

Heritage Impact Assessment

Final Submission

June 3rd, 2024



259 Clemow Avenue
Ottawa, ON

Client #23-129 | RMA+SH #24057

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1.0 Introduction

1.1 Project Background

Robertson Martin Architects Incorporated (*doing business as* RMA+SH architects) (The Consultant) was retained in April 2024 by Shean Architects (the Client) to provide a Heritage Impact Assessment (HIA) for a proposed development at 259 Clemow Avenue in Ottawa, ON (the Site). The City of Ottawa defines a Heritage Impact Assessment as “an independent study to determine the impacts of proposed future development on a cultural heritage resource.”

Section 4.5.3.11 of the *City of Ottawa Official Plan* notes that “the City shall ensure that development, and/or capital projects proposed by the City, involving or adjacent to properties designated under *Part IV* or *Part V* of the *Ontario Heritage Act*, shall maintain the integrity of the heritage property’s cultural heritage value and attributes.” As per the Official Plan, the following criterion is the relevant to determine whether a HIA is recommended or required:

- “Where development or an application under the *Ontario Heritage Act* is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment, if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.”

259 Clemow is a protected heritage property under *Part V* of the *Ontario Heritage Act*, as it falls within the boundaries of the *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District*. The residence at 259 Clemow has been identified as a *contributing property* within this district; the Heritage Conservation District Plan notes that contributing properties “have design, historic and/or associative value, or contextual value which contribute to the area’s heritage character as defined in the Statement of Cultural Heritage Value and the Description of Heritage Attributes.”

The proposed development by Shean Architects involves partial demolition, alteration, and addition to the existing residence at 259 Clemow. The Consultant was tasked to evaluate the impact of these changes on the heritage character of the building site and surrounding area.

1.1 Project Team

As noted by the City of Ottawa, a HIA is intended to provide an independent professional opinion and thus HIAs are to be prepared by a heritage professional, who is not the applicant. In alignment with this requirement, qualifications and contact information for the project team have been listed below.

RMA+SH architects
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1.2 Disclaimer

This report has been produced for exclusive use by Shean Architects and the City of Ottawa and may not be copied in whole or in part without the written permissions of this Consultant Team. The report is to be read as a complete entity; no portion of this report may be used as a separate entity. Any use which a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. The Consultant Team accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report. We expressly waive responsibility for the effects of any action taken as a result of this service unless we are specifically advised and participate in this action, in which case our responsibility will be agreed to the value of the services provided at that time. No other warranty expressed or implied is made.

This report is based on background documents received from Shean Architects in addition to heritage documentation from the City of Ottawa. The observations and recommendations provided reflect the Consultant Team's expert opinions based on the information reviewed, as noted above. The report provides information for use by the project in question only, and no warranties are provided that this information is either exhaustive or complete. Our team cannot guarantee the completeness or accuracy of information provided by any third parties.

1.3 Definitions / Key Terms

Adjacent

For the purposes of this document, adjacent means contiguous to.

Adversely impact

A project has the potential to adversely impact the cultural heritage value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the defined cultural heritage value of a resource.

Archaeological resources

Includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Built Heritage

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under *Parts IV or V* of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

Cultural Heritage Resources

Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people.

Cultural Heritage Landscape

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may

be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Protected heritage property:

Property designated under *Parts IV, V or VI* of the *Ontario Heritage Act*; property subject to a heritage conservation easement under *Parts II or IV* of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO *World Heritage Sites*.

2.0 General Information

Address: 259 Clemow Avenue Ottawa, ON

Current Owners: Kevin Yemm & Monica Singhal

Current Owner's Email Address: Kevin.d.yemm@gmail.com

3.0 Current Conditions / Introduction to Development Site

3.1 Cultural Heritage Value and Designation

The subject property is located at 259 Clemow Avenue in the Glebe neighbourhood of Ottawa, Ontario. Originally constructed in 1913, the residence at 259 Clemow Avenue is a good example of the Tudor Revival architectural style with Bay and Gable Influence. The building was designated as a “Contributing Property” within the *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District (CMDLT HCD)* under *Part V* of the *Ontario Heritage Act (OHA)* in 2020.

3.2 Heritage Survey and Evaluation Form

The following is extracted from the *Heritage Survey and Evaluation Form* provided by the City of Ottawa. The complete form is included in *Appendix A – 259 Clemow Avenue Heritage Survey and Evaluation Forms* in this document.

Architectural Style Influences:

Tudor Revival with Bay and Gable Influences

Architectural Description and Features:

This two-and-a-half-storey half-timbered and half red brick home with a stone and mortar foundation is a good example of the Tudor Revival style. Built in a square shape, the roof is hipped with a flat portion in the centre. Each side of the hipped roof has a dormer and the front right of the house having a two-story bay topped with a gable roof. The dormers on the sides of the house are gabled roofed and are ornamented in the Tudor half-timbered style. The upper floors are in the Tudor style as well and the main floor is red brick.

The windows in the street facing dormer are simple sash windows. The dormer is not stuccoed and timbered like the rest of the dormers indicating perhaps it was added after the home was built. It is clad with wooden shingles painted white to make it appear like stucco. The dormers are also curved at the ends rather than straight adding to the Tudor style. The windows on the second floor are all sash windows in a six over six pattern.

The front porch covers two thirds of the western side of the house and continues with the Tudor style. The roof is held up by square pillars and decorated with large brackets providing additional support and decoration. Centered on the wall of the covered porch are large eight over eight sash windows. The covered porch is made of wood painted in the same colour as the Tudor timbering on the rest of the house. The front entrance of the porch has half-height wrought iron gate. The wrought iron gate also matches the wrought iron fence that surrounds the home. On the west side of the house is a driveway that leads to a free-standing double garage.

Integrity:

Good

Landscape / Streetscape Contribution:

This property is on the north side of Clemow Avenue and forms part of the Clemow-Monkland Driveway that has traversed the north end of the Glebe for more than 100 years. This property reflects the distinctive features of the residential Driveway including the house's deep and consistent setback from the street, the open front yards, double tree-lined boulevards and sidewalks and decorative exposed aggregate street lights topped by a frosted glass globe.

History:

The development of Clemow Avenue reflects a period of development in Ottawa during which there was the desire to beautify the city after becoming the capital. The *Ottawa Improvement Commission (OIC)* – the forerunner of the *National Capital Commission (NCC)* – at the recommendation of landscape architect Frederick Todd, initiated the development of a scenic parkway and driveway network around the city in 1903-1904. A driveway through the Glebe along Clemow and Monkland Avenues was proposed to better connect the Central Experimental Farm with the Queen Elizabeth Driveway.

Although the connection of Clemow Avenue to the Central Experimental Farm was never completed, Clemow and Monkland Avenues and eventually Linden Terrace became very attractive streets with tree-lined boulevards, deep setbacks and special light standards. Among Todd's many recommendations for the beautification of Ottawa, he specifically made several suggestions for the design and regulation of the streets and restrictive covenants were put in place to regulate residential design. He also recommended taking advantage of the natural park qualities of Patterson Creek.

Clemow Avenue west of Bank Street was mostly completed by the end of 1910. By 1916 concrete lamp posts had been placed at regular intervals along the Clemow-Monkland Driveway, creating an additional picturesque quality to the area.

The streetscape of Clemow Avenue developed during early part of 20th century. The land was subdivided in 1906, and most of the properties on the street were developed by the mid-1930s.

The development of this section of the Glebe reflects a North American trend in urban development that saw the middle classes moving away from the traditional urban core and into suburbs seeking bigger lots, more privacy and better individual expression. This trend was made possible by the advent of the automobile and, especially in the Glebe, by the *Ottawa Electric Railway* along Bank Street from 1891.

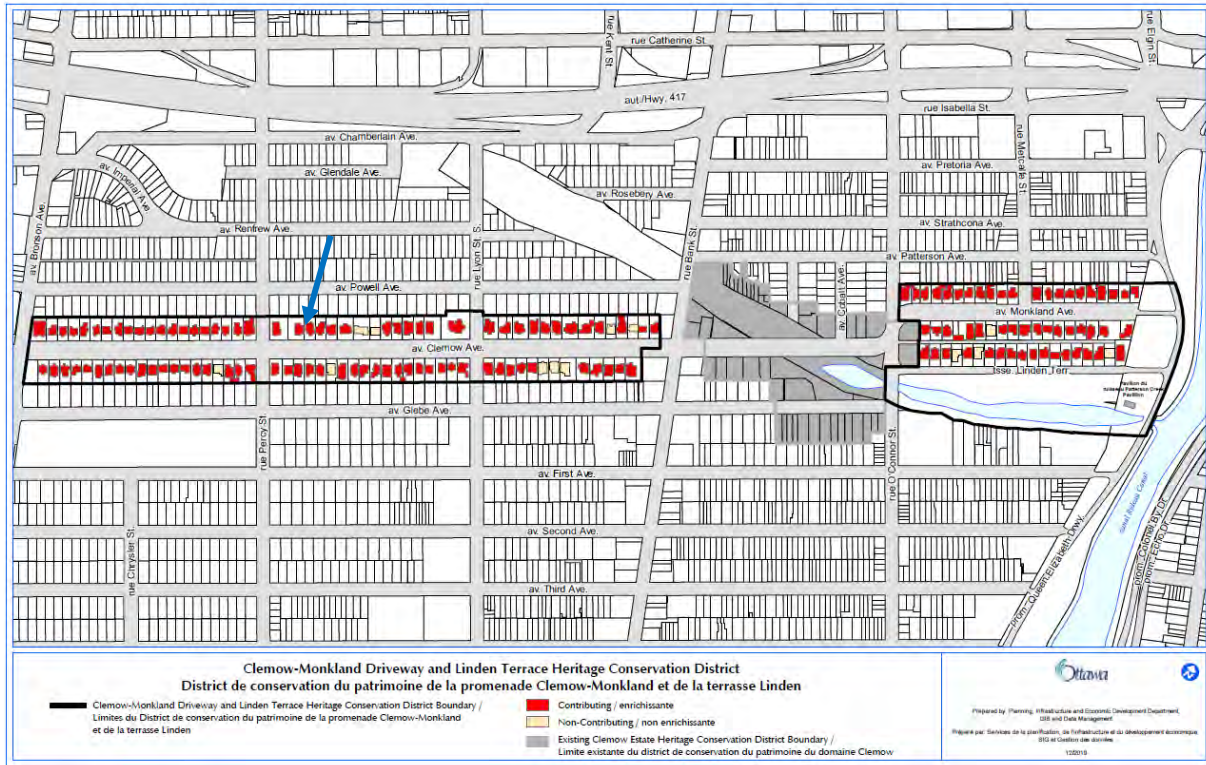


Figure 1 – Plan of contributing and non-contributing properties from the CMDLT HCD. (City of Ottawa, 2020)



Figure 2 – Clemow Avenue, Looking East with Arrow pointing toward 259 Clemow (Library and Archives Canada, 1920s)



Figure 3 – Current View of 259 Clemow (RMA+SH, 2024)



Figure 4 – Streetscape showing 259 Clemow (RMA+SH, 2024)

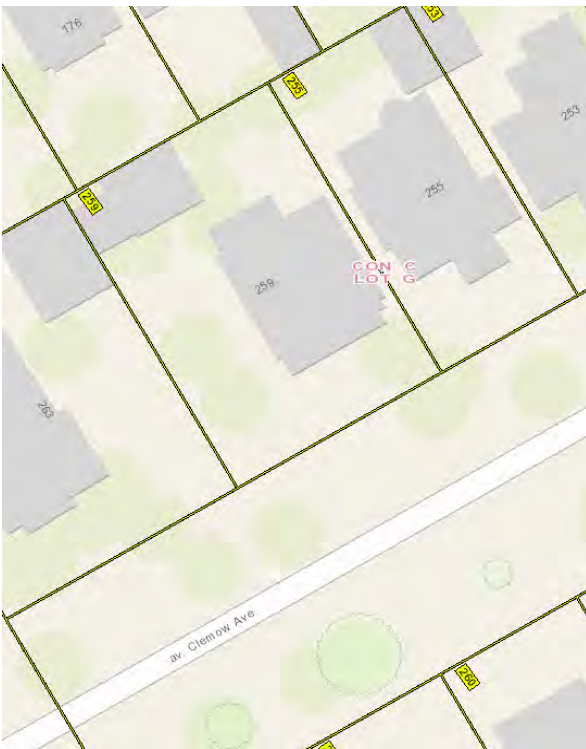


Figure 5 – Site Plan for 259 Clemow Av (GeoOttawa, 2024)

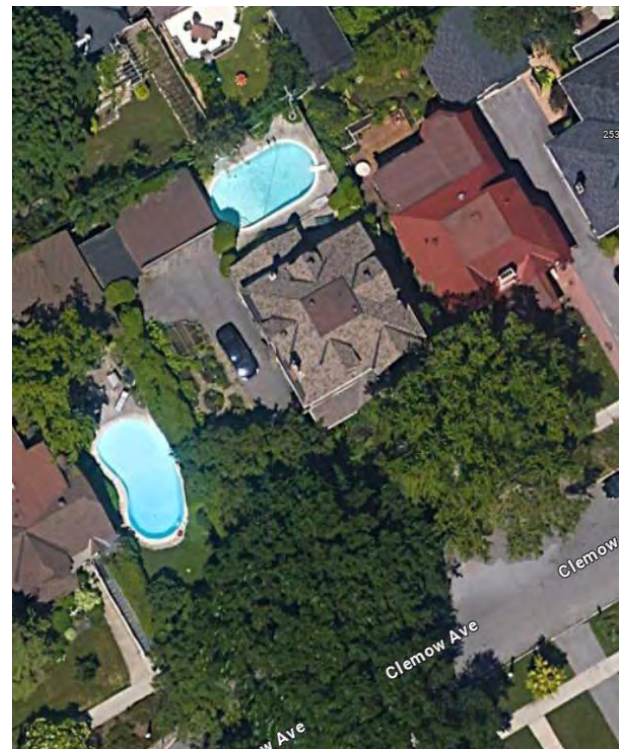


Figure 6 – Satellite Image of 259 Clemow Ave (Google, 2024)

4.0 Background Research and Analysis

The methodology utilized in the preparation of this report included review and reference to the following:

- Proposed development drawings and renders, prepared by Shean Architects, received on April 9th, 2024, with final revision on May 29th, 2024;
- Existing building drawings, prepared by Shean Architects, received on April 9th, 2024;
- *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District Plan*, prepared by City of Ottawa, January 2020;
- *Heritage Survey and Evaluation Form* for 259 Clemow Avenue, prepared by City of Ottawa;
- *The City of Ottawa Official Plan*, November 2022;
- *Ontario Heritage Act*, R.S.O. 1990, c. O.18;
- *Standards & Guidelines for the Conservation of Historic Places in Canada, Second Edition*, Parks Canada, 2010, as adopted by City Council in 2008;
- Maps and Zoning Information from GeoOttawa website;
- Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site;
- Heritage consultation with City of Ottawa; and
- Feedback from the Glebe Community Association Heritage Committee.

5.0 Statement of Significance

The following *Statement of Cultural Value* and *Description of District Attributes* are extracted from the *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District Plan*, produced by the City of Ottawa. The complete HCDP is included in *Appendix B* of this document.

5.1 Statement of Cultural Value

Description of the District

The *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District* is an early 20th century residential neighbourhood near Ottawa's downtown core in the Glebe. The district includes properties adjacent to three streets: Clemow Avenue, (between Bank Street and Bronson Avenue), Monkland Avenue and Linden Terrace (between O'Connor Street and the Rideau Canal), as well as Patterson Creek and its associated park. Largely built between 1906 and 1945, the area has evolved from a forested area outside the city limits, to a mature residential neighborhood that forms part of Ottawa's parkway and driveway network. The *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District* surrounds the existing *Clemow Estate East HCD* on its east and west.

Cultural Heritage Value

The cultural heritage value of the *Clemow-Monkland Driveway and Linden Terrace HCD* lies in its design value as an intact example of an early 20th century streetcar suburb, its historical association with key individuals and trends in Ottawa's history of suburban development, and its history and context as part of Ottawa's parkway and driveway network.

The *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District* has significant design value as an example of a highly intact, early 20th century streetcar suburb. The area retains the majority of its original early 20th century houses which exhibit high quality workmanship and express a mix of architectural influences typical of the time period.

