

Subject: Application to alter 125 Lakeway Drive, a property designated under Part V of the Ontario Heritage Act, located in the Rockcliffe Park Heritage Conservation District

File Number: ACS2024-PRE-RHU-0016

Report to Built Heritage Committee on 16 January 2024

and Council on 24 January 2024

Submitted on January 4, 2024 by Court Curry, Director, Right of Way, Heritage, and Urban Design Services, Planning, Real Estate and Economic Development

Contact Person: Taylor Quibell, Planner I, Heritage Planning Branch

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Ward: Rideau-Rockcliffe (13)

Objet: Demande de modification du 125, promenade Lakeway, propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

Dossier : ACS2024-PRE-RHU-0016

Rapport au Comité du patrimoine bâti

le 16 janvier 2024

et au Conseil le 24 janvier 2024

Soumis le 4 janvier 2024, par Court Curry, Directeur, Services des emprises, du patrimoine, et du design urbain, Services de la planification, des biens immobiliers et du développement économique

Personne ressource: Taylor Quibell, Urbaniste I, Planification du Patrimoine

613-580-2424 ext.74708, taylor.quibell@ottawa.ca

Quartier: Rideau-Rockcliffe (13)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to alter 125 Lakeway Drive according to plans prepared by André Godin Design, submitted October 18, 2023 and the landscape plan prepared by John K. Szczepaniak dated February 1, 2023 conditional upon:

 - a. The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
 - b. The applicant submitting a final landscape plan for approval by heritage staff prior to the issuance of the building permit;****
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

- 1. d'approuver la demande de modification du 125, promenade Lakeway, conformément aux plans préparés par André Godin Design et présentés le 18 octobre 2023, et au plan d'aménagement paysager préparé par John K. Szczepaniak et daté du 1^{er} février 2023, sous réserve des conditions suivantes :**
 - a. Que le requérant fournisse des échantillons de tous les matériaux de revêtement extérieur définitifs à l'approbation du personnel de la Planification du patrimoine avant la délivrance du permis de construire;**
 - b. Que le requérant fournisse un plan d'aménagement paysager définitif, pour approbation par le personnel du patrimoine avant la délivrance du permis de construire;**
- 2. de déléguer au directeur général de la Direction générale de la planification, de l'immobilier et du développement économique le pouvoir d'apporter des changements mineurs de conception;**

- 3. d'approuver la délivrance d'un permis patrimonial valide deux ans à compter de la date de délivrance, sauf si le Conseil municipal en prolonge la validité.**

BACKGROUND

The residence at 125 Lakeway Drive is located on the east side of Rockcliffe Park and is part of the "New Rockcliffe" subdivision plan of 1949. It is located on the south side of Lakeway Drive in the earliest phases of residential development east of MacKay Lake. The building is positioned further back from the street than its neighbours and features a semi-circular driveway that branches off on the east side of the garage. Surrounding the driveway is a large area containing lawns, trees and low-lying garden beds, typical of properties along Lakeway Drive. Trees separate this property from its neighbours and at the rear, the property's grade slopes towards the rear property line (Document 1 – Location Map)

The house was designed by William H. Gilleland and James Strutt and constructed circa 1955. The building is a one and one-half storey house clad in stone and capped with a side gable roof. The residence has an attached garage located on the east side of the building. The building has been altered and enlarged twice; once in 1999 when a single storey addition was added to the front den and again in 2002 when a sunroom was added, and the original siding was replaced with stone. (Document 2 – Current context photos)

The subject property is located within the Rockcliffe Park Heritage Conservation District (HCD) which was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997. The Rockcliffe Park HCD Plan was adopted by City Council in 2016 and came into full force and effect in 2019. The overarching objective of the Rockcliffe Park HCD Plan is to provide direction in managing change and conserving the HCD in a manner that respects its values. As part of the original HCD study, an inventory evaluated each property for its contribution to the cultural heritage value of the HCD. These evaluations were revised in support of the new HCD Plan, and the property at 125 Lakeway Drive was identified as a Grade II property (Document 3 – Heritage Survey and Evaluation Form). The neighbouring property, at 145 Lakeway Drive, located to the east of the subject property, was identified as a Grade I building, and is the only Grade I property in the immediate vicinity of this property.

The Rockcliffe Park HCD was designated 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 Cultural Heritage Value notes that today, the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting. Additionally, Rockcliffe Park features many diplomatic residences, the concentration of which expresses an important trend in Canada's history in international relations.

This report has been prepared because applications for alterations and additions to properties designated under Part V of the *Ontario Heritage Act* require the approval of City Council after consultation with the Built Heritage Committee.

