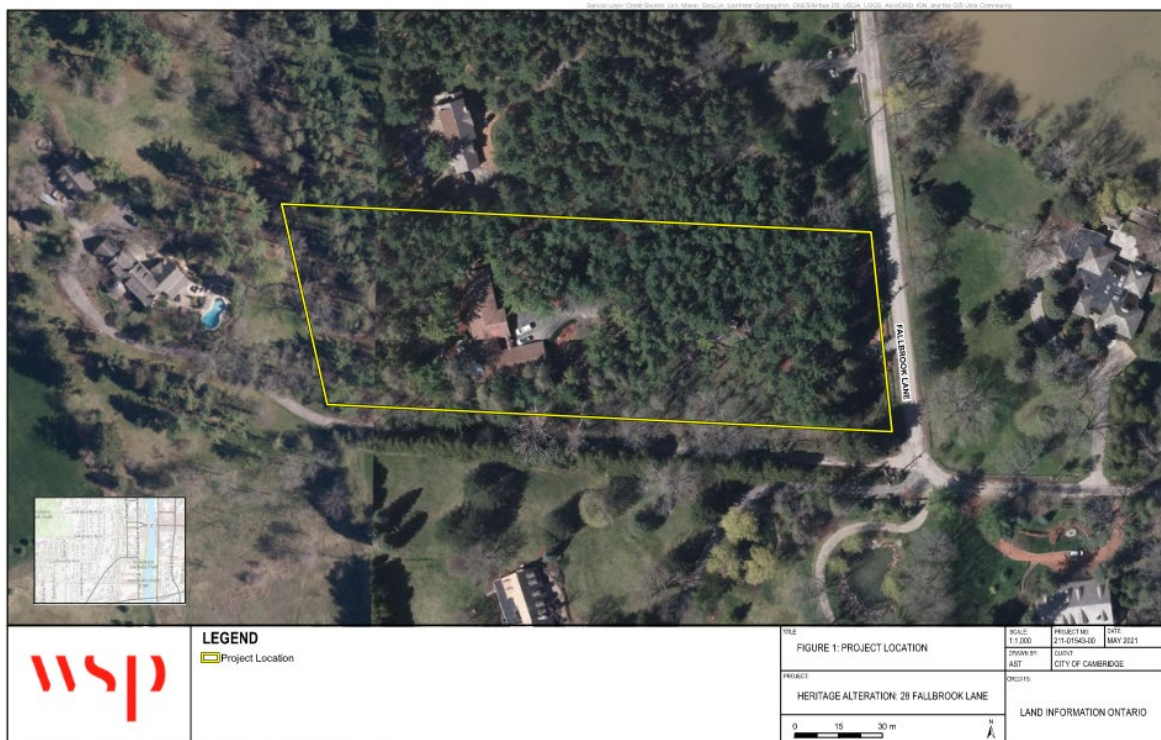


Figure 1: Location Map

The subject property is designated under Part V of the Ontario Heritage Act as part of the Blair Village Heritage Conservation District (HCD) (Attachment 1). The property contains a one-storey frame and stucco dwelling constructed c.1977 influenced by

Central American or Mediterranean styles (Figure 1, Image 1, Attachment 1). Although the property is included in the boundaries of the Blair Village HCD, it is not identified as a building that contributes to the cultural heritage value of the HCD (i.e. ‘Very Historical’ or ‘Historical’). As the subject property is included in the Blair Village HCD, a Cultural Heritage Impact Assessment completed by Robinson Heritage Consulting (RHC) dated February 2021 was submitted. Excerpts of that Assessment are included in Attachment 2. A complete copy of that document can be provided upon request.

The property owner is seeking permission to renovate the existing dwelling significantly (Attachment 3). This includes adding a second storey to the centre block, enclosing the open courtyard at the front and establishing a new front entry and replacing the sunroom with a full conservatory. The proposed renovations also include the addition of new doors, windows, and lower pitched and flat roofs. The additions and renovations will maintain a white stucco finish and the roofs will be clad in shingles. With the renovations, the existing Central American or Mediterranean style dwelling will closer resemble a contemporary suburban style dwelling.

The Municipal Heritage Advisory Committee reviewed the current application to alter 28 Fallbrook Lane at their meeting on May 20, 2021 and recommended that Council approve the requested alteration.



Image 1: View of the front facade of 28 Fallbrook Lane (Photo courtesy of RHC, 2020)

Analysis

Strategic Alignment

PLACE: To take care of, celebrate and share the great features in Cambridge that we love and mean the most to us.

Goal #3 - Arts, Culture, Heritage and Architecture

Objective 3.2 Conserve and make positive contributions to our heritage districts and buildings throughout the community.

The City encourages restoration and use of designated heritage properties to celebrate our built heritage and create attractive, viable neighbourhoods.

Comments

A Cultural Heritage Impact Assessment (HIA) prepared by Robinson Heritage Consulting (RHC) dated February 2021 was submitted with the request to alter the property.

Cultural Heritage Value of the Current Building

The Blair Village Heritage Conservation District (HCD) Plan identifies properties that contribute to the cultural heritage value or interest of the HCD as 'Very Historic' and 'Historic'. The property at 28 Fallbrook Lane is not identified as a contributing property in the HCD Plan, nor are any other dwellings along the west side of Fallbrook Lane. An evaluation under Ontario Regulation 9/06 and the City's criteria for cultural heritage value under Section 4.4 of the 2012 Cambridge Official Plan determined that the subject property does not have cultural heritage value or interest.

Assessment of Impact and Mitigation Measures

While the property was determined not to have cultural heritage value or interest, the HIA assessed the proposed development against the guidelines in the Blair Village HCD Plan.

The Blair Village HCD Plan does not provide specific guidance for renovation of dwellings on properties that do not contribute to the cultural heritage value of the district. The Plan does, however, recommend that the hedgerows along Fallbrook Lane be maintained, and that large entry features such as the masonry ones in front 28 Fallbrook Lane be discouraged (Attachment 4).

28 Fallbrook Lane is a large, wooded lot and the existing dwelling is well setback from the road such that cannot be seen due to the dense wooded area. Therefore, there are no anticipated impacts to the cultural heritage value or interest of the Blair Village HCD.

If Council does not accept the recommendation in this report, the proposed alterations will not be permitted. If Council refuses the application or permits the application with terms and conditions, the property owner may appeal to the Local Planning Appeal Tribunal within 30 days after the owner receives notice of Council's decision.