The *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District* also has cultural heritage value for its association with a number of significant individuals and events in the history of Ottawa. Clemow Avenue was originally the estate of former Senator Francis Clemow and his brother-in-law William F. Powell. The development of the estate is credited to their heirs; William Powell, known for reforming the Ottawa Police system and as Chief of Police in the late 19th century, and Henrietta A. Clemow, the daughter of Francis Clemow. Henrietta is significant as an unusual example in Ottawa of a single woman who was involved in real estate speculation in the early 20th century. Henrietta Clemow and her cousin William Powell formed Clemora Realty to develop their estate according to their vision by establishing a restrictive covenant with design guidelines; their original subdivision was registered as “Clemora Park.”

The area of the HCD east of O’Connor Street was originally part of the estate of George Patterson and subsequently Henry Carleton Monk. George Patterson, for whom Patterson Creek is named, was Chief of the Canal Commissariat in 1826 and may have been the Glebe’s first settler. Henry Carleton Monk, for whom Monkland Avenue is named, was a prominent lawyer in Ottawa and alderman in old Ottawa’s Central ward.

The District also reflects trends in early suburban development in the city; as the growth of this area of the Glebe was sparked in part by the construction of the streetcar line on Bank Street in 1891. The arrival of the streetcar meant that residents could work downtown while living in an area of impressive houses within a picturesque setting amongst a population within the same social class. The area was eventually bounded by streetcar lines on Bronson Avenue, Bank Street, and along the southern portion of what was historically Elgin Street (now Queen Elizabeth Driveway), which supported and attracted real estate speculators and residential development.

The *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District* has historical and contextual value as a key part of one of the only residential extensions of the Ottawa Improvement Commission’s (OIC) parkway and driveway network in the capital. Together with Patterson Creek and its surrounding park land, the development of the area is associated with prominent early Canadian landscape architect Frederick Todd. In 1903, Todd provided urban planning recommendations to the OIC that were based on the principles of the “City Beautiful” movement. The OIC implemented many of these recommendations as part of their plan to beautify the capital. In particular, Clemow Avenue was intended to be “one of the finest residential streets in Ottawa” and was to form part of the ceremonial route connecting the Central Experimental Farm to Parliament Hill and the Rideau Canal; Patterson Creek was intended to provide a sense of nature in the city. Between 1903 and 1910, Clemow and Monkland Avenues and Linden Terrace were conveyed from their former estates to the OIC, which implemented restrictive covenants detailing design guidelines for improving and maintaining the public realm. Today, the area exhibits many elements of the OIC’s covenants and beautification program, such the consistent spacing of driveways, canopy trees, the setbacks of houses from the street, and the distinctive aggregate light standards that continue to provide a sense of civic grandeur at a residential scale.

5.2 Description of District Attributes

The attributes that reflect the cultural heritage value of the HCD as part of Ottawa’s parkway and driveway network and the early work of the Ottawa Improvement Commission based on the influences of the ‘City Beautiful’ urban planning movement in the capital include:

Streetscape and Public Realm

- Wide streets, and their verges with canopy trees at regular intervals, sidewalks, open green front yards, unimpeded by hydro poles, lines or other structures;
- Houses that are consistently set back from the street;
- Linear driveways at regular intervals, shared by owners of adjoining lots that lead to garages at the rear of the property;
- Narrow walkways leading from the sidewalk to the principle entry;
- Aggregate light standards, reflecting the 1916 OIC design;
- Patterson Creek and its associated park;
- The O'Connor Street Bridge, the Patterson Creek Bridge and the Patterson Creek Pavilion;
- The mature street tree canopy; and
- The historical layout and planned traditional function of Clemow and Monkland Avenues as a scenic driveway between the Rideau Canal and the Central Experimental Farm.

Views and Viewscapes

- The framed views of the symmetrical boulevard with sidewalks, the consistent setbacks of buildings, regularly spaced mature trees, driveways and lamp standards, along and within Clemow and Monkland Avenues;
- Views from the O'Connor Street Bridge east over Patterson Creek and west over the lagoon within the Clemow Estate East HCD; and
- Views from Patterson Creek Bridge over Patterson Creek and Views from the Creek to the Bridge.

The attributes that reflect the cultural heritage value of the District as an excellent, intact example of an early 20th century streetcar suburb include:

- The location of the area in close proximity to Ottawa's downtown core, connected by the extension of the streetcar line on Bank Street;
- The regular and consistent spatial configuration of the buildings that reflect the historic trends in residential suburban development in the early 20th century;
- An eclectic mix of architectural styles and types including Arts and Crafts, Edwardian Classicism, Queen Anne and Tudor Revival, and Prairie style that together provide a sense of visual cohesiveness and reflect the dominant architectural styles of the early 20th century;
- Predominantly two, to two-and-a-half storey, detached residential buildings with front porches or balconies;
- Prevalent use of brick, with some use of stone or stucco, and stone foundations;
- Decorative architectural elements such as stained or leaded glass windows and elaborate entry doors, decorative brick and stonework, and wood elements; and
- Mix of complex rooflines with a variety of dormers and chimneys.

Specific Attributes (by street) – Clemow and Monkland Avenues

- The wide streets and their verges with sidewalks on the north and south sides;

- The houses set back approximately 10 metres from the edge of the sidewalk on Clemow Avenue and 8 metres on Monkland Avenue;
- Aggregate light standards with globe bulbs; and
- The intersection of Monkland Avenue and the Queen Elizabeth Driveway along the Rideau Canal.

6.0 Description of Proposed Development

The proposed development at 259 Clemow Avenue is understood to include elements of demolition and alteration of the existing residence, as well as a new addition on the rear and west sides of the building.

6.1 Demolition

As noted in the proposed drawing set by Shean Architects, the proposed development includes demolition of two exterior walls, the existing 1-storey sunroom on the north façade, and the existing standalone 2-car garage at the rear of the house. The full north façade and the majority of the west façade, including the north chimney, are being demolished to allow for an open floorplan between the existing building and the new addition (see *Figure 7*). The stone foundation is also being partially demolished on the north and west facades to extend the footprint of the basement into the addition. Lastly, the roof and dormers are also being partially demolished to allow for a new skylight on the west façade, and a new balcony on the upper north façade.

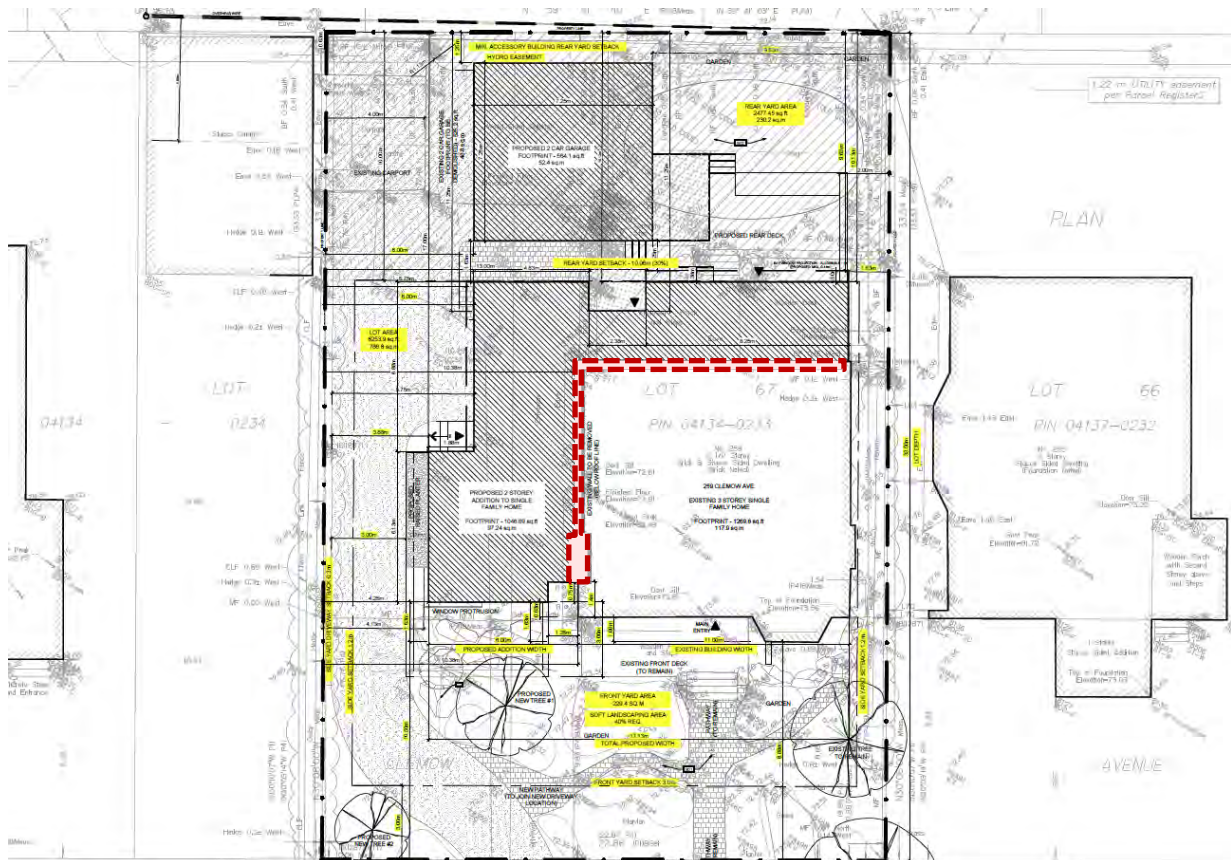


Figure 7 – Site Plan with demolition shown in red (Shean Architects, 2024)

6.2 Alteration

The proposed development at 259 Clemow is understood to include the following replacements of building envelope elements: replacement of existing asphalt shingled roofing with new cedar shake roofing, replacement of existing wood/ leaded glass/ vinyl windows with new metal clad wood windows with muntins to match existing pattern, replacement of existing doors with new wood doors, replacement of siding on the north and west dormers with new cedar shakes, and replacement of existing exterior lighting (see *Figure 8* to *Figure 13*).

In addition to this the following modifications are proposed: modification of the Tudor Revival-style porch with new railings, siding, and brackets; insertion of a new glass skylight that penetrates the existing roof; reconstruction/ replacement of the south dormer to accommodate a small balcony/place of refuge on the rear of the house; blackout/infill of one existing window on the east façade; addition of one new window on the east façade; introduction of grade changes with a lightwell and larger basement window on the south façade; and painting of the existing half timbering and stucco.



Figure 8 – Existing street view (Google, 2021)



Figure 9 – Proposed street view (Shean Architects, 2024)



Figure 10 – Existing porch design (RMA+SH, 2024)



Figure 11 – Proposed porch design (Shean Architects, 2024)



Figure 12 – Existing windows and dormer (RMA+SH, 2024)



Figure 13 – Proposed windows and dormer (Shean Architects, 2024)

6.3 Addition

The final aspect of the proposed development is a modern 2-storey addition on the westerly side and northerly rear of the building, which will extend the footprint of the building and replace the existing sunroom on the rear of the building (see *Figure 14* to *Figure 29*). A glass reveal offsets the original building and new addition on the south façade. The height of the addition extends several feet above the roofline of the existing building with a taller “modern bay” on the southwest corner of the addition, meeting the mid-point of the existing bay. The sizing of the reveal and windows on the addition have been selected based on an analysis of the existing window widths (see *Figure 24*). A window well is also being added on the south façade to allow for large below-grade windows on the new basement level of the addition.

The material palette for this addition is comprised of torrefied wood siding, pre-finished patinated bronze panels, and new stone veneer at the foundation level to match the existing stone foundation (see *Figure 30*). The proposed windows are larger-scale versions of those proposed for the existing building, and are understood to be a combination of metal-clad wood casement and picture windows. The replacement doors are understood to be solid wood. New roofing on the addition is understood to be comprised of 2-ply modified bitumen.

A new standalone 2-car garage with a green roof is being added in the rear yard to replace the existing garage building. A third integrated parking spot is also being added on the west façade of the building. The existing asphalt driveway is being replaced with a permeable driveway and relocated to accommodate the addition, a new rear deck is being added, wood fencing is being added along the west and north lot lines, and new pathways and landscaping are being added in the front yard.

Refer to *Appendix C – Design Package* for the full design package from Shean Architects. Refer to *Appendix D – Existing Building Drawing Package* for drawings of the existing building from Shean Architects.

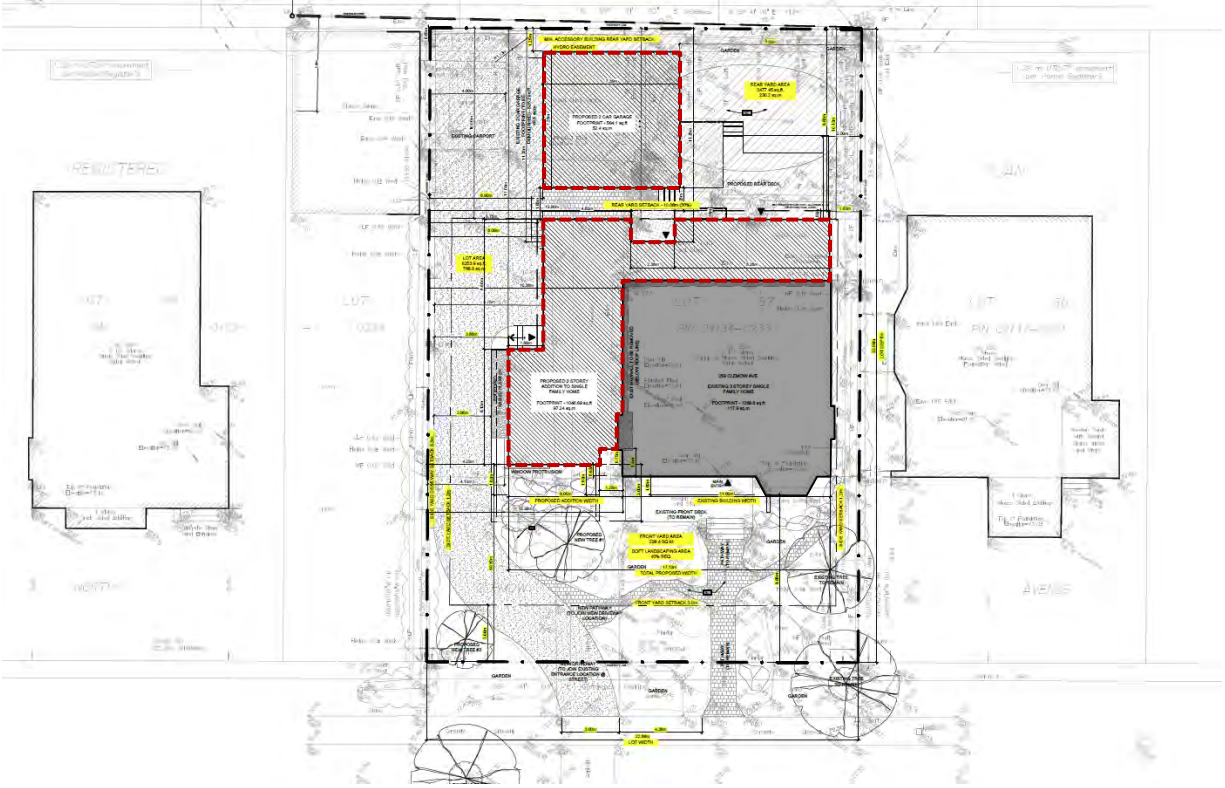


Figure 14 – Proposed Site Plan with existing building in grey and additions in red (Shean Architects, 2024)



Figure 15 – Proposed Context Plan with arrow pointing toward 259 Clemow (Shean Architects, 2024)



Figure 16 – Existing South Elevation (Shean Architects, 2024)



Figure 17 – Proposed South Elevation (Shean Architects, 2024)



Figure 18 – Existing West Elevation (Shean Architects, 2024)