DISCUSSION

The applicant seeks approval to make alterations to the existing one-and-a-half-storey Grade II property. The proposal is a complete renovation, which includes building a second storey across the entire building footprint, re-cladding the building in a combination of natural stucco and stone, adding new windows at the front and creating a more prominent front entrance. Additional alterations include an addition on the east side of the structure to accommodate a two-car garage and a single storey addition at the rear which will include an enclosed pool, with open terrace above. The architectural expression of the altered building will be a neo-traditional style (See Document 6-8).

The applicant provided a landscape plan showing substantial retention of the open front lawn and landscape features. The existing maple tree in the front yard and mature basswoods that line the property will be retained. An existing diseased fruit tree will be removed from the front of the property and replaced with a sugar maple. The existing pavers on the east side of the garage will be removed and replaced with a steppingstone walkway with grass joints to increase the green space. The semi-circular driveway will remain.

Recommendation 1:

The Rockcliffe Park Heritage Conservation District Plan (RPHCDP) has guidelines for alterations and additions to Grade II buildings. There are also guidelines associated with landscaping in the RPHCDP. These note that new additions must maintain a dominance of soft over hard surfaces and visual continuity between properties, particularly in the front and side yards.

The proposal has been evaluated against the guidelines in the Rockcliffe Park HCD Plan and Heritage Staff have determined that the proposal is consistent with the Plan for the following reasons:

- The proposal preserves and maintains the front yard layout and the continuity

and dominance of soft landscaping. This will be achieved by retaining landscape features and removing pavers located on the east of the garage to reduce the hard surfacing on the property

- The new additions respect the established landscaped character of the streetscape because they extend to the rear. In the rear, the grade naturally drops off allowing for the single storey pool addition to be built into the landscape.
- The proposed terrace above the one-storey rear addition will not be visible from the public realm and will not negatively impact the surrounding cultural heritage landscape.
- Although the addition of a second storey will increase the height of the building, it will remain compatible with neighbouring buildings in the associated streetscape. The neighbouring Grade I property (145 Lakeway Drive) has a two storey tower volume located on the side adjacent to 125 Lakeway Drive. The building at 125 Lakeway is located further back from the street than the adjacent Grade I property, which will reduce the visual impact of the additional height from the streetscape. Finally, the compatibility is reinforced by retaining the gable roof, ensuring minimal impact on the overall streetscape of this section of Lakeway Drive.
- The proposed materials for the new additions are more compatible with the HCD than the existing materials as they are natural stucco and stone. This will be an improvement to the existing building and the streetscape.

Heritage staff recommend two conditions of approval for this permit. The applicant must provide final exterior samples for review prior to the issuance of a building permit as a condition of approval to ensure that the selected materials are consistent with the HCD Plan. Staff are generally supportive of the submitted landscape plan but are of the opinion that additional plantings in strategic locations could further reduce the visual impact of the proposed additional height. A condition has been included to allow the applicant to continue to work with staff to refine the landscaping details and ensure any new plantings are appropriately located on the site. An updated landscape plan would need to be submitted for heritage staff approval prior to the issuance of a building permit.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document

establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Rockliffe Park Heritage Conservation District Plan was based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

Conclusion:

Staff have reviewed the application to alter 125 Lakeway Drive in accordance with the objectives, policies and guidelines of the RPHCDP and the Standards and Guidelines and have no objections to its approval subject to the conditions outlined above.

Recommendation 2

Delegate authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development to approve these changes should they arise.

Recommendation 3

Issue the heritage permit with a two-year expiry date from the date of issuance

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 the project is completed in a timely fashion.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

COMMENTS BY THE WARD COUNCILLOR(S)

The councillor is aware of the application related to this report.

CONSULTATION

The plans were posted on the City's Development Application website on November 28th, 2023.

Heritage Ottawa was notified of this application on December 4th, 2023, and offered the opportunity to provide comments.

The Rockcliffe Park Resident's Association Heritage Committee participated in a pre-consultation meeting with the applicant on December 15, 2021. Staff and the Rockcliffe Park Residents Associations provided shared comments to the applicant.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications associated with the recommendations in this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 26, 2024.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Context Photos