Existing Policy/By-Law

Ontario Heritage Act

Section 42 of the Ontario Heritage Act identifies the process for altering a Part V designated property. The Ontario Heritage Act requires that within 90 days after the notice of receipt is served on the applicant, Council may give the permit applied for, give the permit applied for with conditions or provide notice that Council is refusing the application. If Council fails to make a decision within 90 days, the application is deemed consented to. The 90 day clause for the subject application expires on June 29, 2021.

Blair Village Heritage Conservation District (HCD) Plan

The Blair Village HCD Plan identifies guidelines for alterations within the HCD. Attachment 4 provides relevant excerpts from the Plan.

City of Cambridge Official Plan

Section 4.10 requires an HIA be submitted for a development proposal that includes or is adjacent to a designated property or cultural heritage landscape, or that includes a non-designated resource on the Register.

Financial Impact

Costs associated with the proposed development are the responsibility of the property owner.

Public Input

The Municipal Heritage Advisory Committee meetings are open to the public. The report is posted publicly as part of the agenda process.

Internal/External Consultation

The Municipal Heritage Advisory Committee (MHAC) reviewed the application at their meeting on May 20, 2021. The MHAC recommended that Council approve the request to renovate the dwelling at 28 Fallbrook Lane.

Conclusion

WSP concurs with the findings of the Heritage Impact Assessment (HIA) that the proposed renovations to 28 Fallbrook Lane will have no impact on the cultural heritage value or interest of the Blair Village Heritage Conservation District (HCD).

For the reasons above, WSP recommends that Council allow the proposed renovations.

This application aligns with the City's Strategic Plan which encourages sympathetic alterations within HCDs to celebrate our built heritage and create attractive, viable neighbourhoods.

Signature

Division Approval

Reviewed by the CFO

Name: N/A

Reviewed by Legal Services

Title: N/A

Departmental Approval



Name: Hardy Bromberg

Title: Deputy City Manager, Community Development

City Manager Approval

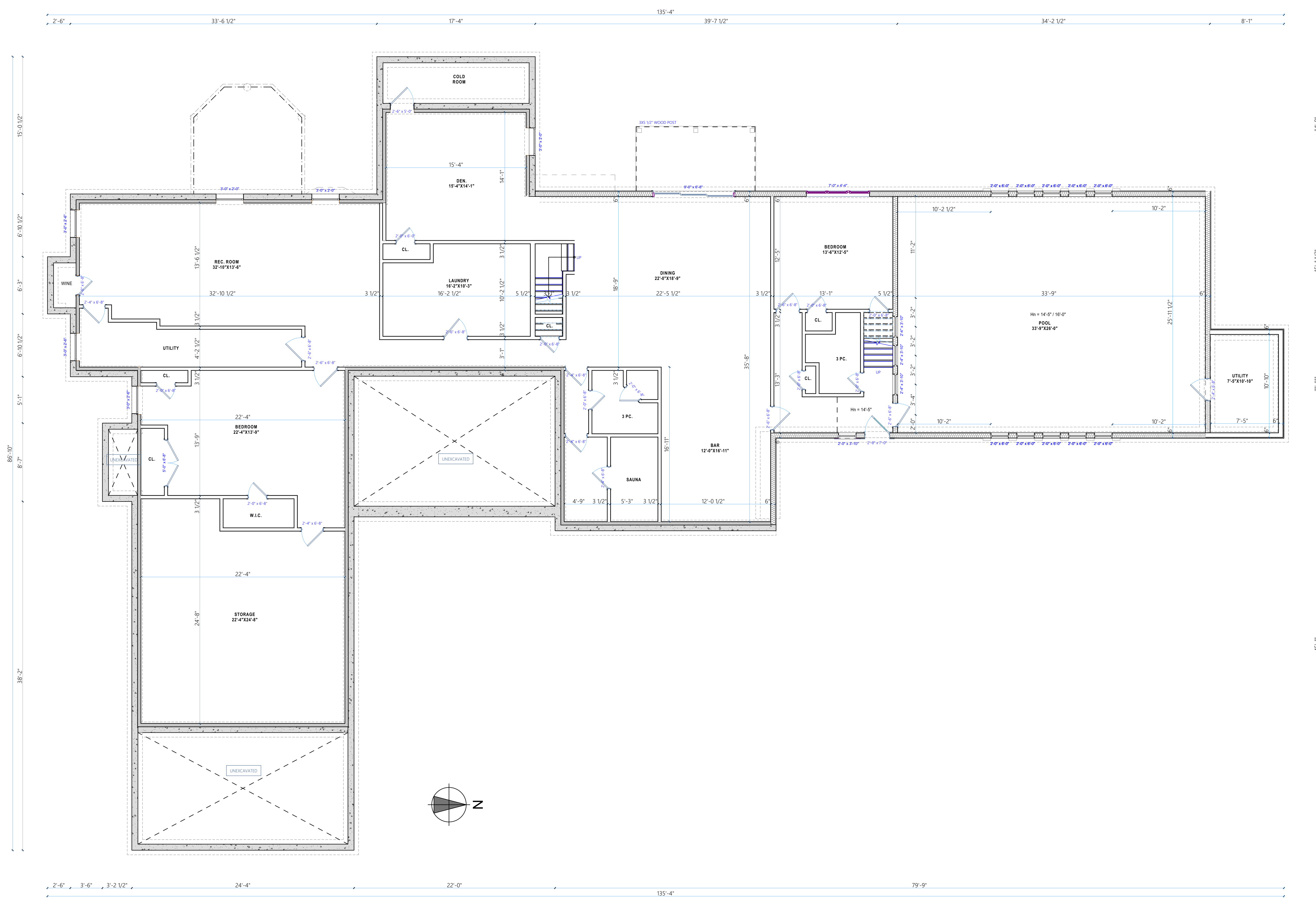


Name: David Calder

Title: City Manager

Attachments

- | | |
|--------------|--|
| Attachment 1 | Existing Elevations and Floor Plans |
| Attachment 2 | Cultural Heritage Impact Assessment: 28 Fallbrook Lane (RHC, 2021) |
| Attachment 3 | Proposed Elevations and Floor Plans |
| Attachment 4 | Relevant Excerpts from the Blair Village HCD Plan |



GENERAL NOTES

DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB.

ALL STEEL ANGLES SUPPORTING BRICK MASONRY TO HAVE MIN. 6" BARS @ 16" O.C. TOP.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED REINFORCEMENT.

ALL ELECTRICAL WORK TO BE COMPLETED PER D.C. 8-3.

BASEMENT FOUNDATION WALLS TO BE FOUNDATION MASONRY OR ALL OTHER FINISHED GRADE TO FINISH FLOOR TOP.