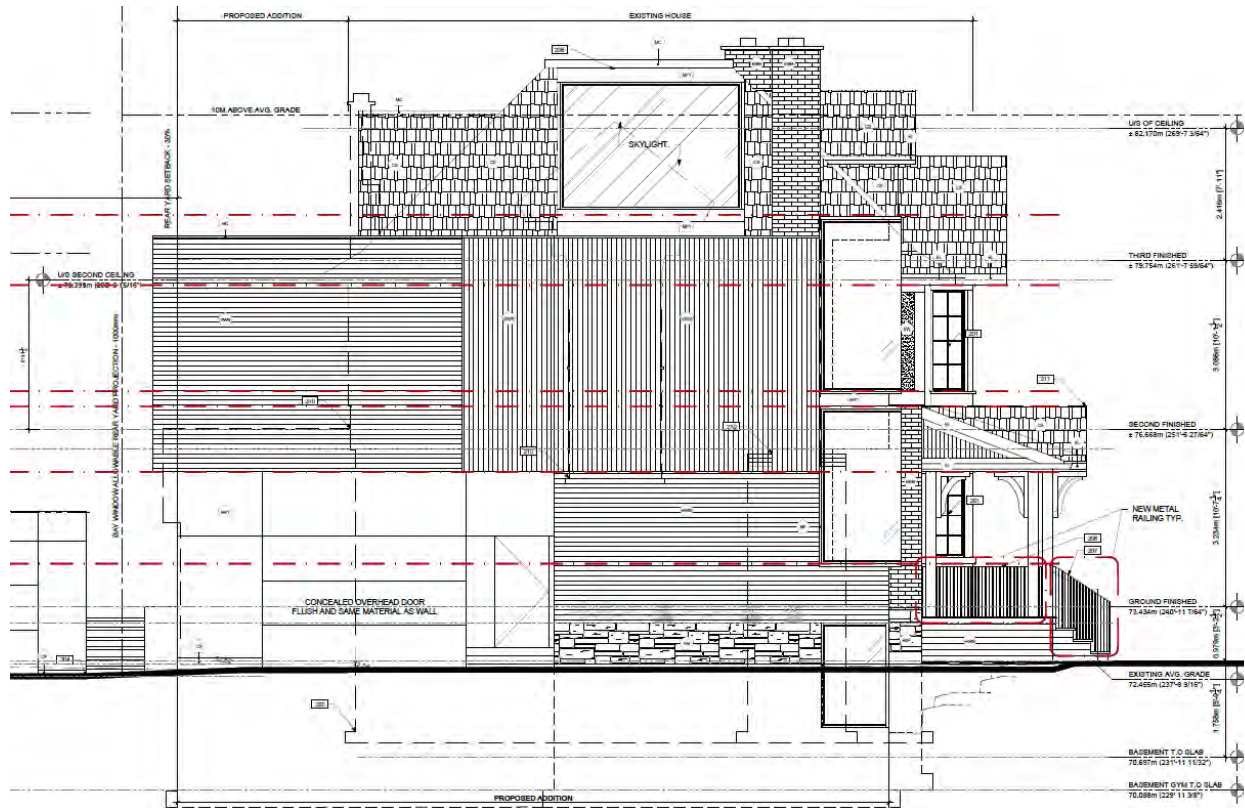


Figure 19 – Proposed West Elevation (Shean Architects, 2024)



Figure 20 – Existing North Elevation (Shean Architects, 2024)

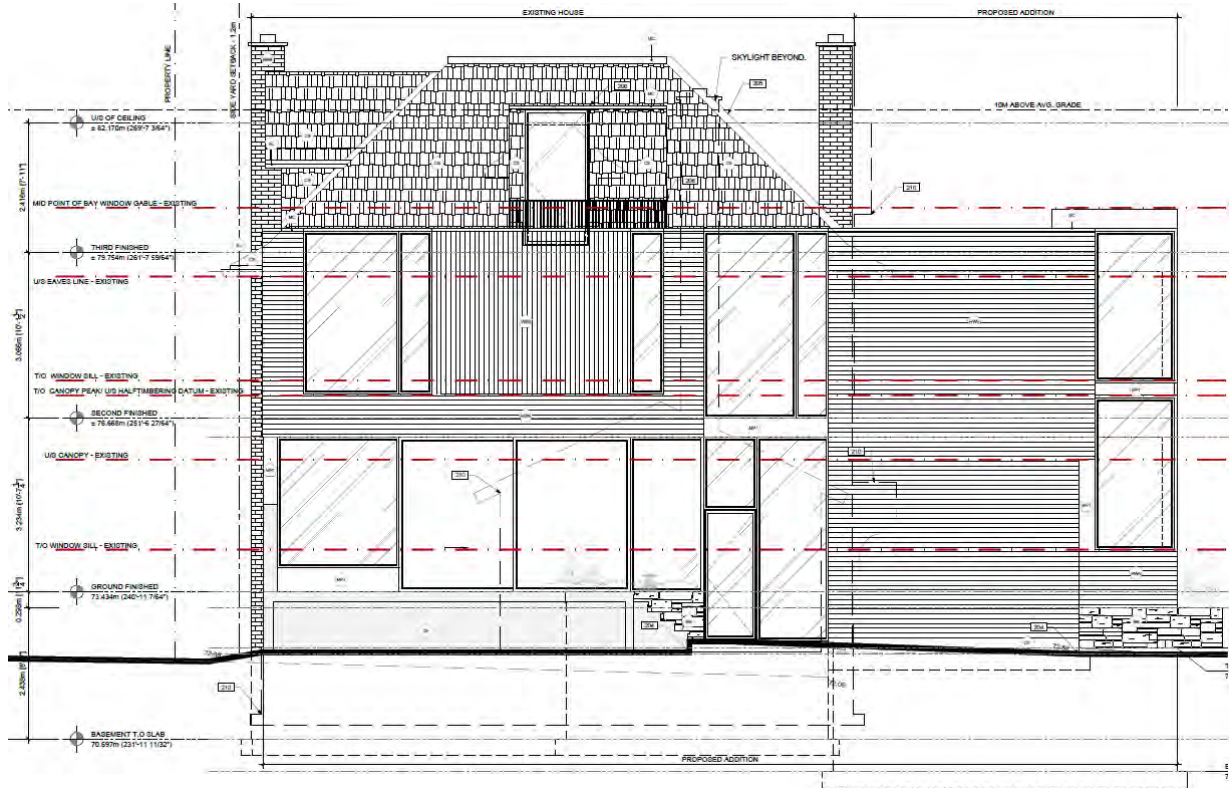


Figure 21 – Proposed North Elevation (Shean Architects, 2024)



Figure 22 – Existing East Elevation (Shean Architects, 2024)



Figure 23 – Proposed East Elevation (Shean Architects, 2024)

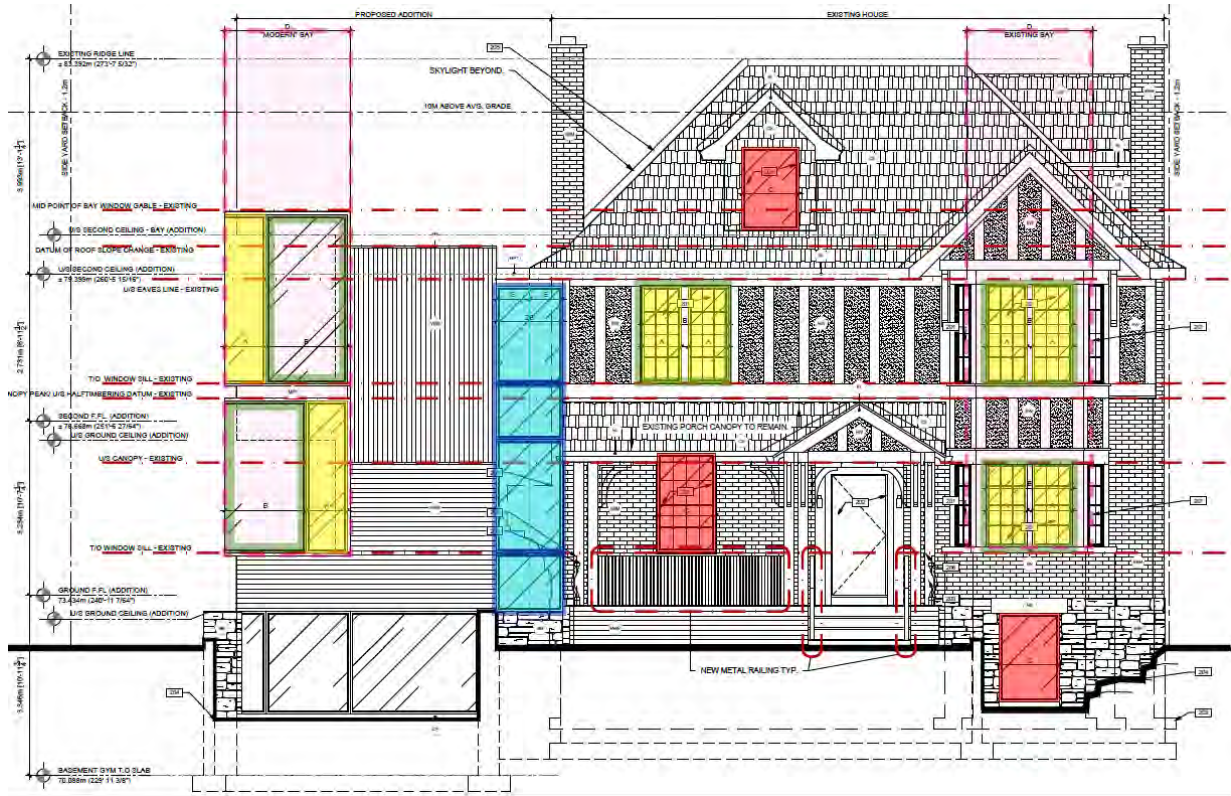


Figure 24 – Window Proportion Diagram (Shean Architects, 2024)



Figure 25 – Proposed Landscape Plan (Shean Architects, 2024)



Figure 26 – Proposed South Elevation Streetview (Shean Architects, 2024)



Figure 27 – Proposed Southwest View – Original Building (Shean Architects, 2024)



Figure 28 – Proposed Southwest View - Addition (Shean Architects, 2024)



Figure 29 – Proposed North Elevation (Shean Architects, 2024)

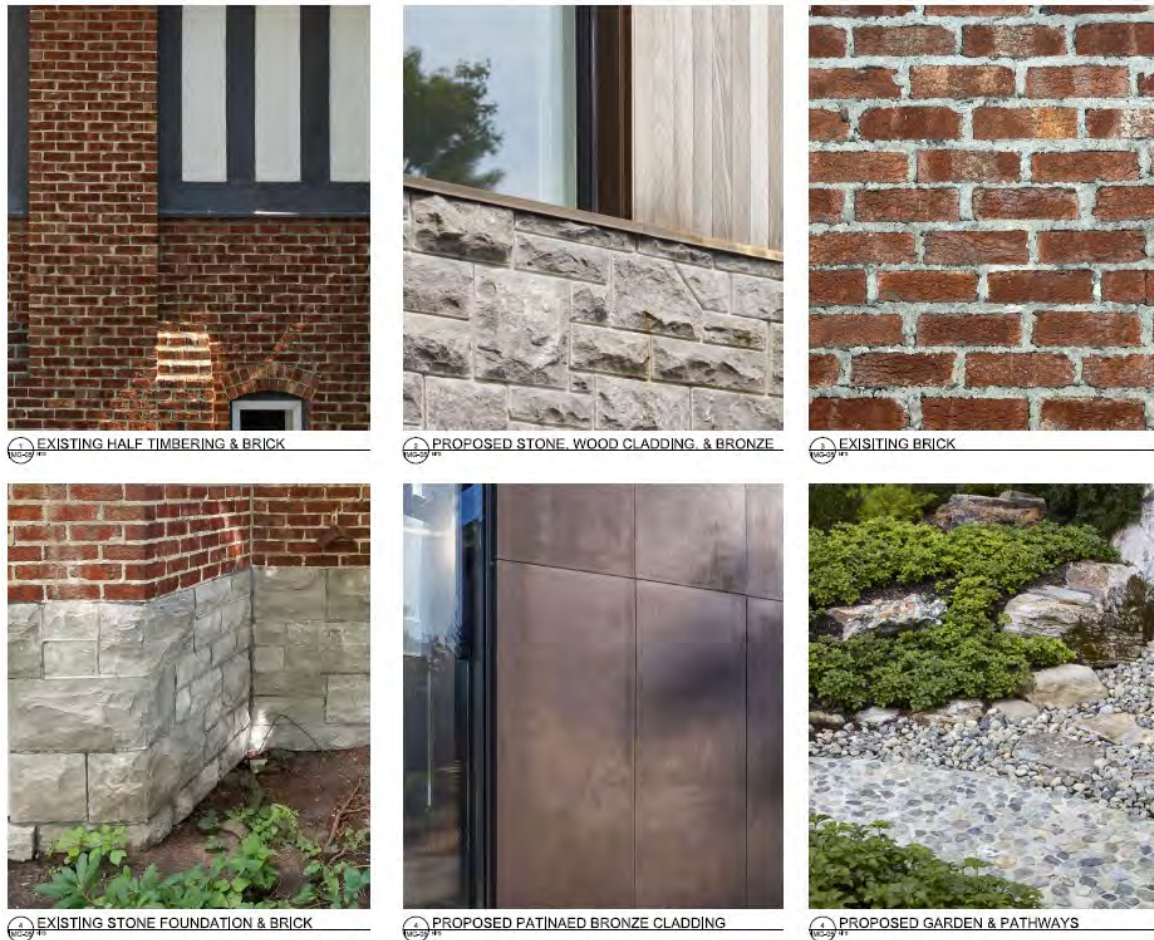


Figure 30 – Proposed Material Palette (Shean Architects, 2024)

7.0 Impact of Proposed Development

7.1 Context

This assessment aims to identify any positive and negative impacts that the proposed development may have on the heritage value of cultural heritage resources. Assessment is made by measuring the impact of the proposed works on the significance and heritage attributes defined in the attached *Heritage Survey and Evaluation Forms, Clemow-Monkland Driveway and Linden Terrace HCDP*, and *The Standards and Guidelines for the Conservation of Historic Places in Canada*.

Extracted from the City of Ottawa’s HIA Terms of Reference, characteristic positive impacts of a development on cultural heritage resource districts include, but are not limited to: (items in bold have been deemed most relevant to this proposal)

- **Restoration of building, including replacement of missing attributes;**
- **Restoration of an historic streetscape or enhancement of the quality of the place;**
- Adaptive re-use of a cultural heritage resource to ensure its ongoing viability;
- Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.

Adverse impacts include, but are not limited to:

- **Demolition of any, or part of any, heritage attributes or features;**
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas within, from heritage conservation districts;
- Obstruction of significant identified views or vistas within, from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

7.2 Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada is a tool to help users decide how to best conserve historic places. It assists property owners, heritage professionals, policy makers and other professionals in understanding and establishing the heritage values of a historic place, and also provides a framework for planning and conducting interventions on these sites while protecting their heritage values. It is a key document for the practice of heritage conservation in Canada.

Based on the documentation received from Shean Architects, the conservation treatment is understood to be one of rehabilitation, with secondary elements of restoration where elements are being reinstated as part of the porch design. Rehabilitation is defined as “the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.” Restoration is defined as “the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.”

For this project, the most relevant *Standards* from the *Standards and Guidelines* are:

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Rehabilitation

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

7.3 Clemow-Monkland Driveway and Linden Terrace HCDP

The purpose of the *Clemow-Monkland Driveway and Linden Terrace HCDP* is to provide clear guidance on how to conserve the district's cultural value, and manage how it will change in the future. In *Part B: Policies and Guidelines for Managing Change*, strategies for managing change and conserving the heritage of the District are provided, separated into *Policies* and *Guidelines*.

As defined in the plan, "*Policies* provide the direction for conserving the district's cultural heritage values and managing change; these are required components of the plan and are not discretionary unless otherwise indicated." If the proposed development does not satisfy the mandatory *Policy* requirements, it has generally been assigned a higher adverse impact. In comparison and as defined in the plan, "*Guidelines* provide both general guidance as well specific technical instructions on achieving the associated policy, acknowledging that there may be a variety of strategies that could satisfy any given policy." If the proposed development does not satisfy the *Guideline* recommendations, it has been assessed across the full range of impacts. The Impact Assessment Summary Table in the proceeding section of this report outlines the relevant *Guidelines* and *Policies*, along with their impacts.

7.4 Impact Assessment Summary Table

The following explains the level of impacts used to assess the proposed development, which have been divided into Positive and Adverse, with three subcategories under the Adverse umbrella.

UNDEFINED	POSITIVE	ADVERSE		
		LOW	MODERATE	HIGH
The impacts of the proposed development are not fully defined, and more information is needed.	The proposed development does not negatively impact the attribute listed.	The proposed development provides a low impact to the attribute listed.	The proposed development provides both low and high impacts, resulting in a moderate impact to the attribute list.	The proposed development negatively affects the attribute listed.

The *Impact Assessment Summary Table* on the following pages of this document summarizes our assessment of the impacts to heritage value as a result of the proposal redevelopment. This assessment addresses the conformance of the proposed design in comparison to the *Clemow-Monkland Driveway and Linden Terrace HCDP*. This assessment is paired with analysis of relevant *Standards and Guidelines* in *Section 8.0* of this document.