Document 3 Heritage Survey Form

Document 4 Site Plan

Document 5 Existing Conditions Elevations

Document 6 Proposed Elevations

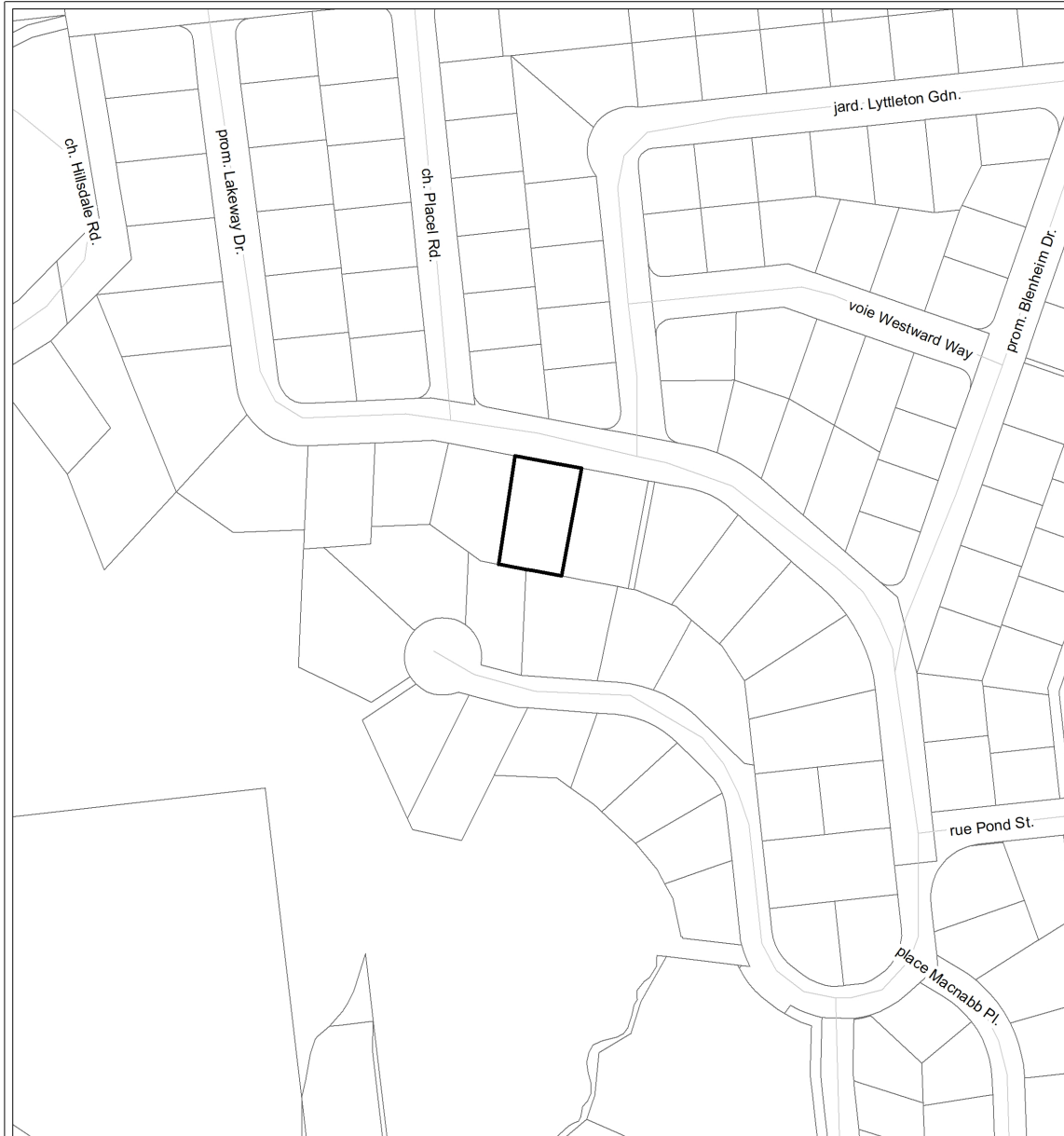
Document 7 Renderings and Streetscape Perspectives




Document 8 Landscape Plan and Perspectives

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto Ontario, M5D 1J3 of Council's decision.

Document 1 – Location Map



		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <p> 125 prom. Lakeway Dr.</p> <p style="text-align: right;"></p>
D09-01-LAKE125	23-0250	
I:\COI\2023\Heritage\Lakeway_125		
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		
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REVISION / RÉVISION - 2023 / 03 / 14		

Document 2 – Current Context Photos



125 Lakeway Drive, Photograph taken from the Street



125 Lakeway Drive



Left: 145 Lakeway Drive (Grade I), Right: 125 Lakeway Drive



Streetscape Photograph of Lakeway Drive



Left: 145 Lakeway Drive (Grade I), Right: 125 Lakeway Drive



125 Lakeway Drive with 145 Lakeway Drive in the distance

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	125 Lakeway	Building or Property Name	042280053				
Legal Description	PLAN M92 LOT 64 TO 65 PT;LAKEWAY S	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure	1955				
Additions	1999: addition to front den 2002: sunroom	Original owner	F.D. Gooderham				