PROVIDE TWO COATS OF ASPHALT DAMPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROXIMATE DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

PROVIDE MIN. 6" OF HEADROOM CLEARANCE BELOW DUCTS/PIPEHEADS/BEAMS.

PROVIDE SCHED. 40 CHANNELS FOR ALL BRICKMASONRY & CONTROL GASE FRESH AIR AND MAKE SURE ARE FULLY SEALED TO EXTERIOR W/ POLYURETHANE AND CORROSION RESISTANT MORTAR.

SMALL DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH ROOM. DETECTORS SHALL BE PROVIDED TO THE ORIGINAL FINISHING COMPONENT. INSTANTANEOUS CORDON MONITOR DETECTOR ON RECREATION FLOOR.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE LINE AND INSTALLATION.

NON-CORRODING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE DIMENSIONED BY JOIST SPACING. THE WALL OR ON LOOKING BETWEEN THE JOISTS.

6" MIN. SPACING GLED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE 1 3/4" MIN. CLEARANCE UNLESS NOTED & RETURN AIR.

REVISIONS

No.	Revision	Date



PROJECT
28 FALLBROOK LN.,
CAMBRIDGE, ON
REHABILITATION OF EXISTING BUILDING

DRAWING TITLE
FOUNDATION/BASEMENT
FLOOR PLAN - EXISTING

SCALE: 3/16" = 1'-0"
DATE: OCT-2020
DRAWN BY: ED
FLOOR AREA: 3,453 sq. ft.
SHEET: A 02

GENERAL NOTES

DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS ON THE DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.

ALL STEEL ANGLES SUPPORTING BRICK WORKER TO HAVE MIN. 1/4" THICKNESS.

ALL ELECTRICAL WORK TO BE COMPLETED PER D.C. 5.3.

GRANITE TO BE SET ON WALLS TO BE FINISHED AND SET ON UNFINISHED GRADE TO BE PROTECTED FROM DAMAGE.

PROVIDE TWO COATS OF ASPHALT DAMPPROOFING TO ALL BATHROOM FLOOR WALLS.

PROVIDE APPROXIMATE CHIMNEY LAYERS TO FOUNDATION WALLS FROM GRADE.

PROVIDE MIN. 6" OF HEADROOM CLEARANCE BELOW DUCTS / REARHEADS / BEAMS.

PROVIDE LANDING PROTECTION FOR ALL STAIRWAYS & CONTROL CASES. REPAIRS AND PATCHES TO BE MADE TO EXTERIOR OF BUILDING.

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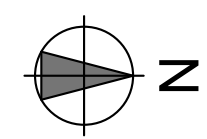
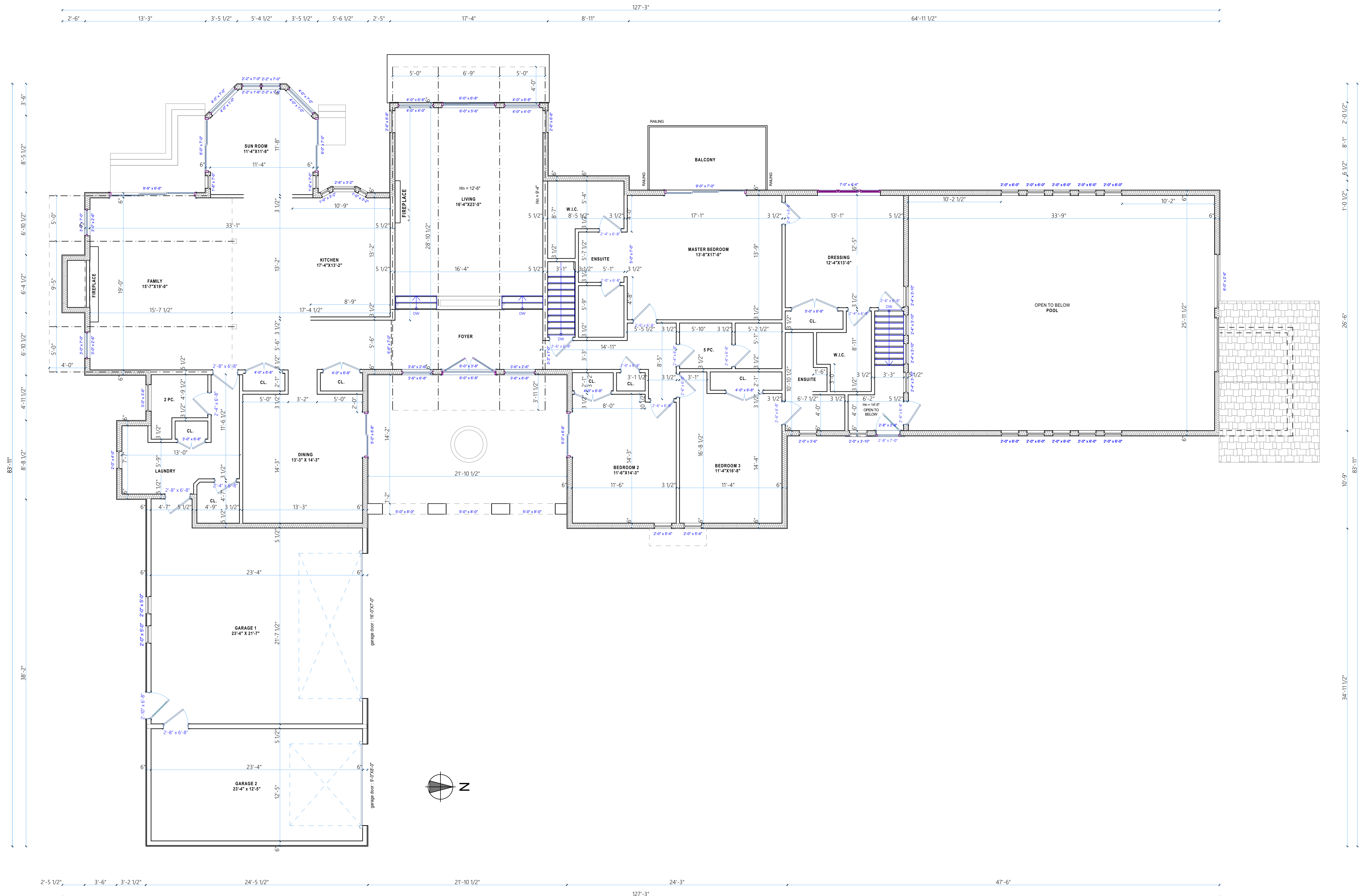
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PROVIDE LANDING PROTECTION FOR ALL STAIRWAYS & CONTROL CASES. REPAIRS AND PATCHES TO BE MADE TO EXTERIOR OF BUILDING.