The Impact Assessment Table has been split into sub-headings for the type of work that is proposed to be undertaken, based on the structure identified in the CMDLT HCDP. As the proposed development falls under multiple categories, four sections have been included: *Existing Buildings: Conservation and Repair* (Existing Residence), *Existing Buildings: New Elements and Additions* (Addition), *New Construction* (New Garage), and *Landscaping, Streetscape, and Public Realm* (Exterior Spaces). While partial demolition falls within the scope of the proposed development, it is not relevant to the policies and guidelines for full demolition of an existing heritage building. Therefore, recommendations related to demolition have been incorporated into other sections of the report, based on relevance.

Impact Assessment Summary Table – 259 Clemow Avenue		
Compliance with <i>Clemow-Monkland Driveway and Linden Terrace HCDP</i>		
Character Defining Elements	Discussion	Impact
6.0 Existing Buildings: Conservation and Repair → Existing Residence		
6.1 Roofs and Chimneys	<p>Policies</p> <p><i>1. Conserve and retain historic roof forms (profile and roofline), materials and details (e.g. soffits, eaves, fascia board etc.).</i></p> <p>The historic roof forms (profile and roofline) are retained, with the exception of the new skylight on the west facade, which is set back from the primary façade, thus reducing its impact.</p> <p><i>2. Conserve and retain historic chimneys that contribute to the character of the streetscape or are heritage attributes of individual buildings.</i></p> <p>There are three historic masonry chimneys. The east and west chimneys are retained, and the less visible northern chimney is being demolished.</p>	Low
	<p>Guidelines</p> <p>The existing shingled roofing is proposed to be replaced with cedar shakes which complies with the recommendations for modern materials in Guideline B and complements the heritage value.</p> <p>New chimneys, eavestroughs or downspouts are not indicated on the provided drawings.</p>	
6.2 Exterior Cladding	<p>Policies</p> <p><i>1. Conserve, maintain and repair historic masonry and exterior cladding materials.</i></p> <p>While the majority of exterior cladding is being retained on the south and east facades; the north and west exterior walls are being demolished, which represents a loss of heritage material.</p> <p><i>2. Do not conceal historic masonry or cladding with new materials; painting over masonry/brickwork is not appropriate.</i></p> <p>It is understood that exterior painting is part of the project scope. While the final paint colours are not yet indicated, the client has indicated that they will work with the City of Ottawa and a historic paint expert to determine a compatible colour scheme.</p>	Moderate

	<p>Guidelines</p> <p>While not indicated in the package, it is assumed that limited masonry cleaning and repointing will be required for the brick and stone masonry. Further detail is required. Refer to mortar recommendations listed in this Guideline A.</p>	<p>Undefined</p>
<p>6.3 Windows and Doors</p>	<p>Policies</p> <p><i>1. Conserve historic windows and doors and their openings, including their form, design, and proportion, particularly those that are decorative, or feature leaded or stained glass.</i></p> <p>All windows and doors on the north and west facades are being demolished, including an existing leaded glass window at the west entrance. All windows on the south and east are being replaced with modern metal-clad wood units; most units on the south façade match the existing muntin/mullion patterns with the exception of the south dormer. Units on the other facades are indicated to match the existing muntin pattern. While double or single hung windows would be preferable, the current casement design is acceptable. Picture windows are not indicated in the drawing package, which aligns with this policy.</p> <p><i>2. Conserve and maintain historic elements of window and door openings (e.g. sills and lintels, surrounds, sidelights and transoms etc.)</i></p> <p>Windowsills/lintels are being retained on the south façade and east façades. There are very few retained elements on the west and north facades, which are largely being demolished.</p> <p><i>3. Conserve the overall fenestration pattern on primary façades.</i></p> <p>The replacement windows generally match the size and muntin patterning of the existing windows, with the exception of the dormer window and new basement window. As the basement window is below grade, the impact is minor.</p>	<p>Low</p>
	<p>Guidelines</p> <p>Historic windows have not been retained, including the leaded glass window on the west façade. Replacement metal-clad wood windows and wooden doors are compatible, as they match the general design intent and detailing of historic</p>	<p>Low</p>

	<p>elements. The new basement window on the east façade matches the details of the existing basement window. The new south basement window is larger in size than the existing window, but is not visible from the street.</p>	
6.4 Front Entrances, Porches, and Balconies	<p>Policies</p> <p><i>1. Conserve historic front entrances, porches, balconies including decorative elements such as (but not limited to): railings and balustrades, rafter tails, columns etc.</i></p> <p>The expressive historic porch is being retained, with repairs and limited replacement. The existing porch brackets do not appear to be original, and are being replaced with new brackets to match the original design intent, based on existing brackets in other locations on the building. The existing railings are also not original, based on historic photographs, and will be replaced with modern iterations. Lastly, the latticed skirting is being replaced with contemporary wood skirting to match the design of the addition, which is not historically compatible.</p>	Low
	<p>Guidelines</p> <p>Retention of the porch with limited replacement is in alignment with <i>Guideline C</i>. Replacement of the brackets based on documentary evidence aligns with <i>Guideline D</i>. As per <i>Guideline F</i>, wood is the most appropriate material for railings rather than metal. However, the metal railings that are proposed do not detract from the design and evidence suggests that the existing wood railings are not original, which mitigates the impact.</p>	Low
6.5 Decorative Architectural Attributes	<p>Policies</p> <p><i>1. Conserve, maintain and repair existing character-defining attributes.</i></p> <p>Character-defining attributes in the decorative architectural category (as per the <i>Heritage Survey and Evaluation Form</i>) include the following:</p> <ul style="list-style-type: none"> • Half-timbered Tudor design; • Dormer windows with gabled roofs and half-timbered ornamentation; • Tudor style wood front porch with square pillars and large brackets. 	Moderate

	<ul style="list-style-type: none"> • Half-height wrought iron gate at the front entrance to the porch; and • Wrought iron fence surrounding the home. <p>The half-timbering and dormer windows are retained on the south and east facades but not retained on the north and west facades. The front porch, wrought iron gate, and wrought iron fence are not being retained, although the heritage value of the iron gate and fence is not clear based on the presumably more recent vintage of these items.</p> <p><i>2. Do not cover or conceal existing character-defining attributes on the primary façade of buildings (and on side elevations on corner lots).</i></p> <p>There are no character-defining attributes that are being covered or concealed.</p>	
	<p>Guidelines</p> <p>Replication of the wood porch brackets aligns with <i>Guidelines A</i> and <i>B</i>. Loss of the half-timbering and dormers is not aligned. Removal of the latticed skirting and metal gate is not considered to have a negative heritage impact.</p>	Moderate
6.6 Paint Colour	<p>Policies</p> <p>N/A</p>	N/A
	<p>Guidelines</p> <p>It is understood that exterior painting is part of the project scope. The final paint colours have not yet been selected and it's not clear if the existing colour scheme will be altered. The proposed colour and material change to the south dormer warrants further consideration to ensure heritage-compatibility of the colours and materials.</p>	Undefined
7.0 Existing Buildings: New Elements and Additions → Addition		
7.1 Sustainability and Utility Equipment	<p>Policies</p> <p><i>1. Improvements for energy efficiency will be considered provided they are compatible with, and do not detract from the cultural heritage value or attributes of the district and of existing contributing properties.</i></p> <p>Replacement windows will be a combination of double-pane and triple-pane units, and a new heat pump is being implemented, which will represent greater energy efficiency. A permeable driveway</p>	Positive

	will replace the existing asphalt driveway, and the new garage will have a green roof.	
	<p>Guidelines</p> <p>Solar panels are not proposed for this design, and the addition of modern utilities (e.g. new satellite dishes or HVAC units) are not indicated.</p>	Positive
7.2 New Dormer Windows	<p>Policies</p> <p><i>1. New dormer windows will be designed and located in a manner that does not obscure or detract from the heritage character of the existing building or detract from the cultural heritage value or attributes of the district.</i></p> <p>The design of the new dormer “window” at the back of the building is understood to function as a place of refuge, and is larger than the existing design. Its location is generally suitable as it replaces an existing dormer and is located in the rear of the building, and the use of cedar shingles helps it to blend into the existing roof.</p>	Low
	<p>Guidelines</p> <p>The new dormer “window” is not a dominant feature due to its location at the back of the building, it does not extend beyond the eaves line, and the use of cedar shingles helps it to blend into the existing roof.</p>	Positive
7.3 Front Entrances, Porches, and Balconies	<p>Policies</p> <p><i>1. New porches or alterations to existing porches or balconies must be compatible with the existing building in scale, materials, design, proportions and detailing as far as possible. Where it is available, use historical information to inform the design or look to similar porches in the district.</i></p> <p>See comments on Section 6.4.</p>	Low
	<p>Guidelines</p> <p>The proposed design aligns by not introducing new porches, an enclosure for open porches, or an accessibility ramp.</p>	Positive
7.4 Garages and Accessory Buildings	<p>Policies</p> <p><i>1. Proposals to alter an existing building to accommodate an integral, below grade garage will not be supported.</i></p>	Low

	<p>The addition includes an integrated, one-car garage as part of the main house, in addition to the new two car garage. It is above grade, but it is not contained within an outbuilding, which does not comply with this policy. However, it has been set back from the street, which reduces the visibility from the primary façade and mitigates the impact. As the garage door does not face the street, it is not in the public realm and in this instance it is supported; however, due to the uniquely large lot sizing of this property, it is important to note that this should not set a precedent for integrated garages within the neighbourhood.</p>	
	<p>Guidelines</p> <p>While the proposal does not conserve the historic two-car garage at the back of the building, it does not appear to have heritage value beyond its siting on the back of the lot, which is being retained in the proposed design for the replacement garage.</p>	Positive
<p>7.5 Additions to Existing Properties (Contributing and Non-Contributing)</p>	<p>Policies</p> <p><i>1. New additions will be compatible with, subordinate to, and distinguishable from the existing contributing property.</i></p> <p>The new addition is visually distinguishable and compatible with the existing building through its contemporary style, and its subordination is highlighted through the glass reveal between old and new, and the setback from the front of the existing building.</p> <p><i>2. New additions will be designed to be compatible with surrounding contributing properties of the district. They will consider:</i></p> <ul style="list-style-type: none"> • <i>scale, form, proportions and massing, height, and location on the lot;</i> • <i>materials and architectural characteristics of the surrounding buildings such as the design and alignment of windows and doors, roof and other vertical or horizontal reference points; and</i> • <i>how they contribute to and do not detract from the defined cultural heritage value and attributes the district.</i> <p>It is appropriate and compatible to add the highest density on the north side of the house, which is not visible from the street. The proposed materials and</p>	Low

	<p>massing of the addition are considered to be compatible. Key design strategies include reference to the sizing of existing windows, alignment with datum lines on the existing building, and separation of old and new – all of which ensure that the addition does not detract from the existing building. Although the addition is taller than the line of the eaves, the gasket setback gives relief to the impact of the fascia datum line.</p> <p><i>3. The rooflines and roof profile of historic contributing buildings will be maintained and conserved.</i></p> <p>The roofline is retained along the primary façade, in relation to the addition.</p> <p><i>4. Conserve heritage attributes that are visible from the street.</i></p> <p>The scope of this proposed addition includes demolition of the north and west façades, which represents a loss of some heritage elements. The north façade is not visible from the street, and its demolition is understood to have a lesser impact on the value of the existing building.</p>	
	<p>Guidelines</p> <p>As per <i>Guideline B</i> and <i>C</i>, the height of additions should be lower than the existing buildings, with flat-roofed additions not exceeding the height of the existing building. The height of the addition is lower than the overall height of the house and the addition is set back from the existing building on the front façade in alignment with <i>Guideline D</i>. As noted in <i>Guideline G</i>, windows should be compatible with the original in terms of size, shape, and divisions; the width of the addition windows is informed by the size of the existing windows, with a larger height. The wall-to-window ratio of the addition is higher than the original building, but the placement of the windows as a reinterpretation of the existing bay windows is a successful design decision. As per <i>Guideline H</i>, wood is a compatible material for the facade, but metal is not; however the patinated bronze is a historic material and it doesn't appear to have a negative impact on the design.</p>	<p>Low</p>

8.0 New Construction → New Garage		
8.1 Accessory Building and Garages	<p>Policies</p> <p><i>1. New garages must be designed to be subordinate to, and compatible with the associated house, respect the cultural heritage value and attributes of the district and reflect the character of historic garages in the district.</i></p> <p>The placement of the new garage building is subordinate to the residence, and its placement is compatible with the location of other historic garages in the district.</p> <p><i>2. New below grade, integral garages that face the street are not appropriate.</i></p> <p>This type of garage is not being proposed in the new accessory building. For impacts of the integral garage in the main house, see <i>Section 7.4.</i></p>	Positive
	<p>Guidelines</p> <p>In alignment with these guidelines, the new garage is detached, at the rear of the house, and sited to minimize impacts on adjacent properties. While the metal cladding is not considered a historic material, it is considered to be compatible.</p>	Positive
9.0 Landscaping, Streetscape, and Public Realm → Exterior Spaces		
9.1 Streets, trees, and landscaping in the public realm	<p>Policies</p> <p><i>1. Conserve and enhance Patterson Creek and the open, green spaces of Patterson Creek Park.</i></p> <p>N/A</p> <p><i>2. Conserve and enhance the mature tree canopy and the open, green, tree-lined character of the existing verges.</i></p> <p>Mature trees are being retained on the verge.</p> <p><i>3. The existing historic street pattern including the width of the roads with their green verges and sidewalks that reflect the historical layout of the area will be maintained.</i></p> <p>The street pattern, verge and sidewalk are not being modified as part of this proposal.</p>	Positive
	<p>Guidelines</p> <p>Proposed alterations do not negatively impact the cultural heritage value of the district. Street trees and verges are being maintained.</p>	Positive

<p>9.2 Private Landscape</p>	<p>Policies</p> <p><i>1. Conserve the existing unimpeded, soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties within the District; large areas of hard paving are discouraged.</i></p> <p>The front yard is noted to meet the 40% soft landscaping requirement. One mature tree is being removed on the west side of the property, which is not in alignment with the plan, but two new proposed trees are being added.</p> <p><i>2. Retain and restore existing front walkways in the HCD.</i></p> <p>The linear front walkway is being retained in alignment with this policy, with new pathways to connect to the driveway and side of the house.</p>	<p>Low</p>
	<p>Guidelines</p> <p>The addition of a permeable driveway, new plantings, and minimal hard surfacing aligns with these guidelines. The non-linear pathways and replacement of mature trees is not recommended; however the overall design does not detract from the character of the street and a Tree Information Report with recommended tree protection and preservation measures has been developed. The addition of the fence along the west lot line does not align and detracts from the open, park-like nature of Clemow Avenue.</p>	<p>Low</p>
<p>9.3 Parking and Driveways</p>	<p>Policies</p> <p><i>1. Maintain the existing pattern and character of vehicle parking and driveways. Integral garages, below grade garages, and reverse sloped driveways are not consistent with the historic character of the district.</i></p> <p>While the extents of the driveway are being modified with a new, non-linear design and parking is being added in the rear, these changes do not detract from the design of the property. The addition of an integral garage in addition to the two-car garage at the back of the property is not compliant with this policy, but the impacts have been mitigated through the placement of the integrated garage, with the door not visible from the street.</p>	<p>Low</p>

	<p><i>2. The conversion of soft landscaping in front yards to hard parking surfaces negatively impacts the cultural heritage value of the district and will not be supported.</i></p> <p>No additional hard parking surfaces are proposed in the front yard, and a permeable driveway is used.</p>	
	<p>Guidelines</p> <p>The existing driveway location is being modified, but the permeable design mitigates the impact of the hard surfacing. These changes are minor, and do not detract from the value of the property.</p>	Low
9.4 Lighting, Infrastructure and Signage	<p>Policies</p> <p><i>1. Conserve and maintain the historic light standards throughout the district.</i></p> <p>The light standards are not being modified.</p> <p><i>2. The district can be characterized by its underground infrastructure including buried telephone, hydro lines or other types of cables. This lack of surface infrastructure shall continue.</i></p> <p>New surface infrastructure is not indicated.</p>	Positive
	<p>Guidelines</p> <p>New exterior lighting is not indicated in the design package but is understood to be included in the proposal. Further detail is required, and it is recommended that exterior lighting be discussed with City heritage staff as the design progresses.</p>	Undefined
9.5 Views and Viewscapes	<p>Policies</p> <p>N/A</p>	N/A
	<p>Guidelines</p> <p>The proposal does not negatively impact the identified views and viewscapes.</p>	Positive

8.0 Alternatives and Mitigation Strategies

The HIA must assess alternative development options and mitigation measures in order to avoid or limit the adverse impact on the heritage value of cultural heritage resources.