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>Lakeway Drive follows the natural curves of McKay Lake's east side and the pond, winding north-westerly between Pond Street and Sandridge Road. The road itself does not back on McKay Lake, but on Pond Street. Lakeway is intersected at various points by Blenheim Drive, Lyttleton Gardens and Placel Road.</p> <p>Lakeway is characterized almost entirely by single-story post war houses. The street was part of the "New Rockcliffe" subdivision plan of 1949 to include Sandridge, Birch, and Lakeway. Architectural styles tended to reflect the influence of modernist such as Frank Lloyd Wright, Walter Gropius and Mies Van der Rhoë. While individual house styles vary, and some have been re-faced with recent materials, there is a distinct continuity in their scale, massing and street setbacks. Some houses have been modified, or demolished to create two-story houses closer to Sandridge.</p> <p>The front yards along Lakeway are predominantly flat, are the majority are open to the street with modest landscaping using shrubs, bushes and combination of annuals and perennials. Most yards have a mixture of young and mature trees, including pine, maple and birch. There are no curbs or sidewalks along Lakeway, allowing pedestrians, cyclists and vehicle traffic to share the roadway. There is some street lighting but no overhead wiring.</p>	
Character of Existing Property	
<p>Typical of several properties on Lakeway, this residence is situated on an evenly graded property with a mostly open front lawn. The yard is rather deep and features a semi-circular driveway that spans to the residence and which branches off on the east side to the garage. A walkway extends from this to the rear of the building. The area between the driveway and the street is a large area containing lawn as well as ornamental trees and shrubs and three garden beds containing shrubs. Trees separate this property from its neighbours.</p>	
Contribution of Property to Heritage Environs	

<p>Landscape/Open Space The landscape qualities of this property, particularly the relatively open lawn, modest tree plantings, and garden beds containing shrubs, is consistent with nearby properties located on this and surrounding streets, despite being a slightly deeper front yard than most. These features contribute to a unified character of the streetscape and residential area.</p> <p>Architecture/Built Space This area of Rockcliffe is typified by one and two storey residences constructed in mid-20th to late 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 designs.</p>	
Landmark Status	
This is a mostly visible residence on Lakeway Drive, located on the east side of Rockcliffe Park.	
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 open front yard dotted with trees and low-lying garden beds. 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)	1955
Trends	
<p>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.</p> <p>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 and 1960s 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.</p>	

Events
Persons / Institutions
1960: Robert and Frances Taylor -1966-1993: D'Alton F and Nadine Gooderham 1993-1999 Andre Simard and Sabine Theodas (Simard was the high commissioner for Canada to Kuala Lumpur (1997))
Summary / Comments on Historical Significance
The historical significance of this property is due to its role in some of the earliest phases of residential development east of McKay Lake in the mid-20 th century.
Historical Sources
<p>City of Ottawa File Rockcliffe LACAC file Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005. <i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997. <i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988 Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985. Might's Directory of the City of Ottawa http://www.canada.com/ottawacitizen/news/story.html?id=45a0ce75-6f87-4e7d-998f-274c47731835</p> <p>http://www.nrc-cnrc.gc.ca/obj/irc/doc/pubs/ir/ir307/ir307.pdf</p> <p>http://www.thecanadianencyclopedia.com/index.cfm?PgNm=TCE&Params=a1ARTA0000099</p>

Architecture	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: July 2011
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This is a one and one-half storey residence constructed in a rectangular plan. The house is clad in stone and capped with a side gable roof. A gabled dormer is situated on the roof. The front entrance is recessed and covered by the roof overhang. The doorway is embellished by sidelights. A full-length window with decorative shutters is located on either side of the entrance. The west side of the building has a gabled projection containing a window with shutters as does the front façade on the eastern side of the building. The attached garage is located on the east side of the building and is set back from the residence.</p>	

Architectural Style
Designer / Builder / Architect / Landscape Architect
<p>Gilleland and Strutt Willaim H Gilleland and James Strutt formed a partnership and firm in Ottawa during the 1960s. Gilleland was the senior partner. They designed the Ottawa Airport with W.A. Ramsay in 1955-60. The firm designed a modular house unit for the 1957 study of the National Research Council Division of Building Research to determine the problems that might arise with modular building. James Strutt studied architecture at the University of Toronto, was inspired by Buckminster Fuller and interested in unusual geometric building forms, and the harmony of architecture of natural materials and the landscape.</p>
Architectural Integrity
<p>1999: single storey addition to front den, alter garage roof. In 2002, a sunroom was added to the existing Original siding has been replaced with stone</p>
Outbuildings
Other
Summary / Comments on Architectural Significance
<p>This property is an example of mid-century architecture that characterizes the region of Rockcliffe east of the Lake, a region that was developed from the beginning with a focus on higher density housing. The majority of houses were built from a small range of plans with similar scales of one to two storeys that have been customized by their owners.</p>

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			7/10
4. Architectural Integrity		X			7/10
Architecture total					41/100

RANGES	EXCELLENT	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	41x 35% =14.35
Phase Two Total Score	36.75/100 =37

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group				