No.	Revision	Date

360
PRODUCT
DESIGN

12 Sunset Blvd
Cambridge, ON M5S 1A7
519-807-7775
contact@360productdesign.com

PROJECT
28 FALLBROOK L.N.
CAMBRIDGE, ON
REHABILITATION OF EXISTING BUILDING

DRAWING TITLE
MAIN FLOOR PLAN - EXISTING

SCALE: 3/16" = 1'-0"
DATE: OCT-2020
DRAWN BY: ED
FLOOR AREA: 4,022 sq. ft.
SHEET: A 03

Attachment 2 - Cultural Heritage Impact Assessment: 28 Fallbrook Lane (RHC, 2021)

5.3 Determining Cultural Heritage Value and Interest

The following criteria (in the left column of the table) are prescribed by Ontario Regulation 9/06 under the Ontario Heritage Act for determining cultural heritage value or interest: In the opinion of Robinson Heritage Consulting, the property known as 28 Fallbrook Lane in the City of Cambridge, has no cultural heritage value in and of itself. It is designated under part V of the Heritage Act by virtue of its location inside the BVHCD but is not recognized as a contributing building on the inventory.

<p>1. The property has design value or physical value because it,</p> <ul style="list-style-type: none"> i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method, ii. displays a high degree of craftsmanship or artistic merit, or iii. demonstrates a high degree of technical or scientific achievement. 	<p>28 Fallbrook Lane has no design value or physical value because it,</p> <ul style="list-style-type: none"> i. is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method, ii. does not display a high degree of craftsmanship or artistic merit, or iii. does not demonstrate a high degree of technical or scientific achievement.
<p>2. The property has historical value or associative value because it,</p> <ul style="list-style-type: none"> i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. 	<p>28 Fallbrook Lane does not have historical value or associative value because it,</p> <ul style="list-style-type: none"> i. does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the City of Cambridge, the Village of Blair or the Region of Waterloo, ii. does not yield, or has the potential to yield, information that contributes to an understanding of the City of Cambridge, the Village of Blair or the Region of Waterloo, or - does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture,

	- it does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the City of Cambridge, Village of Blair or the Region of Waterloo.
3. The property has contextual value because it, i. is important in defining, maintaining, or supporting the character of an area, ii. is physically, functionally, visually, or historically linked to its surroundings, or iii. is a landmark.	28 Fallbrook Lane has no contextual value because it, i. is not important in defining, maintaining, or supporting the character of an area, ii. is not physically, functionally, visually, or historically linked to its surroundings, or iii. is not a landmark.

Using criteria from the City of Cambridge’s Official Plan policies (described in Section 3.4 of this CHIA), 28 Fallbrook Lane in the BVHCD in the city of Cambridge does not have cultural heritage value as it does not meet any of the criteria prescribed by Ontario Regulation 9/06 under the Ontario Heritage Act for determining cultural heritage value or interest.

5.4 Statement of Cultural Heritage Value or Interest

The house at 28 Fallbrook Lane in the city of Cambridge was built in 1977 in what would become the Village of Blair Heritage Conservation District. The house at 28 Fallbrook Lane predates the district and therefore the guidelines for new construction within the BVHCD were not in existence. The house is of no cultural heritage value or interest other than as a large, wooded lot consistent with the lots along Fallbrook Lane.

6.0 Proposed Development, Impacts and Mitigation

6.1 Proposed Development

The owners are proposing alterations to the dwelling to update it and make it more functional for their family. Overall, they are retaining the basic footprint and adding a second storey over the middle section maintaining a low roofline. This addition coupled with the new doors, windows and flat roof additions changes the design from a Central American or Mediterranean style to a modern suburban style dwelling.

Demonstrated in Figures 20 and 21, the blind window in the garage gable wall has been removed, new garage doors and windows throughout added, the open atrium would be enclosed with a new columned and hooded front entryway added. This new entryway is more appropriate for the scale and massing of the dwelling and more readily articulates the front entry with the columns and flat roof hood which ties in with the proposed flat roof conservatory in the rear.

Most significantly a second storey has been added over the centre section of the dwelling only in order not to overwhelm the lower sections of the dwelling nor the landscape. The house is quite secluded from Fallbrook and the neighbouring dwelling which is of a similar building height. The tile roof is proposed to be replaced with modern shingle. The dwelling including the additions will maintain a white stucco finish.

Figure 20 - Conceptual rendering (front) (Image: 360 Smart Design, Oct 2020)



Figure 21 - Conceptual rendering (front close) (Image: 360 Smart Design, 2020)



From the rear of the dwelling (Figure 22) the building would rise three stories where the basement is above grade. The proposed flat roofed conservatory ties in with the front entry hood and is balanced nicely with the outdoor kitchen/gilling and entertaining area is expanded and would be better integrated into the dwelling (Figure 23). This is a significant improvement over the current unconnected spaces along the rear elevation. The windows and doors would be replaced with the same as the other elevations.

6.2 Impacts and Mitigations

The original 1977 dwelling at 28 Fallbrook Lane appears to be inspired by a Central American or Mediterranean style which is not a recognized historic style in the district and therefore the dwelling is of no cultural heritage value in its own right and does not contribute to the BVHCD. There is little in the BVHCD that addresses alterations to non-contributing buildings.

The proposed additions and alterations make use of the non-contributing building in a largely sustainable manner with the result that the renovated dwelling would still be a non-contributing building to the BVHCD.

The large, wooded lot is typical of those along this section of Fallbrook Lane and the proposed development retains the large, mature trees and thus provides limited views of the house from the road.

The BVHCD Guidelines does talk to the nature of Fallbrook Lane with hedgerows and recommends that where found are protected and

Figure 22 - Conceptual rendering (rear) (Image: 360 Smart Design, Oct 2020)



Figure 23 - Conceptual rendering (rear corner) (Image: 360 Smart Design, Oct 2020)



encouraged. The guidelines also comment directly on the walls, fences and gates as entry features to properties and indicates that large masonry types such as those found along Fallbrook lane are not in keeping with the BVHCD and should be avoided. The guidelines offer suggestions for simply masonry and wood structures as well as “country” gardens that avoid urbanizing the laneway. Likewise gravel for lanes or driveways are appropriate in country settings. RHC would concur and would recommend that the “gates” and wing walls be softened with more natural plantings and if replaced that a style from the BVHCD guidelines be adopted.