As extracted from the City of Ottawa HIA Terms of Reference, methods of minimizing or avoiding an adverse impact on a cultural heritage resource(s) include, but are not limited to: (items in bold have been deemed most relevant to this proposal)

- **Alternative development approaches that result in compatible development and limit adverse impacts;**
- Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas;
- Limiting height and density or locating higher/ denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district;
- **Including reversible interventions to cultural heritage resources.**

8.1 Recommendations

In general, the proposed addition exhibits well-executed design decisions, including appropriate siting, compatible materiality, and distinguishable contemporary architectural style. The conservation approach for the existing building is primarily restoration with historically compatible materials, while an approach of rehabilitation with contemporary materials is more suitable for the addition. The design of the addition exhibits a higher degree of flexibility with conservation guidelines than the existing heritage building; the proposed design successfully avoids creating a false sense of history through its use of modern design language (*Standard 4*), and it is clearly distinguishable from the original building (*Standard 11*). The placement and sizing of the new windows as a modern reflection of the historic bay windows on the original building is a successful reinterpretation of the fenestration on the existing residence.

On the existing building, two facades are being demolished to allow for a seamless transition between the residence and the addition at the north and west facades. As the north façade is not visible from the street, its demolition does not have a significant impact on the heritage values of the property. While demolition of the west façade is not recommended, this impact has been mitigated through the reveal between old and new, and retention of elements where possible (e.g. west chimney). The use of similar replacement windows (*Standard 8*), retention of key porch elements (*Standard 1*), and restoration of elements that have been lost based on existing examples (*Standard 13* and *Standard 14*) is in alignment with good heritage conservation practice.

Based on professional assessment of the development proposal and the summary above, the Consultant is generally supportive of the proposal based on its alignment with the provisions and objectives of the *Clemow-Monkland Driveway and Linden Terrace HCDP* and the recommendations of the *Standards and Guidelines*. The modifications from the previous iteration represent a positive change to the design (e.g. redesign of addition windows, addition of muntins in replacement windows on the existing building, redesign of porch, increase to the glass reveal between new and old, and adjustments to skylight massing). While the design of the addition is contemporary in nature, it is assessed as compatible with the Tudor Revival style of the existing heritage building. Elements for the Client to consider in the next stages to further refine and improve the design have been included below. These recommendations have been organized with reference to the structure of the Impact Assessment Table in *Section 7.4* of this report.

Recommendation 1: (6.2 Exterior Cladding & 6.5 Decorative Architectural Attributes)

In alignment with a compatible restoration approach for the existing building, additional consideration should be given to the final colour and materiality of new elements on the existing building, such as the cedar shakes on the south dormer and skirting on the new porch, to ensure physical and visual compatibility with the rest of the design. While wood is a heritage-compatible material, the final colour/finish should be carefully considered for compatibility given its location on the primary façade of the building. Contemporary materials are generally better suited to the addition or elements on the rear of the heritage property, which are not visible from the street.

The current scope of masonry work is not fully clarified in the design documents, and further detail should also be included for evaluation, such as repointing scope and proposed mortar type and colour. The proposal includes the addition of a window well on the south façade to accommodate a larger window; it is reasonable to assume that newly exposed foundation masonry will likely need to be repointed. Based on the age of the building, repointing may also be needed in other locations to ensure continued performance of the masonry façade.

Recommendation 2: (6.3 Windows and Doors)

Where character-defining attributes are being replaced on the existing heritage building, good conservation practice recommends that these elements be replaced in kind with heritage-compatible elements that reflect the style of the building. While the metal-clad casement windows are considered to be appropriate, single or double hung windows with operable sashes would be the preferred replacement style, to match the form of the existing windows on the heritage building.

The use of muntins on the replacement windows is considered to be compatible with the existing building. The package indicates that replacement windows on the east façade and the south dormer will also have muntin patterns to match existing; this should be clarified graphically in the current package. This is especially relevant as it relates to the south dormer window, which currently doesn't show muntins or mullions; further consideration should be given to a more compatible replacement, similar to the existing.

Recommendation 3: (6.4 & 7.3 Front Entrances, Porches, and Balconies)

This iteration of the porch design is an improvement on the previous proposal where the porch was being fully replaced with a modern iteration. The massing, materials, and bracket design is compatible with the heritage building. To further improve the proposal, the applicant is encouraged to explore alternate forms of skirting on the porch. While the existing diagonal lattice skirting is not original and does not have heritage value, the applicant is encouraged to consider a more heritage-compatible replacement material with historic detailing in comparison to the contemporary torrefied wood skirting that is proposed.

Recommendation 4: (6.6 Paint Colour)

As the exterior colour scheme for the heritage building is not finalized, it is recommended that the final colour palette be selected with assistance from city heritage staff and/or an architectural conservation expert to ensure visual and physical compatibility. This recommendation is particularly relevant if the colour scheme is proposed to change from the existing paint colours used on the heritage building. The Client has confirmed that they are planning to work with the City and a historical paint expert to ensure physical and visual compatibility.

Recommendation 5: (9.2 Private Landscape)

It is understood that the existing mature tree on the west side of the lot will not be retained as part of the proposed design, and two new deciduous trees are proposed as replacements. It is recommended that mature replacement trees be planted to reduce the time required for their visual impact to be restored.

The overall design of the front yard is generally considered to be compatible with the neighbourhood characteristics. However, while the heritage conservation district plan is supportive of fencing in the backyard, the addition of fencing on the west lot line that exceeds the front elevation of the house is not supported and warrants further consideration. Part of the heritage character of the district is the generous landscaping and uniform streetscaping that flows between lots; the introduction of a hardwall fence that extends to the front lot line is contrary to the intent of the district. Reducing this element back to the face of the house is considered to be more appropriate.

Recommendation 6: (9.4 Lighting, Infrastructure and Signage)

As the exterior lighting design for the heritage building is not finalized, it is recommended that the final fixtures and placements be selected with assistance from city heritage staff and/or a lighting designer to ensure visual and physical compatibility.

9.0 Conclusion

The overall conclusion of this HIA is based on the Consultant's assessment of the impacts of the proposal on the *Clemow-Monkland Driveway and Linden Terrace HCDP* and *The Standards and Guidelines for the Conservation of Historic Places in Canada*. The proposed design is an improvement upon previous iterations and is assessed as being compatible with the provisions and objectives of the HCDP and *Standards and Guidelines*. The Consultant is of the opinion that the updated design has generally addressed concerns related to the porch design, skylight, replacement windows, and design of the addition. To further improve and refine the proposal, consideration should be given to the recommendations included in Section 8.0 of this document, which are primarily related to clarification of specific details rather than overall design intent.

Please do not hesitate to contact the undersigned should you have any questions or wish to discuss any aspect of this assessment.



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10.0 Bibliography

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10.2 List of People Contacted

People contacted for this HIA include: Ashley Kotarba from the City of Ottawa, William Price from the Glebe Community Association, and representatives from Shean Architecture who all participated in a pre-application consultation meeting for this HIA.

*Appendix A – 259 Clemow Avenue
Heritage Survey and Evaluation Form*



Heritage Survey and Evaluation Form

Building Address/Name:	259 Clemow Avenue
Construction Date:	This house first appeared in the Ottawa City Directory in 1913
Original Resident:	A. Mayno Davis 1913



Heritage Evaluation: <i>Contributing or Non-Contributing</i>	Contributing
Architect/Builder:	Unknown



Architectural Style Influences:	Tudor Revival with Bay and Gable influences
Architectural Description and Features: <i>Plan, Storeys, Roof, Windows, Material, Details, etc...</i>	<p>This two-and-a-half-storey half-timbered and half red brick home with a stone and mortar foundation is a good example of the Tudor Revival style. Built in a square shape, the roof is hipped with a flat portion in the centre. Each side of the hipped roof has a dormer and the front right of the house having a two-story bay topped with a gable roof. The dormers on the sides of the house are gabled roofed and are ornamented in the Tudor half-timbered style. The upper floors are in the Tudor style as well and the main floor is red brick.</p> <p>The windows in the street facing dormer are simple sash windows. The dormer is not stuccoed and timbered like the rest of the dormers indicating perhaps it was added after the home was built. It is clad with wooden shingles painted white to make it appear like stucco. The dormers are also curved at the ends rather than straight adding to the Tudor style. The windows on the second floor are all sash windows in a six over six pattern.</p> <p>The front porch covers two thirds of the western side of the house and continues with the Tudor style. The roof is held up by square pillars and decorated with large brackets providing additional support and decoration. Centered on the wall of the covered porch are large eight over eight sash windows. The covered porch is made of wood painted in the same colour as the Tudor timbering on the rest of the house. The front entrance of the porch has half-height wrought iron gate. The wrought iron gate also matches the wrought iron fence that surrounds the home. On the west side of the house is a driveway that leads to a free-standing double garage.</p>
Integrity:	Good
Landscape/Streetscape Contribution:	<p>This property is on the north side of Clemow Avenue and forms part of the Clemow-Monkland Driveway that has traversed the north end of the Glebe for more than 100 years. This property reflects the distinctive features of the residential Driveway including the house's deep and consistent setback from the street, the open front yards, double tree-lined boulevards and sidewalks and decorative exposed aggregate street lights topped by a frosted glass globe.</p>
History: <i>Trends/ events/ persons</i>	<p>The development of Clemow Avenue reflects a period of development in Ottawa during which there was the desire to beautify the city after becoming the capital. The Ottawa Improvement Commission (OIC) – the forerunner of the National Capital Commission (NCC) – at the recommendation of landscape architect Frederick Todd, initiated the development of a scenic parkway and driveway network around the city</p>



in 1903-1904. A driveway through the Glebe along Clemow and Monkland Avenues was proposed to better connect the Central Experimental Farm with the Queen Elizabeth Driveway.

Although the connection of Clemow Avenue to the Central Experimental Farm was never completed, Clemow and Monkland Avenues and eventually Linden Terrace became very attractive streets with tree-lined boulevards, deep setbacks and special light standards. Among Todd's many recommendations for the beautification of Ottawa, he specifically made several suggestions for the design and regulation of the streets and restrictive covenants were put in place to regulate residential design. He also recommended taking advantage of the natural park qualities of Patterson Creek.

Clemow Avenue west of Bank Street was mostly completed by the end of 1910. By 1916 concrete lamp posts had been placed at regular intervals along the Clemow-Monkland Driveway, creating an additional picturesque quality to the area.

The streetscape of Clemow Avenue developed during early part of 20th century. The land was subdivided in 1906, and most of the properties on the street were developed by the mid-1930s.

The development of this section of the Glebe reflects a North American trend in urban development that saw the middle classes moving away from the traditional urban core and into suburbs seeking bigger lots, more privacy, and better individual expression. This trend was made possible by the advent of the automobile and, especially in the Glebe, by the Ottawa Electric Railway (streetcar) along Bank Street from 1891.

Past Occupants of 259 Clemow Avenue

A. Mayno Davis 1913; Lt. Richard M. T. Stephen 1914-1919; Spencer (& Nina) Holden 1920-1964; Annie I. Duff 1965; Martin (& Janis) Goodman 1966; Vacant 1967; Matthew R. M. (& Julie) Dale (Foreign Diplomat) 1968-1975; Patrick D. (& Vera) Lafferty (Coopers & Lybrand) 1976-1980; Arthur (& Lelia) Bousquet (Donahue Bousquet) 1981-1994...

Additional Comments:

Sources:

City of Ottawa Directories, Ottawa Citizen archive copies (Google/OPL Microfilm), Wikipedia, Newspapers.com
https://en.wikipedia.org/wiki/Lyman_Duff#/media/File:Lyman_Poore_Duff.jpg
<http://upfront.pwc.com/en/growth/635-winning-ways-support-health-innovation>
<https://www.gq.ca/honour.aspx?id=13263&t=12&ln=Lafferty>

*Appendix B – Clemow-Monkland
Driveway and Linden Terrace HCDP*

CLEMOW-MONKLAND DRIVEWAY AND LINDEN TERRACE

HERITAGE CONSERVATION DISTRICT PLAN



City of Ottawa
Planning, Infrastructure and Economic Development

January 2020

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PART A: HCD OVERVIEW

I. PURPOSE OF THE PLAN

The purpose of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District (HCD) Plan is to provide clear guidance for how to conserve the district's cultural heritage value. The Plan outlines a framework for protecting and conserving the District's significant [heritage attributes](#), as well as for managing how it will change into the future. This document and the policies and guidelines outlined within it are intended to be used by property owners, City staff, and City Council in their decisions relating to any proposed changes to the properties within the District boundaries.

As required under Part V of the *Ontario Heritage Act*, this Plan contains:

- a statement of objectives to be achieved in designating the areas as heritage conservation district;
- a statement explaining the cultural heritage value or interest of the heritage conservation district;
- a description of the heritage attributes of the heritage conservation district;
- policy statements, guidelines and procedures for achieving the statement of objectives and managing change in the heritage conservation district; and
- a description of the [alterations](#) or types of [alterations](#) that are minor in nature and that the owner of a property in the district may carry out without a permit.

The designation of the HCD in combination with this HCD Plan will protect, recognize and promote the cultural heritage value of the Clemow-Monkland and Linden Terrace area. It will also provide owners access to financial incentives for [conservation](#) work (see the [City's website](#) for details on the available financial incentive programs).

This HCD Plan applies to all properties within the boundary regardless of ownership (see Section 10.0 for implementation). With limited exceptions, (set out in Section 10.1), such as, general maintenance, where any exterior changes are being proposed, owners must obtain a heritage permit (this process and requirements are outlined in Part C). The HCD Plan does not require owners to undertake alterations beyond the necessary maintenance standards for heritage buildings outlined in the City of Ottawa’s Property Standards By-Law (2013-416), nor does it require owners to restore a property to an earlier period. Further, many of the most common maintenance projects can generally be undertaken without a heritage permit (see Section 10.4).

This document includes policies and technical guidelines that are intended to facilitate the conservation of the HCD’s cultural heritage value, and the attributes that express that defined value. At the same time, the policies and guidelines also recognize and acknowledge that the area will continue to grow and change; the intention of this designation is not to freeze the area in time. The policies and guidelines are intended to promote the conservation of contributing properties and encourage their retention, while contemplating the re-development of non-contributing properties by encouraging compatible design.

II. HOW TO READ THE PLAN

The Clemow-Monkland Driveway and Linden Terrace HCD Plan (the Plan) describes the area’s cultural heritage value, its heritage attributes and significance, and provides policies and guidelines to achieve the statement of objectives of

the District. The Plan is divided into four parts: Part A (Sections 1, 2 and 3) provides the rationale for designation as an HCD, an overview of the policy framework that will support the HCD, and outlines its cultural heritage value, attributes and the statement of objectives of the Plan; Part B (Sections 4-9) provides the policies and guidelines for managing conservation, repair and change in the HCD; Part C provides an overview of how the Plan is intended to be implemented through the heritage permit process as well as provides for when a heritage permit would be required; and Part D provides supplemental information including the glossary and list of properties by category.

Property owners contemplating changes within the District are always encouraged to contact heritage staff to discuss a potential project, however anyone working within the District boundaries should familiarize themselves with the Plan’s content. While the Plan should be read as a complete document, Part B should be reviewed closely as it provides the technical guidance and policies that would apply to a project, according to the property’s category (i.e contributing or non-contributing), the type of work being undertaken (i.e work on an existing element vs. adding something new), and whether there are any considerations with respect to the public realm. Multiple sections of the Plan could apply to a single project.

All terms in blue throughout this document have been defined and these definitions can be found in Appendix A.

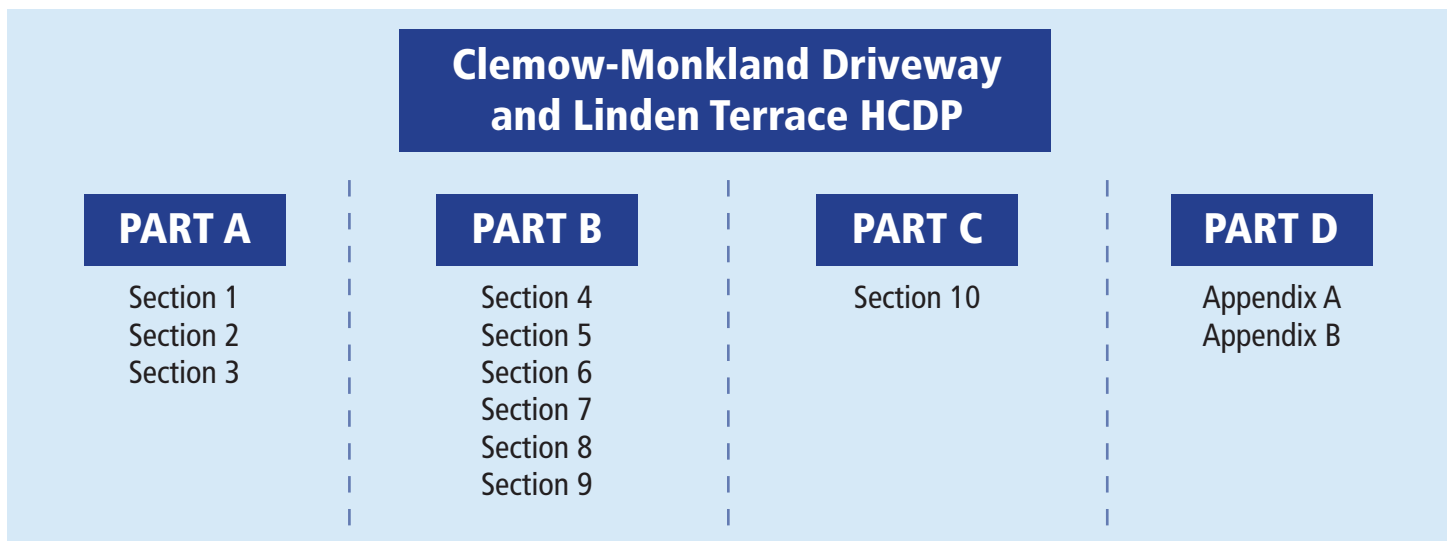


Figure 1: How to Read the Plan

As described in Section 3.2 below, prominent landscape architect Frederick Todd provided recommendations to the Ottawa Improvement Commission in a preliminary report in 1903. In this report he clarifies his use of the word 'boulevard' as meaning "either a straight or curving avenue adapted for pleasure driving, usually planted on each side and often down the centre with rows of shaded trees." He also provides that the term 'parkway' he uses to mean a "winding pleasure drive laid out with a narrow strip of land reserved on either side, and treated in a park-like manner." In this way, the streets in the District could be considered boulevards. For the purposes of this plan, the term "driveway" is intended to capture residential nature of the landscaped streets.

1.0 INTRODUCTION

1.1 Rationale for Designation: Summary of Findings from the HCD Study

A proposal to designate an HCD must meet the requirements of the *Ontario Heritage Act*. The Act requires that HCD plans include specific reasons for a proposed district designation. The detailed findings of the are held on file with the City. However the following provides a summary of the rationale for designating the Clemow-Monkland Driveway and Linden Terrace HCD.

The HCD study revealed that the Clemow-Monkland Driveway and Linden Terrace HCD is a distinct and cohesive **cultural heritage landscape**. The HCD is identifiable by the visual coherence of its impressive historic houses on wide, tree-lined streets featuring distinctive aggregate light standards. The properties display a **consistent** spatial organization, relationship

to the street and influences of early 20th century architecture. On Clemow and Monkland Avenues and Linden Terrace, these characteristics are attributed to the historic property covenants and design regulations implemented by the Ottawa Improvement Commission (OIC), the forerunner to the National Capital Commission (NCC) in the early 20th century. With few exceptions, the area retains the majority its original early 20th century buildings and its landscapes remain largely intact.

The study revealed that this area has a concentration of cultural heritage resources, which are associated with important themes and events in Ottawa's historical development, such as its transportation systems and urban planning philosophies as well as with individuals who figure prominently in Ottawa's history. The study revealed that this area merited designation as a heritage conservation district.

2.0 POLICY FRAMEWORK

The HCD will be regulated by both municipal and provincial legislation and policies. These include the Provincial Policy Statement, 2014, the City of Ottawa Official Plan (OP) and Part V of the *Ontario Heritage Act*.

2.1 Provincial and municipal policy and legislation

Ontario Heritage Act

The *Ontario Heritage Act* (RSO 1990, c. o. 18 as amended) (the 'Act' or OHA) regulates the protection of cultural heritage resources within the province. A property that has been formally protected under the provisions of the Act is referred to as a "designated" property. According to Part V, Section 41 (1) of the Act, a municipality may pass a by-law to designate any defined areas as a heritage conservation district. For each district designated in the by-law, the municipality must also adopt a heritage conservation district plan (Section 41.1 (1)).

According to Section 41.1 (5) a Plan shall include:

- a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) a description of the **heritage attributes** of the heritage conservation district and of properties in the district;

- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) a description of the [alterations](#) or classes of [alterations](#) that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

This document conforms to the requirements of the *Ontario Heritage Act*.

Provincial Policy Statement, 2014

The Provincial Policy Statement ('PPS'), issued under the Planning Act, provides municipalities in Ontario with policy direction on matters related to land use planning and development. Part V, Section 2.6 of the PPS provides direction regarding cultural heritage resources. It states:

- Significant [built heritage resources](#) and [significant cultural heritage landscapes](#) shall be conserved; and
- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the [heritage attributes](#) of the protected heritage property will be conserved.

City of Ottawa Official Plan

Section 2.5.5 of the Official Plan provides direction regarding the protection of cultural heritage resources in the city. Policy 2.5.5 (2) of the OP states that:

Individual buildings, structures, sites and [cultural heritage landscapes](#) will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*. Groups of buildings, cultural landscapes, and areas of the city will be designated as Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.

Policy 2.5.5 (25) and (26) also provides direction for the recognition and protection of the Rideau Canal, as a UNESCO World Heritage site, National Historic site and Canadian Heritage River.

As of mid-2019, the City of Ottawa is developing a new Official Plan. It is anticipated that the new document will continue to provide direction regarding the protection of cultural heritage resources through designation of heritage

conservation districts under Part V of the *Ontario Heritage Act*, as well as the recognition and [conservation](#) of National Historic sites and World Heritage sites in the city.

Other Provincial Legislation

Provincial legislation such as the *Ontario Building Code Act* (and the Ontario Building Code, a regulation to that Act, collectively referred to as the OBC) and the *Accessibility for Ontarians with Disabilities Act* (AODA) work together to support the *Ontario Heritage Act* and *Planning Act*.

Integration with other Municipal Documents

Other municipal documents that support the goals and objectives of this Plan include but are not limited to:

- Zoning By-law (2008-250, as amended)
- Property Standards By-law (2013-416, as amended)
- Urban Tree Conservation By-law (2009-200, as amended)
- Permanent Signs on Private Property By-law (2016-326 as amended)

Relationship to the Clemow Estate East HCD

The cultural heritage resource policies of the Provincial Policy Statement (2014) address the potential impact(s) of development on lands adjacent to protected heritage properties. For the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District, any development proposals outside, but adjacent to the District boundary must comply with Section 2.6.3 of the Provincial Policy Statement (2014). The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District shares a common history with that of the Clemow Estate East HCD. Much of the material set out in the Clemow Estate East HCD plan has repeated and expanded upon in this Plan. The history, policies and guidelines that are carried over have been reviewed and updated where necessary.

2.2 Conflicts between the HCD Plan and other municipal by-laws

Section 41.2 (2) of the *Ontario Heritage Act* states:

In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict but in all other respects the by-law remains in full force.

Thus, when there is a conflict between the requirements of a municipal by-law and this Plan, the requirements of this Plan prevail. For instance, where the Zoning By-law permits a height of 11 metres but the HCD plan states that the height of a new building shall be compatible with its neighbours and the streetscape which are only nine metres high, then this Plan prevails. In the case of a conflict, the Plan prevails only to the extent of the conflict. For instance, where the conflict is related to height limit as described above, the remaining provisions of the Zoning By-law such as permitted uses and required [setbacks](#) remain in place.



3.0 THE CLEMOW-MONKLAND DRIVEWAY AND LINDEN TERRACE HCD

3.1 Boundaries

The HCD is generally defined by the properties adjacent to Clemow and Monkland Avenues as well as Linden Terrace. The District includes the residential properties on the north and south sides of Clemow Avenue between Bronson Avenue and Bank Street, excluding those at the intersection of Clemow and Bank. It also contains the properties on the north and south sides of Monkland Avenue, and those on the north side of Linden Terrace between O'Connor Street and the east side of the Queen Elizabeth Driveway, including the park land to the west of the Driveway and Patterson Creek Bridge. The properties at 515 and 517 O'Connor Street are excluded as they are designated as part of the Clemow Estate East HCD. The boundary captures the park land along Linden Terrace as well Patterson Creek to its south bank.

These properties form part of the original subdivision plans associated with their former estates and continue to reflect the character of the historic driveway, directly associated with the early 20th century beautification of Ottawa by the Ottawa Improvement Commission.

The detailed boundaries of The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District can be seen in Figure 2.

3.2 Statement of Cultural Heritage Value

Description of the District

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District is an early 20th century residential neighbourhood near Ottawa's downtown core in the Glebe. The district includes properties adjacent to three streets: Clemow Avenue, (between Bank Street and Bronson Avenue), Monkland Avenue and Linden Terrace (between O'Connor Street and the Rideau Canal), as well as Patterson Creek and its associated park. Largely built between 1906 and 1945, the area has evolved from a forested area outside the city limits, to a mature residential neighborhood that forms part of Ottawa's parkway and driveway network. The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District surrounds the existing Clemow Estate East HCD on its east and west.

Cultural Heritage Value

The cultural heritage value of the Clemow-Monkland Driveway and Linden Terrace HCD lies in its design value as an intact example of an early 20th century streetcar suburb, its historical association with key individuals and trends in Ottawa's history of suburban development, and its history and context as part of Ottawa's parkway and driveway network.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has significant design value as an example of a highly intact, early 20th century streetcar suburb. The area retains the majority of its original early 20th century houses which exhibit high quality workmanship and express a mix of architectural influences typical of the time period.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District also has cultural heritage value for its association with a number of significant individuals and events in the history of Ottawa. Clemow Avenue was originally the estate of former Senator Francis Clemow and his brother-in-law William F. Powell. The development of the estate is credited to their heirs; William Powell, known for reforming the Ottawa Police system and as Chief of Police in the late 19th century, and Henrietta A. Clemow, the daughter of Francis Clemow. Henrietta is significant as an unusual example in Ottawa of a single woman who was involved in real estate speculation in the early 20th century. Henrietta Clemow and her cousin William Powell formed Clemora Realty to develop their estate according to their vision by establishing a restrictive covenant with design guidelines; their original subdivision was registered as "Clemora Park."

The area of the HCD east of O'Connor Street was originally part of the estate of George Patterson and subsequently Henry Carleton Monk. George Patterson, for whom Patterson Creek is named, was Chief of the Canal Commissariat in 1826 and may have been the Glebe's first settler. Henry Carleton Monk, for whom Monkland Avenue is named, was a prominent lawyer in Ottawa and alderman in old Ottawa's Central ward.

The District also reflects trends in early suburban development in the city; as the growth of this area of the Glebe was sparked in part by the construction of the streetcar line on Bank Street in 1891. The arrival of the streetcar meant that

residents could work downtown while living in an area of impressive houses within a picturesque setting amongst a population within the same social class. The area was eventually bounded by streetcar lines on Bronson Avenue, Bank Street, and along the southern portion of what was historically Elgin Street (now Queen Elizabeth Driveway), which supported and attracted real estate speculators and residential development.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has historical and contextual value as a key part of one of the only residential extensions of the Ottawa Improvement Commission's (OIC) parkway and driveway network in the capital. Together with Patterson Creek and its surrounding park land, the development of the area is associated with prominent early Canadian landscape architect Frederick Todd. In 1903, Todd provided urban planning recommendations to the OIC that were based on the principles of the "City Beautiful" movement. The OIC implemented many of these recommendations as part of their plan to beautify the capital. In particular, Clemow Avenue was intended to be "one of the finest residential streets in Ottawa"

and was to form part of the ceremonial route connecting the Central Experimental Farm to Parliament Hill and the Rideau Canal; Patterson Creek was intended to provide a sense of nature in the city.¹ Between 1903 and 1910, Clemow and Monkland Avenues and Linden Terrace were conveyed from their former estates to the OIC, which implemented restrictive covenants detailing design guidelines for improving and maintaining the public realm. Today, the area exhibits many elements of the OIC's covenants and beautification program, such the consistent spacing of driveways, canopy trees, the setbacks of houses from the street, and the distinctive aggregate light standards that continue to provide a sense of civic grandeur at a residential scale.

1 Todd, Frederick G. (1903). "Preliminary Report to the Ottawa Improvement Commission". pp. 25.

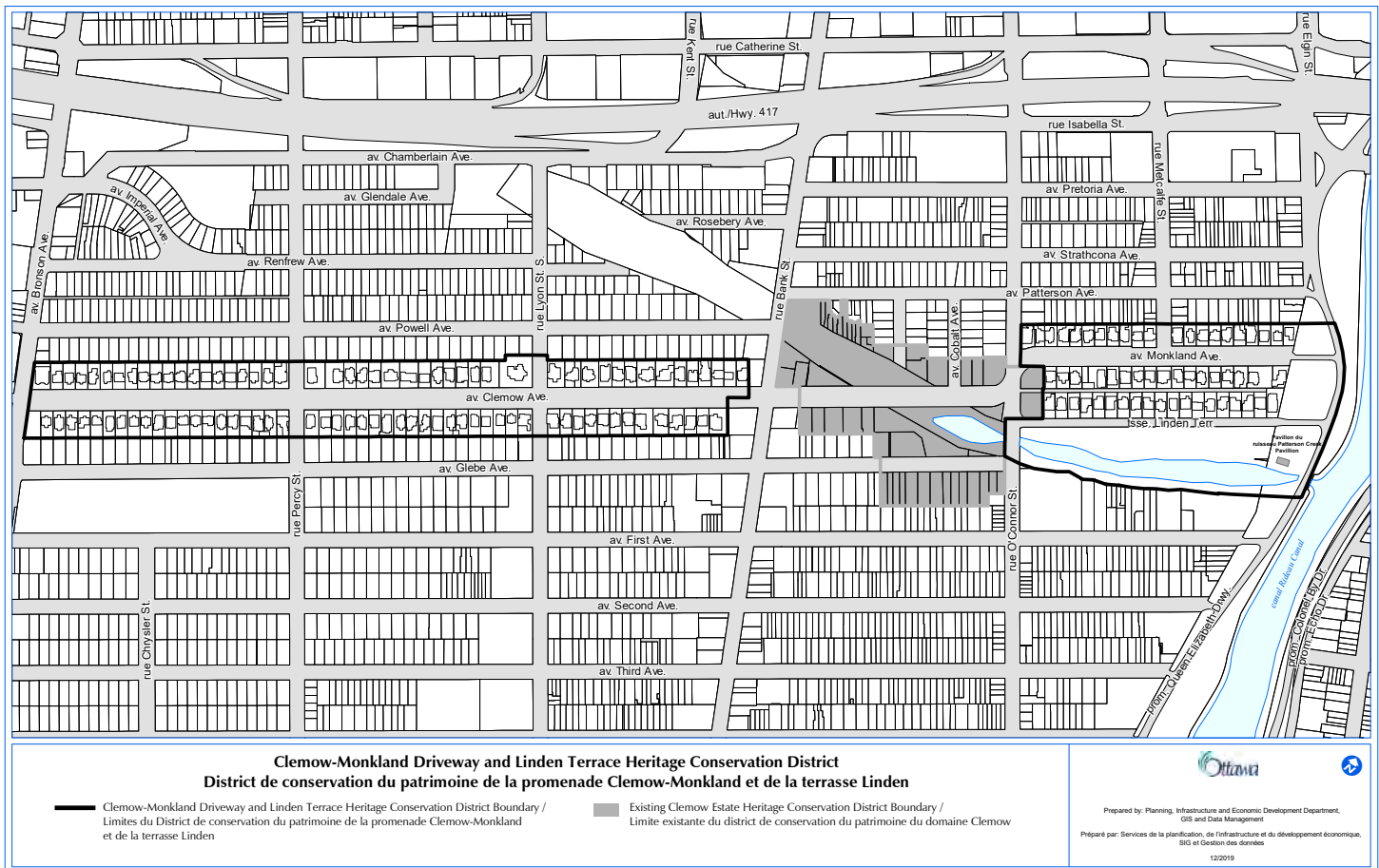


Figure 2: Clemow-Monkland Driveway and Linden Terrace Boundaries

3.3 Description of District Attributes

The following sections outline the District's **heritage attributes**. These are the physical elements or features that contribute to and express the cultural heritage value of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District as identified in Section 3.2.