7.0 Conclusion

This Cultural Heritage Impact Assessment (CHIA) has confirmed that there is no cultural heritage value in the dwelling on the property at 28 Fallbrook Lane within the BVHCD in the city of Cambridge. Built in 1977, the original dwelling is designed in a Central American or Mediterranean-inspired style which is not a contributing dwelling in the BVHCD. The subject property is located in the BVHCD and therefore is designated which triggered the need for a CHIA which ultimately after assessed was determined that the property does not satisfy the criteria to determine cultural heritage value used by Ontario Regulation 9/06, the City of Cambridge Official Plan and the BVHCD Study and Guidelines.

RHC anticipates no negative impacts to the dwelling associated with the proposed additions and alterations and therefore is of the opinion that would not pose a negative impact on the BVHCD.

Attachment 3 - Proposed Elevations and Floor Plans



GENERAL NOTES

DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS SHOWN. THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY ALL DIMENSIONS ON THE JOB.

ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 6" BEARING @ ENDS, TYP.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.B.C. 9.34.

GARAGE FOUNDATION WALLS TO BE FOUNDED MIN. 4'-0" BELOW FINISHED GRADE TO ENSURE FROST COVER, TYP.

PROVIDE TWO COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

ENSURE MIN. 6'-5" HEADROOM CLEARANCE BELOW DUCTS / BULKHEADS / BEAMS.

PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & DRYERS. GAS FIREPLACES AND RANGE HOODS ARE TO BE VENTED TO EXTERIOR w/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.

SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALLING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE GRAB BAR INSTALLATION.

NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS.

5/8" THICK SHEATHING GLUED & SCREWED UNLESS OTHERWISE NOTED.

INTERIOR DOORS TO BE UNDERCUT 3/4" FOR ROOMS WITHOUT A RETURN AIR



12 Sunset Blvd.
Cambridge, On N1S 1A7
519-807-7778
contact@360smartdesign.com

PROJECT
28 FALLBROOK LN.,
CAMBRIDGE, ON
REHABILITATION OF EXISTING
BUILDING

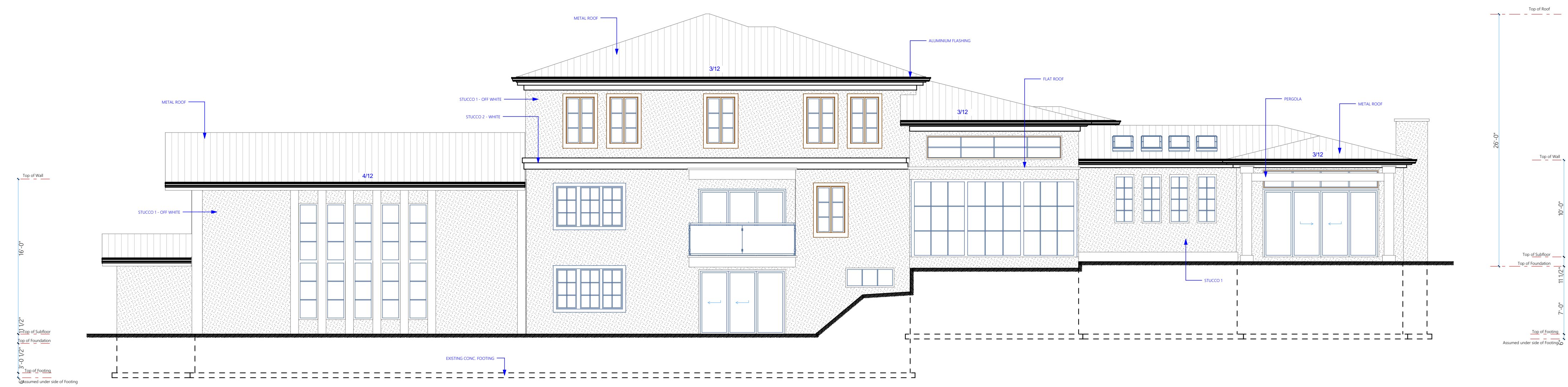
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RENDERS

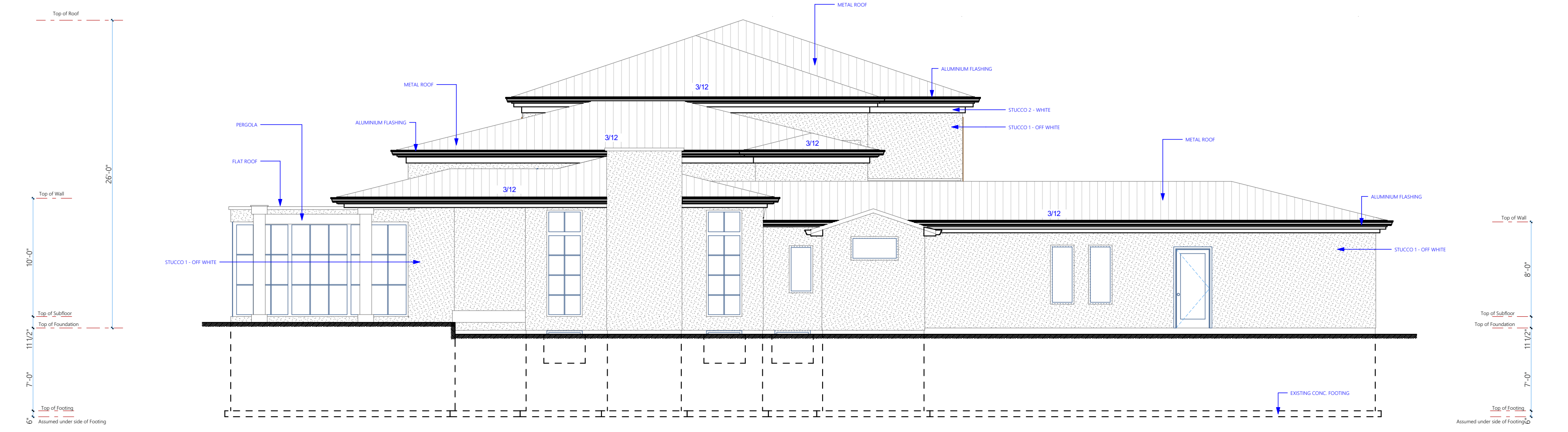
SCALE	3/16" = 1'-0"	DATE	OCT- 2020
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FLOOR AREA	-		00