District Attributes

The attributes that reflect the cultural heritage value of the HCD as part of Ottawa's parkway and driveway network and the early work of the Ottawa Improvement Commission based on the influences of the 'City Beautiful' urban planning movement in the capital include:

Streetscape and Public Realm

- Wide streets, and their **verges** with canopy trees at regular intervals, sidewalks, open green front yards, unimpeded by hydro poles, lines or other structures;
- Houses that are **consistently** set back from the street;
- Linear driveways at regular intervals, shared by owners of adjoining **lots** that lead to garages at the rear of the property;
- Narrow walkways leading from the sidewalk to the principle entry
- Aggregate light standards, reflecting the 1916 OIC design;
- Patterson Creek and its associated park;
- The O'Connor Street Bridge, the Patterson Creek Bridge and the Patterson Creek Pavilion;
- The mature street tree canopy; and
- The historical layout and planned traditional function of Clemow and Monkland Avenues as a scenic driveway between the Rideau Canal and the Central Experimental Farm.

Views and Viewscapes (see Figure 22)

- The framed views of the symmetrical boulevard with sidewalks, the **consistent setbacks** of buildings, regularly spaced mature trees, driveways and lamp standards, along and within Clemow and Monkland Avenues (1-6)
- Views from the O'Connor Street Bridge east over Patterson Creek and west over the lagoon within the Clemow Estate East HCD (7)

- Views from Patterson Creek Bridge over Patterson Creek (8) and Views from the Creek to the Bridge (9)

The attributes that reflect the cultural heritage value of the District as an excellent, intact example of an early 20th century streetcar suburb include:

- The location of the area in close proximity to Ottawa's downtown core, connected by the extension of the streetcar line on Bank Street;
- The regular and **consistent** spatial configuration of the buildings that reflect the historic trends in residential suburban development in the early 20th century;
- An eclectic mix of architectural styles and types including Arts and Crafts, Edwardian Classicism, Queen Anne and Tudor Revival, and Prairie style that together provide a sense of visual cohesiveness and reflect the dominant architectural styles of the early 20th century;
- Predominantly two, to two-and-a-half storey, detached residential buildings with front porches or balconies;
- Prevalent use of brick, with some use of stone or stucco, and stone foundations;
- Decorative architectural elements such as stained or leaded glass windows and elaborate entry doors, decorative brick and stone work, and wood elements; and
- Mix of complex rooflines with a variety of dormers and chimneys.

Specific Attributes (by street)

The three streets that comprise the District developed largely at the same time, beginning with Clemow Avenue in 1906, Monkland Avenue in 1910 and Linden Terrace in 1911. As such, all three streets demonstrate very similar characteristics. While the area as whole is cohesive, there are particular attributes that reflect the differences in the period of development, as well as their specific context and topography, which dictated the treatment of the **public realm**.

Clemow and Monkland Avenues:

- The wide streets and their **verges** with sidewalks on the north and south sides;
- The houses set back approximately 10 metres from the edge of the sidewalk on Clemow Avenue and 8 metres on Monkland Avenue;
- Aggregate light standards with globe bulbs; and

- The intersection of Monkland Avenue and the Queen Elizabeth Driveway along the Rideau Canal.

3.4 Contributing vs. Non-contributing Properties

As part of the District study, properties within the boundary were individually evaluated to determine their contribution to the neighbourhood’s cultural heritage value. Heritage survey forms were created for all properties and are held on file with the City of Ottawa; copies are available upon request. This evaluation resulted in two categories of properties: **contributing** and **non-contributing** (see Figure 3 below).

Contributing properties, have design, historic and/or associative value, or contextual value which contribute to the area’s heritage character as defined in the Statement of Cultural Heritage Value and the Description of **Heritage Attributes**. **Non-contributing** properties are those which do not express or reflect the area’s heritage character.

Linden Terrace:

- The wide street with a sidewalk only on the north side;
- The houses set back approximately 9.5 metres from the edge of the sidewalk;
- Aggregate light standards;
- The Patterson Creek Bridge and O’Connor Street Bridge;
- Patterson Creek and the associated park including its:
 - » Aggregate light standards with globe bulbs
 - » Patterson Creek Pavilion
 - » Relationship with the Patterson Creek Bridge and the Rideau Canal; and
- The relationship between Linden Terrace overlooking Patterson Creek and the intersection of Linden Terrace with the Queen Elizabeth Driveway along the Rideau Canal

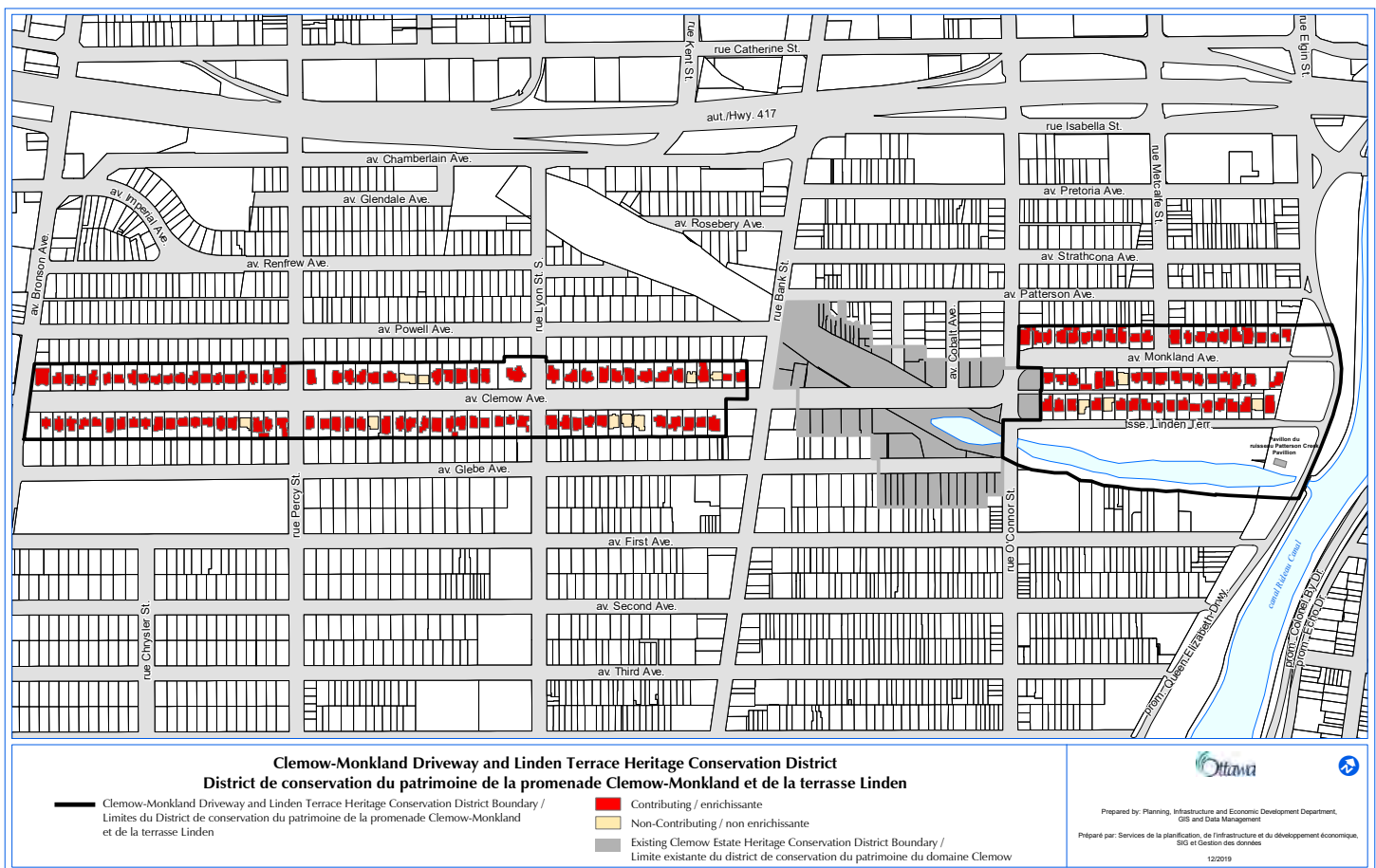


Figure 3: Contributing and non-contributing properties

Properties were identified as **contributing** if they satisfied the following criteria:

- The property expresses characteristics that, reflect the original design intentions of the OIC’s restrictive covenants which are no longer in effect (i.e. open green front yards, the absence of front yard hedges or other structures, deep **setbacks**, regularly spaced driveways and mature trees);
- The property’s age links it clearly to the historical development of the District (i.e it was constructed during the Period of Significance); and
- The property has not been significantly altered as it is seen from the street.

The study found that the area is highly intact, retaining the majority of its original buildings, with very few exceptions. Accordingly, there are only 14 **non-contributing** properties in the area. The plan provides policies and guidelines for both **contributing** and **non-contributing** properties. These are intended to manage change in the HCD while fulfilling the objectives of the Plan outlined in Section 3.5 below. While **non-contributing** properties do not individually contribute to the heritage character of the district, future changes and **alterations** have the potential to significantly affect the heritage character of neighbouring properties and the District.

A complete list of **contributing** and **non-contributing** properties can be found in Appendix B.

Period of Significance

The HCD Study examined the evolution of the proposed district since it was first surveyed in 1791. Its development can be divided into three historic periods of development: early development (1791-1890), suburban development (1891-1945), and post-war development (1946-present). The period of suburban development replaced much of the physical fabric from the early period and those buildings largely remain intact today. As such, it was determined that the suburban period was the most significant.

3.5 Statement of Objectives

The principal objective of a Heritage Conservation District Plan is to protect and conserve the cultural heritage value and interest of the district, as expressed by its **heritage attributes**, for current and future generations.

This Plan will be used to managed change and conserve the HCD in a manner that respects its cultural heritage values. In order to retain and conserve the qualities that contribute to the cultural heritage values of the HCD, the following objectives of the Heritage Conservation District Plan are:

1. To ensure the retention and **conservation** of the cultural heritage value and **heritage attributes** of the District as expressed in the Statement of Cultural Heritage Value and Description of Attributes;
2. To retain and conserve the historic buildings that convey the District’s period of significance and contribute to its cultural heritage value and cohesiveness;
3. To promote approaches to repairs, **alterations**, additions and new construction that make thoughtful, legible, and reversible changes to properties within the district;
4. To provide guidance for appropriate **restoration**, repair and on-going maintenance of all buildings within the district;
5. To maintain and conserve the District’s sense of place, cultural heritage value and attributes as defined in this Plan, while allowing for managed growth and change;
6. To ensure that new construction, additions and **alterations** within the District conserve its cultural heritage value, particularly with respect to the **public realm**, historic scale, and the general pattern of the built form;
7. To foster and encourage high quality design by ensuring that additions and new construction are compatible with the cultural heritage values and attributes of the HCD;
8. To conserve the district’s **public realm** spaces, including the tree-lined streets with sidewalks and **verges**, and public park areas;
9. To conserve the identified views that contribute to the understanding of the District’s cultural heritage value;

10. To foster collaboration on **conservation** matters between owners, the City and other levels of government, embassies and high commissions, as well as other agencies responsible for cultural heritage resources in the district such as utility providers and the NCC; and
11. To encourage community awareness of, and support for the **conservation** of the district's heritage values and attributes in order to share its history and promote its special character.

3.6 District Policies

In order to meet the Objectives outlined in Section 3.5, the policies below are intended to be followed when managing change in the HCD.

1. The **cultural heritage values and character of the district as defined in the Statement of Cultural Heritage Value and the Description of Heritage Attributes** shall be conserved.
 2. Repair and **restoration of heritage attributes** will be considered before replacement.
 3. **Contributing** properties will be maintained as ongoing maintenance prevents deterioration of **heritage attributes** and is the most cost-effective means of preserving heritage resources. Enforcement of the City's Property Standards By-Law (By-Law 2013-416) shall be **consistently** undertaken by City staff. Enforcement will have regard for Policies and Guidelines within this Plan.
 4. New construction and **alterations** shall be in conformity with the policies and guidelines outlined in this Plan.
 5. Where a proposed change in the HCD has the potential to negatively impact the character of the HCD as outlined in the Statement of Cultural Heritage Value, the City may require the submission of a **Cultural Heritage Impact Statement (CHIS)**.
6. Where development is proposed adjacent to the HCD, the City may require the submission of a **Cultural Heritage Impact Statement (CHIS)** that evaluates the impact of the proposed development on the HCD. The Council approved guidelines for CHISs (as amended from time to time) are available on the City's website.
 7. All public works will conserve the cultural heritage values and character of the District and shall have regard for the Policies and Guidelines found in this Plan.
 8. The existing tree canopy will be maintained, conserved and enhanced.
 9. Future amendments to the City of Ottawa Official Plan and Zoning By-Law shall be in accordance with the objectives set out in this Plan.

PART B: POLICIES AND GUIDELINES FOR MANAGING CHANGE

4.0 SUMMARY OF POLICIES AND GUIDELINES

The following section contains policies and guidelines for [contributing](#) and [non-contributing](#) properties within the district. They are intended to conserve the [heritage attributes](#) and cultural heritage value of the District, while allowing it to evolve and accommodate change in ways that are compatible with its special character. These policies and guidelines were developed based on discussions with a Working Group made up of property owners as well as community stakeholders, and comments received from community members at public meetings.

The HCD plan has been divided into 5 sections relating the most common types of [alterations](#) or work that might be undertaken:

- Demolition and Relocation;
- [Alterations](#) to existing buildings: [Conservation](#) and Repair;
- [Alterations](#) to existing buildings: New Elements and Additions;
- Infill and New Construction; and
- Landscaping, Streetscape and the [Public Realm](#).

Each of these sections has been further organized into **Policies (in bold font)** and Guidelines (regular font). The Policies provide the direction for conserving the district's cultural heritage values and managing change; these are required components of the plan and are not discretionary unless otherwise indicated. The Guidelines provide both general guidance as well as specific technical instructions on achieving the associated policy, acknowledging that there may be a variety of strategies that could satisfy any given policy. The Policies and Guidelines are intended to be used in conjunction with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (the Standards and Guidelines). These are a set of pan-Canadian standards as well as detailed guidance for [conservation](#) projects, which have been adopted by City Council.

The policies and guidelines below address the most common situations and types of [alterations](#). Situations not contemplated in the Plan will be considered on a case-by-case basis by heritage staff and may include consultation with the community.

5.0 DEMOLITION AND RELOCATION

The District displays a high level of integrity and visual cohesiveness expressed by its historic building stock. Given the objectives of this HCD Plan there are few opportunities for demolition and relocation.

Policies

1. Demolition or relocation of **contributing** properties will not be supported, except in cases of extraordinary circumstances, such as, but not limited to fires or natural disasters. Demolition by neglect will not be considered an extraordinary circumstance.
 2. Demolition of **non-contributing** properties may be considered.
 3. Any application to demolish an existing building must be accompanied with plans for a replacement building. New construction must be compatible with, and sympathetic to, the character of the HCD and meet the policies and guidelines of this Plan.
 4. The following must be confirmed as part of a complete application under the *Ontario Heritage Act* for the demolition of a **contributing** building:
 - » There is structural instability or damage resulting from an extraordinary circumstance as assessed by a structural engineer with expertise in heritage buildings;
 - » The building is damaged beyond reasonable repair to the extent that it no longer contributes to the cultural heritage value of the District;
- » A thorough assessment of the building's condition has been completed by a qualified professional (e.g architect, heritage professional, engineer); and
 - » It has been demonstrated that alternative retention options have been meaningfully considered (e.g **preservation, rehabilitation, restoration**, reinvestment, retro-fitting, re-use, mothballing etc.).
5. The City may require the submission of a **Cultural Heritage Impact Statement**, an engineer's report, or may ask for a peer review of any professional reports or opinions on a potential demolition.
 6. In the rare instance that a **contributing** property is approved for demolition, the City may require that the building be recorded (e.g documentation photos, plans etc.) and the information be deposited at the City of Ottawa Archives.

Guidelines

- a) Consideration may be given to salvaging historic materials as the building is demolished.

6.0 EXISTING BUILDINGS: CONSERVATION AND REPAIR

The following policies and guidelines address **alterations** to existing buildings and seek to encourage the **conservation, restoration** and on-going maintenance of the character-defining attributes of the district. The overall aim of the following section is to ensure that original material is retained where possible, and that any necessary replacement material is appropriate and sympathetic to the heritage character of the existing building. For more significant changes or **alterations**, please see Section 7.0.

6.1 Roofs and Chimneys

The district features a variety of roof types that contribute to the character of each streetscape and the District as a whole (Figure 4).

Policies

1. **Conserve and retain historic roof forms (profile and roofline), materials and details (e.g soffits, eaves, fascia board etc.).**
2. **Conserve and retain historic chimneys that contribute to the character of the streetscape or are **heritage attributes** of individual buildings.**

Guidelines

- a) Where historic roofing material is missing, property owners are encouraged to restore the roof to its historic material. Owners may be able to ascertain the original materials through the review of historic or archival maps or other sources.