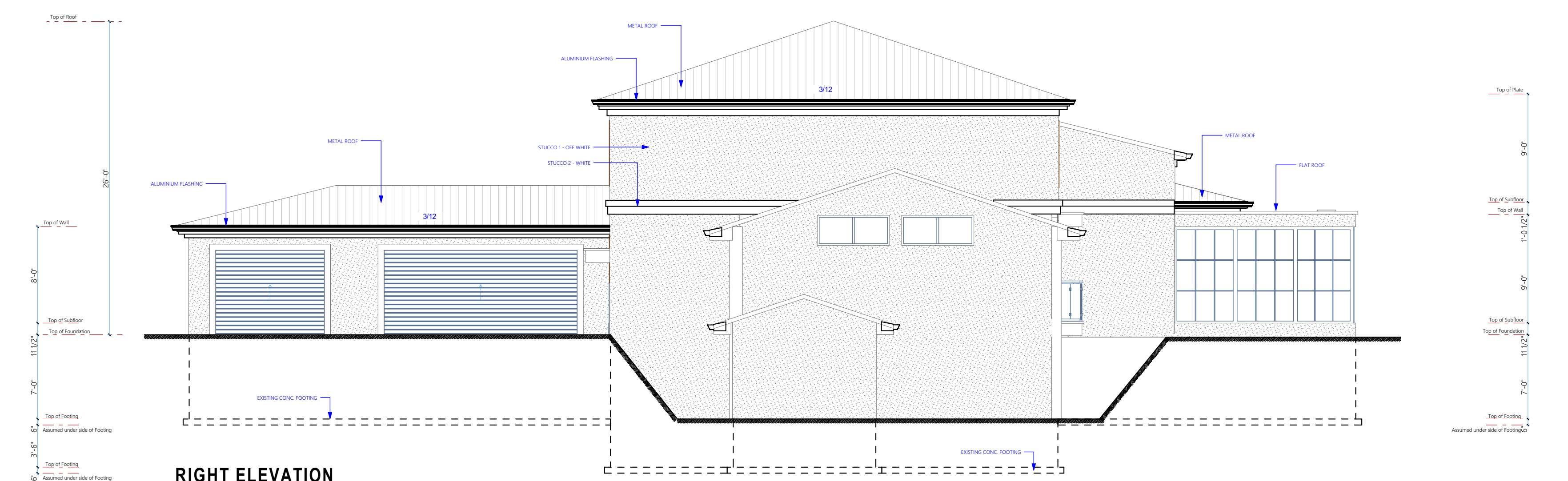
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

GENERAL NOTES

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ALL STEEL ANGLES SUPPORTING BRICK VENEER TO HAVE MIN. 4" BEARING @ EACH END.

ALL STRUCTURAL MEMBERS TO HAVE MIN. REQUIRED BEARING.

ALL ELECTRICAL WORK TO BE COMPLETED AS PER D.C. 9.3.

BASEMENT TO BE FINISHED TO FINISH FLOOR (FF) OF ALL UNFINISHED GRADE TO FINISH FLOOR TO FINISH FLOOR.

PROVIDE TWO COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.

PROVIDE APPROXIMATE DRAINAGE LAYER TO FOUNDATION WALLS FROM GRADE.

PROVIDE MIN. 4" FIBERGLASS CLEARANCE BELOW DUCTS / REAR VENTS / BEAMS.

PROVIDE VENTING PROVISIONS FOR ALL MECHANICAL & CONTROL VENTS. REFRIGERANT AND CONDENSATE VENTS TO EXTERIOR TO BE CORROSION RESISTANT AND CORROSION RESISTANT TO EXTERIOR.

ROOF VENTING PROVISIONS REQUIRED ON EACH FLOOR LEVEL AND EACH SECTION. THE WALLS SHALL BE FINISHED TO FINISH FLOOR TO FINISH FLOOR.

PROVIDE SOLID BLOCKING IN BATHROOM WALLS FOR FUTURE LINEN METALIZATION.

NON-CORROSION WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE DIMENSIONED BY JOISTS BENEATH THE WALL OR ON BLOOKING BETWEEN THE JOISTS.

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REVISIONS

No.	Revision	Date

360
PRODUCT DESIGN

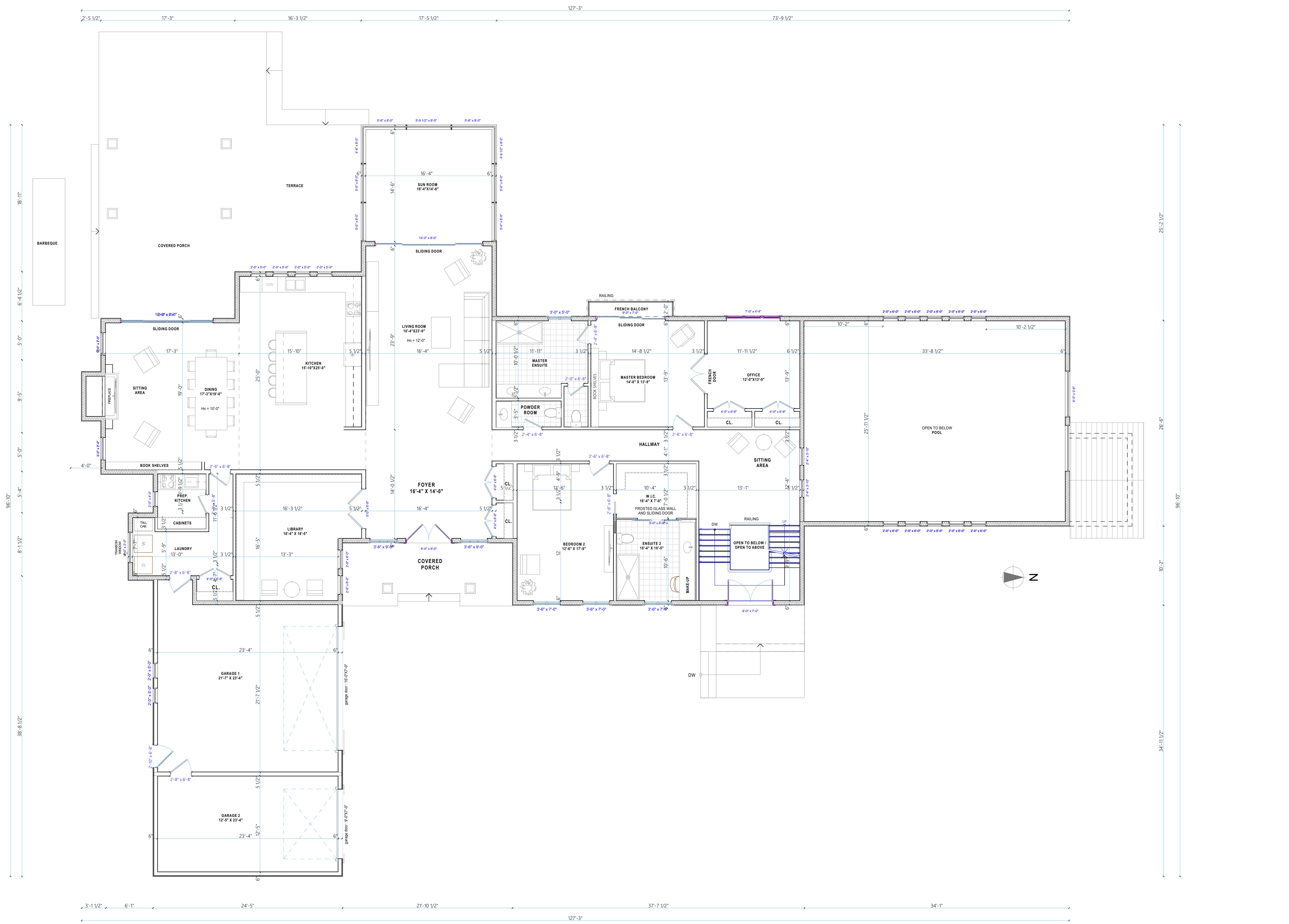
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Cambridge, ON N1S 1A7
519-807-7775
contact@360productdesign.com

PROJECT
28 FALLBROOK LN.,
CAMBRIDGE, ON
REHABILITATION OF EXISTING BUILDING

DRAWING TITLE
ELEVATIONS-PROPOSED

SCALE: 3/16" = 1'-0"
DATE: OCT - 2020
DRAWN BY: ED
FLOOR AREA: 9,201 sq. ft.

A01



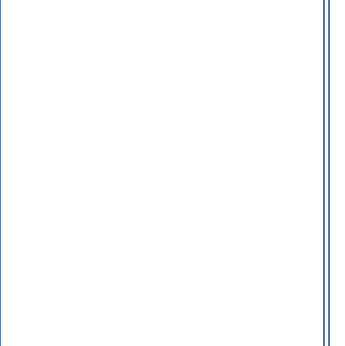
GENERAL NOTES

- DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS ON THE DRAWING. VERIFY ALL DIMENSIONS ON THE JOB.
- ALL STEEL ANGLES SUPPORTING BRICK MASONRY TO HAVE MIN. #4 REINFORCING BARS.
- ALL ELECTRICAL WORK TO BE COMPLETED AS PER O.C. # 34.
- GRAB BAR INSTALLATION TO BE FINISHED AS PER ALL FINISHED GRADE TO FINISH FLOOR TOP.
- PROVIDE TWO COATS OF ASPHALT DAMPPROOFING TO ALL BELOW GRADE FOUNDATION WALLS.
- PROVIDE APPROXIMATE DRAINAGE LAYER TO FOUNDATION WALLS (SEE DRAWING).
- PROVIDE MIN. 6\"/>

- PROVIDE FINISH FLOORING FOR ALL INTERIORS & EXTERIORS. USE FINISHES AND MATERIALS AS SHOWN ON THE DRAWING. FINISHES MUST BE DURABLE AND CORROSION RESISTANT.
- DOOR AND WINDOW THRESHOLDS TO BE FINISHED TO MATCH FINISH FLOORING.
- PROVIDE SILENCING MEASURES IN BATHROOMS FOR FUTURE SOUND MITIGATION.
- NON-COMBUSTIBLE WALLS PARALLEL TO THE FLOOR SHALL BE FINISHED BY CAST IN PLACE CONCRETE OR Gypsum BOARD WITH FINISH MATERIALS.
- DOOR THRESHOLDS TO BE FINISHED TO MATCH FINISH FLOORING.
- INTERIOR DOORS TO BE FINISHED TO MATCH FINISH FLOORING.

REVISIONS

No.	Revision	Date



PROJECT
28 FALLBROOK LN.,
CAMBRIDGE, ON
REHABILITATION OF EXISTING BUILDING

DRAWING TITLE
MAIN FLOOR - PROPOSED

SCALE: 3/16" = 1'-0"
DATE: OCT - 2020
DRAWN BY: ED
FLOOR AREA: 4,422 sq. ft. (925 sq. ft. POOL.)

A03

Attachment 4 - Relevant Excerpts from the Blair Village HCD Plan

- Goals
- To maintain the narrow paved width (21') and shoulders (8').
 - Not to undertake road widening or installation of sidewalks, curbs, gutters and street lights. To finish in tar and chip.
 - To conserve and extend the hedgerows and street trees through management and annual pruning.
 - To identify the road with historic style street signs.
 - To carefully manage street trees and hedgerows with annual pruning.

MORNINGSIDE DRIVE

Morningside is one of the very earliest routes in the village, originating in 1800 as a wagon track into Joseph Wismer's farm and later extended to Doon and known as the road to Ferrie's Mill or Mill Street.

- Goals
- To maintain the narrow paved width (20') and shoulders (8').
 - To improve the appearance of the drive so it becomes part of the old village. Improvements would include planting edge street trees and hedgerows. Street lights should not be installed. Use tar and chip.
 - To identify the drive with historic style street signs.

LANGDON DRIVE

Langdon Drive began as a farm lane heading south through the Bechtel farm to the family's land holdings in Township of North Dumfries. It eventually connected with other primitive roads and became a public road under the Township of Waterloo in 1830. It is still a beautiful, narrow rural road enclosed by a dense hedgerow.

- Goals
- To maintain the narrow paved width (17') and shoulders (7').
 - To conserve and enhance the edge trees and hedgerows through management and annual pruning.
 - Not to widen the Drive or install curbs, gutters and street lights. To finish in tar and chip.
 - To post a "No Truck" traffic sign.
 - To identify the drive with historic style street signs.

FALLBROOK LANE

Access to Bechtels' tannery was by a track which turned off the farm road (now Langdon Drive) that led to the family's land in North Dumfries. Over time, this track was extended and then turned back towards the river to meet the earthworks of the mill dam on Blair Road. Many years later the track connected with Blair Road and became a public street, Fallbrook Lane. It is one of the most beautiful small scenic roads in the village.

- Goals • To maintain the narrow paved width (17') and shoulders (7').
- To conserve and enhance the edge trees and hedgerows through management and annual pruning.
- Not to widen the lane or install curbs, gutters. Use tar and chip.
- To identify the lane with historical style street signs.

MEADOWCREEK LANE

Meadowcreek Lane is a later addition to the streets of Blair, appearing as Craig Street on the Allan and Geddes Survey of 1857 (former Benjamin B. Bowman farm). It is thought to have been in place by 1862 as a narrow gravel road. When the new school (present Blair Outdoor Education Centre) was built in 1959, Meadowcreek was extended further south across Old Mill Road. While relatively new compared with the other streets, it has an attractive rural character with fine views across a horse paddock at the west end.

- Goals • To maintain the narrow paved width (16') and shoulders (2').
- To conserve and enhance the edge trees and hedgerows through management and annual pruning.
- Not to widen the lane or install curbs and gutters. Use tar and chip.
- To identify the Lane with historical style street signs.

ASHTON STREET OR CEMETERY LANE

Ashton Street probably originated in the early 1800s as a narrow lane from Old Mill Road to the cemetery. When the Allan and Geddes Survey was laid out in 1857, Ashton Street followed its course; the section north of Old Mill Road was never put through. In 1930, the Cemetery Board created a ceremonial entrance to the cemetery by erecting stone pillars and an ornamental archway at the Old Mill end of the lane. Frost undermined the structure, and at some point the arch was removed and the pillars reduced to their present form. Aston Street is a landscape gem - short and very narrow and enclosed by high banked hedgerows.

- Goals • To maintain the narrow paved width (12') and shoulders (3').
- To conserve and enhance the edge trees and hedgerows through management and annual pruning.
- Not to widen the lane or install, curbs and gutters. Use tar and chip.
- To re-erect the ceremonial entrance at Old Mill Road, with a metal archway inscribed "Blair Cemetery."
- To identify the lane with historic style street signs.

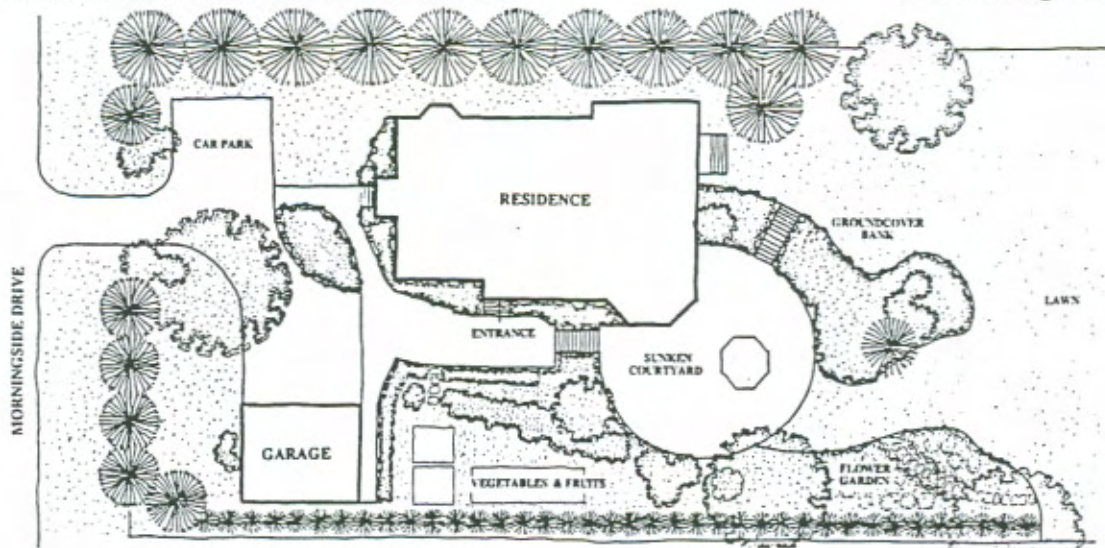
MUNICIPAL SERVICES

All municipal service work that impacts on the character of the historic streetscapes shall be presented to LACAC for review and approval. In general, Hydro, Bell, Cable and gas lines should be buried so as to preserve and enhance existing and future trees and hedgerows.

COUNTRY GARDENS

LANDSCAPE CONSERVATION GUIDELINE

Blair Heritage Plan



Shown above is the garden at 166 Morningside Drive. This is a very well designed residential garden. The lot is not overly large but the garden appears spacious by the way it has been divided up into a series of "rooms." At the front is the garage and car park, both screened by coniferous trees so that only the house is seen prominently and to advantage. Brick paths lead to the front and side entrances, edged with hedges and groundcover. Steps lead down to a paved sunken courtyard in the centre of which is a small pond. Being low and enclosed by a ground cover bank to the north creates a warm micro-climate where many sun-loving plants thrive. Vegetable and flower gardens extend down the south boundary. An old lilac hedgerow, running along one side of the vegetable garden, has been preserved. A lawn continues east to a bank affording magnificent views across the Grand River valley.

The success of this garden results from the way it has been shaped to take advantage of the sloping site to provide a series of delightful garden spaces for different purposes and plants. The house and garden meld together to create a harmonious whole. Over time, more emphasis on native plant material would be welcome.

GOALS

- To encourage country style gardens.
- To plant native plant species that provide continuity with the naturalized landscapes of the village.
- To locate non-native exotic plants around the residence and separated from native plants.
- To integrate residential gardens into the richly diverse living landscape of the village as a whole.

LOCATION

The location applies to existing and new residential gardens in the village.

CONSERVATION GUIDELINES

The Guidelines are voluntary, but they provide assistance for historic conservation,

A country garden should build on the intrinsic qualities of the surrounding rural landscape - qualities of simplicity, organic form and harmonious detail. Simplicity is all. Principles include:

- Allowing the site to suggest the design.
- Enhancing the rural village character.
- Using naturally occurring elements.
- Expressing the local ecology.
- Creating a quiet understated appearance.

These principles will give a garden in Blair coherence, durability and harmony with the surrounding rural landscape. Recommended design details are as follows:

DESIGN DETAILS

General	Create a soft-edged country garden design. Avoid over designed, over built and assertive city style design.
Driveways	Gravel is the traditional rural finish. It is porous and textured. Asphalt paving and concrete pavers are city style finishes.
Entrance Gates	Wood posts and gates are traditional. Elaborate brick or stone piers are city style designs.
Boundary Hedges	Native species hedgerows are a rural tradition. For additional enclosure, a wire fence between wood fence posts can be added. Pressure treated timber fences or chain link fences are city style designs.
Lawns	Traditionally, rural lawns were quite small. Ground cover plantings may be used to reduce the size of the grassed area and therefore the need to use lawn maintenance chemicals.
Fences	Painted wood picket fences were traditional. Other appropriate styles include split rail and wire and post and fieldstone walls.
Flower Beds	Country garden flower borders are traditionally full of a few classic flowers. Invasive exotic species should be avoided.
Hard Surfaces	Traditional hard surfaces were flag stones. They blend with the natural and rural character. Concrete pavers and interlocking blocks are hard-edged city style.
Retaining Walls	Dry limestone walls are a traditional retaining wall approach. Small plants seed in the joints. Pre-manufactured concrete is hard-edged city style.