- b) New roofing materials that are visible from the street should complement the building's historic character. The use of modern roofing materials to imitate historic materials (e.g. roof slates, cedar shingles, standing seam metal etc.), may be approved. If asphalt shingles are used, they should be a colour that is sympathetic to the character of the original building.
- c) Character-defining chimneys should be retained and regularly maintained. Non-functioning chimneys that contribute to the cultural heritage value of a building should be retained and capped.
- d) The design, location and materials of new chimneys should respect and complement the historic style and existing cladding materials of the building.
- e) Eavestroughs and downspouts may be permitted if required to solve drainage issues, but should be located in an inconspicuous location that does not damage the building. They should be designed and use materials that are simple and do not detract from the existing building, or attempt to provide a false sense of history.



Figure 4: Various houses with historic rooflines and chimneys

6.2 Exterior Cladding

Brick is the primary cladding material in the District; more than 75% of the buildings are clad in brick. Brick is a high quality and durable material that with maintenance, periodic repointing, and repair can last almost indefinitely (Figure 5). Stucco and half timbering, as well as stone are also seen as cladding materials in the District.

Policies

1. **Conserve, maintain and repair historic masonry and exterior cladding materials.**
2. **Do not conceal historic masonry or cladding with new materials; painting over masonry/brickwork is not appropriate.**

Beyond reasonable repair: When the severity of deterioration makes the repair of building component impractical. For example, when the necessary repairs for a window would leave very little original material.

Guidelines

- a) When repointing, a lime-based mortar is encouraged for historic bricks, as it allows moisture to escape through the mortar. The colour of the mortar and the joint profile should match the existing masonry; using a mason experienced in lime-based mortar is encouraged.
- b) When replacing damaged bricks within an existing wall, the new brick should match in size, colour and texture.
- c) Cleaning of brick and stone buildings should be undertaken using gentle and non-abrasive methods. Sand blasting is not an appropriate method to clean brick or stone. Prior to cleaning masonry a test patch should be undertaken in an inconspicuous location.
- d) Where historic masonry has been concealed by inappropriate cladding material, removal of the inappropriate material and repair of the masonry is encouraged.
- e) Where historic cladding materials are beyond repair, they may be replaced using salvaged, or like-for-like materials. In these cases, modern



Figure 5: Example of brick cladding with decorative brick detailing

cladding materials may be approved if they are compatible with building's character and that of the streetscape. Only those areas that are beyond reasonable repair may be replaced. A focus should be placed on repairing the **primary façade** (and side façades on **corner lots**) in these cases.

- f) Previously unpainted masonry should not be painted. Where masonry has been painted, careful paint removal and repair is encouraged. Heritage staff can provide guidance on appropriate cleaning methods.

6.3 Windows and Doors

Well-maintained historic windows (Figure 6) can last much longer than contemporary replacements. There are practical and economical approaches to repair historic windows including painting, re-puttying or caulking, and weather stripping. Heritage staff can provide advice on appropriate methods of **restoration** of historic windows and appropriate replacement windows as necessary.

Policies

1. **Conserve historic windows and doors and their openings, including their form, design, and proportion, particularly those that are decorative, or feature leaded or stained glass.**
2. **Conserve and maintain historic elements of window and door openings (e.g sills and lintels, surrounds, sidelights and transoms etc.) (See Figure 7).**
3. **Conserve the overall fenestration pattern on **primary façades**.**



Figure 6: Example of leaded glass windows

Windows and doors are an integral part of the historic character of a building. Their size and placement within a building's façade is known as the fenestration pattern. Their shape and design and their profile are also important. The profile includes the construction, operating mechanisms, sill profile, the width and design of the window frame and muntin bars (or grills).

Guidelines

- a) Historic, leaded or stained glass windows should be retained and restored wherever possible.
- b) If historic windows or doors are beyond repair, replacement windows and doors should match the originals in design, size, proportions, glazing pattern and detailing.
- c) The material of replacement windows should match originals, however, alternate materials may be considered in consultation with heritage staff; where windows are not visible from the street, replacement windows may reference the historic form and proportions with modern materials.
- d) If later or contemporary windows are to be replaced, replacement windows should be compatible with the character of the building's original windows in terms of design, materials, size, proportion, glazing pattern and detailing.



Figure 7: Example of historic elements of door openings

- e) When considering replacement windows, owners should also explore alternative solutions such as introducing compatible interior or exterior storms.
- f) When considering replacement windows, owners may wish to consider the use of new wood windows and doors. If aluminum clad-wood, steel, fibreglass or other materials are being considered, the design (e.g the number of panes, proportions, layout, other details etc.) should be compatible with the character of the building.
- g) New window or door openings should be located discretely whenever possible and should aim to follow the design, rhythm and scale of the historic fenestration pattern; new picture windows are discouraged.

6.4 Front entrances, porches and balconies

Many of the properties in the HCD feature a sheltered or covered front entrance and in some cases, side doors. There are a variety of porches, or verandahs, balconies and canopies which animate the streetscapes (Figure 8). Most porches are open, made of wood with stone or brick columns. The front entrances of many masonry-clad buildings are integrated into the masonry of the front façade. Some existing porches have been enclosed with windows.

Policies

1. **Conserve historic front entrances, porches, balconies including decorative elements such as (but not limited to): railings and balustrades, rafter tails, columns etc.**

Guidelines

- a) Historic porches and balconies should be regularly inspected and maintained. More than other parts of a historic building, they are prone to deterioration due to their exposure.
- b) Owners are encouraged to engage a heritage professional with experience in historic porch [restoration](#) when considering porch work.
- c) Where a porch or balcony is badly deteriorated, it should be conserved, not replaced. Where components are beyond reasonable repair, new components should match the originals in terms of design and detail, with the same materials, style and size, as closely as possible.
- d) If a property owner wishes to restore an existing porch or reinstate one that is missing, the design should be based on documentary evidence (e.g historic photographs). If no such evidence exists, the porch should be based on local examples on similar buildings. Owners should work in consultation with heritage staff to determine an appropriate porch design.
- e) Any changes to railing heights are required to meet the standards of the OBC. As part of the Building Permit process, owners should discuss options under Part 11 of the OBC that would allow for the retention of the existing railings with heritage staff and a Building Official (Figure 9).
- f) Materials for porch [restoration](#) projects should be based on historic evidence. Fibreglass, metal and vinyl were not used traditionally in historic porch construction. Wood is the most appropriate material for porch [restoration](#) projects for elements including but not limited to decking, railings and columns.



Figure 8: Various houses with historic front entrances and porch types

Figure 9: An example of a modified railing.

Steps may have been stone and supporting piers may have been stone or brick. Alternate material choices should be supported by archival evidence.

6.5 Decorative Architectural Attributes

Many properties in the District feature decorative architectural elements, such as decorative brick work, stringcourses, brick arches, woodwork including wood soffits / fascia / eaves, brackets, and window hoods / aprons (Figures 10, 11 and 12). These elements are known as character-defining attributes. They contribute to a building's character, provide visual interest, and help to articulate the **massing** and scale of the building.

Policies

1. **Conserve, maintain and repair existing character-defining attributes.**
2. **Do not cover or conceal existing character-defining attributes on the **primary façade** of buildings (and on side **elevations** on **corner lots**).**

Guidelines

- a) Where character-defining attributes are missing or lost reinstating those elements is encouraged, if sufficient documentary evidence exists, and their materials, form and detail can be replicated in-kind.
- b) Where sufficient evidence is not available, consider reinstating missing or lost decorative wood elements



Figure 10: Example of decorative brackets

based on similar buildings in the area, replicating their form and detail in the same material.

- c) Where character-defining attributes are beyond reasonable repair, new features should replicate historic features in materials, scale, and profile.
- d) The addition of new architectural elements where none historically existed should be avoided. Where new elements are added, they should be recognizable as being new upon close inspection.

6.6 Paint Colour

A property owner is free to choose any paint colour for elements of their house, however the following guidelines may be used to assist in choosing a paint and its colour.

Guidelines

- a) If a property owner wishes to determine the original colours of their house, paint scrapings from inconspicuous areas may reveal previous paint colours.
- b) Colours associated with the building's era, architectural style and materials could be used to inform colour choices. Heritage staff or an architectural conservation expert can assist in selecting appropriate colour palettes.



Figure 11: Example of decorative mullions



Figure 12: Example of a stone quioning around windows and door



Figure 13: Example of a white stucco house

7.0 EXISTING BUILDINGS: NEW ELEMENTS AND ADDITIONS

The Policies and Guidelines below relate to all existing ([contributing](#) and [non-contributing](#)) properties in the district and aim to address the most common types of [alterations](#) that would result in a more substantial change to a property, as opposed to the [conservation](#) and repairs noted in the section above. Proposals not contemplated below will be considered on a case-by-case basis by heritage staff.

7.1 Sustainability and Utility Equipment

The following section recognizes that there may be opportunities to add new features that allow for improved energy efficiency, provided they are installed appropriately and with minimal impact on the [heritage attributes](#) of the HCD and the existing building.

Policies

1. Improvements for energy efficiency will be considered provided they are compatible with, and do not detract from the cultural heritage value or attributes of the district and of existing [contributing](#) properties.

Guidelines

- a) Solar panels should be located so that they are not visible from the street or as discretely as possible; they should be installed in a way that minimizes damage and impact to the heritage fabric of the building.
- b) Modern utilities and other equipment such as (but not limited to) hydro or water meters, satellite dishes, vents and ducts, skylights, or HVAC units should be located away from [primary façades](#) (and side [elevations](#) on [corner lots](#)), in an inconspicuous location wherever feasible or when technical requirements allow. They should be installed in a manner that does not damage the building.

7.2 New Dormer Windows

The district features a variety of dormers and dormer styles (see Figure 14). Dormers add visual interest and contribute to the character and style of buildings and the district in a larger context. Adding new dormers can provide additional living space in attics.

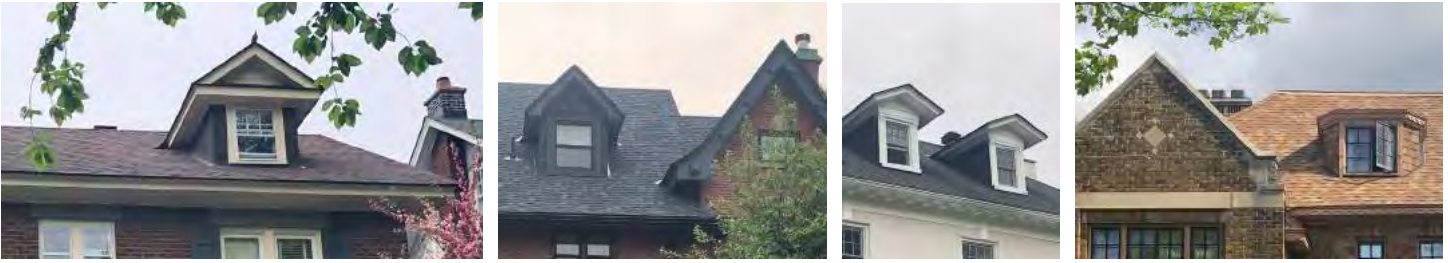


Figure 14: Various examples of dormer windows

Policies

1. New dormer windows will be designed and located in a manner that does not obscure or detract from the heritage character of the existing building or detract from the cultural heritage value or attributes of the district.

Guidelines

- a) New dormer windows should not become the dominant feature on a roof.
- b) Dormer windows should not extend above the ridge of the roof or beyond the eaves line.
- c) Designs for new dormer windows should:
 - i. consider the design, location, style, proportions, window openings, roof form and materials of historic dormer windows in the district;
 - ii. be compatible with the style and proportions of windows and overall façade of the building.
- d) Cladding materials on dormer windows should be compatible with the materials of the existing building.
- e) Where they are visible from the street, the roof form, size, and pitch of new dormer windows should be compatible with the architectural style of building and the district.

7.3 Front Entrances, Porches and Balconies

The policies and guidelines in this section are intended to help property owners who wish to make more significant changes to an existing porch, to design new porches or verandahs where none have historically existed, or where they have been previously removed.

Policies

1. New porches or **alterations** to existing porches or balconies must be compatible with the existing building in scale, materials, design, proportions and detailing as far as possible. Where it is available, use historical information to inform the design or look to similar porches in the district.

Guidelines

- a) The introduction of new porches may be appropriate if they are designed and in a location that is compatible with the existing building and the character of the District.
- b) The enclosing of open porches and verandahs may be compatible with the design of buildings in the district. These types of proposals will be considered on a case by case basis (see Figure 15).



Figure 15: Example of an enclosed upper porch.

- c) Where a porch enclosure is proposed, its design should be compatible with the existing building, retain as many of the original elements as possible, and be designed to be reversible.
- d) Where more significant **alterations** are proposed for an existing porch or the introduction of new porch is proposed, traditional materials should be used. Alternate materials such as a composite material, glass, or metal may be appropriate, in consultation with heritage staff.
- e) Accessibility ramps must comply with the OBC and efforts should be made to ensure they are compatible with the design of the existing building. Wherever possible landscaped ramps should be considered.

7.4 Garages and Accessory Buildings

When the neighbourhood first began to develop in 1906, car ownership was unusual, however after the First World War, more and more people owned cars, and the need for garages and private parking spaces grew. Historically, garages were accommodated behind houses, with shared driveways between adjacent properties leading from the street to the rear of the houses.

Policies

1. **Proposals to alter an existing building to accommodate an integral, below grade garage will not be supported.**

Guidelines

- a) Conserve historic garages wherever possible. Consider replacement materials and elements that are compatible with the main building and that do not detract from the character of the District.

7.5 Additions to Existing Properties (Contributing and Non-contributing)

The existing houses in the HCD are generally large, taking up about two thirds of the **lot**. The remaining space is primarily divided between front and rear yards. The houses are generally located centrally on the **lot** and span nearly the entire width, resulting in narrow side yards. Given the average size of **lots** and size of houses in the district, additions will most often be accommodated in the rear and in some cases to the side of existing houses (see Figure 16).

Policies:

1. **New additions will be compatible with, subordinate to, and distinguishable from the existing contributing property.**
2. **New additions will be designed to be compatible with surrounding contributing properties of the district. They will consider:**
 - » **scale, form, proportions and massing, height, and location on the lot;**
 - » **materials and architectural characteristics of the surrounding buildings such as the design and alignment of windows and doors, roof and other vertical or horizontal reference points; and**
 - » **how they contribute to and do not detract from the defined cultural heritage value and attributes the district.**
3. **The rooflines and roof profile of historic contributing buildings will be maintained and conserved.**
4. **Conserve heritage attributes that are visible from the street.**

Guidelines:

- a) Property owners are encouraged to retain an architect, designer and/or heritage professional when designing an addition to a building in the HCD.
- b) The height of additions should be lower than the existing building.
- c) Flat-roofed additions should not exceed the height of the existing building as measured from the mid-point of the slope of its existing roof.
- d) Most additions should be located in the rear yard. In cases where a side addition is proposed, it should be set back from its front façade; additions that are visible from the street, particularly those on **corner lots** should be carefully considered for their impact on both streets.
- e) New additions to **contributing** buildings should aim to be an appropriate balance between imitation of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD.

- f) If a property owner wishes to evoke a historical style for a new addition, care needs to be taken to ensure that the proposed building is an accurate interpretation in terms of scale, **massing**, and historic materials; upon close inspection, it should be discernable as new construction.
- g) Windows in additions should be compatible with the original building's windows in size, shape, and divisions. Contemporary window forms and materials that are not visible from the street may be appropriate.
- h) Cladding materials for additions should be sympathetic to the existing building and its neighbours. Natural materials and/or those that are commonly found in the district (i.e brick, stucco, stone, horizontal or vertical wood cladding) the most appropriate, however other materials may be supported.

7.6 Additions to Non-Contributing Properties

In addition to the policies and guidelines in Sections 5.0 through 7.5, the following policies and guidelines are intended to guide additions and renovations specifically for **non-contributing** properties.

Policies

1. Additions to **non-contributing** properties will contribute to and not detract from the cultural heritage value or attributes of the District.
2. Additions to **non-contributing** properties will be designed to be compatible with surrounding **contributing** properties, in terms of scale, **massing**, height, **setback**, entry level, material and architectural features.

Guidelines

- a) Renovations to **non-contributing** properties to improve their compatibility with the character of the district are encouraged.
- b) Contemporary cladding materials for additions to **non-contributing** properties may be appropriate if they do not detract from the cultural heritage value and attributes of the district.
- c) Contemporary window materials for additions to **non-contributing** properties may be appropriate if they do not detract from the cultural heritage value and attributes of the district. Contemporary windows forms may be appropriate, if they are not visible from the street.

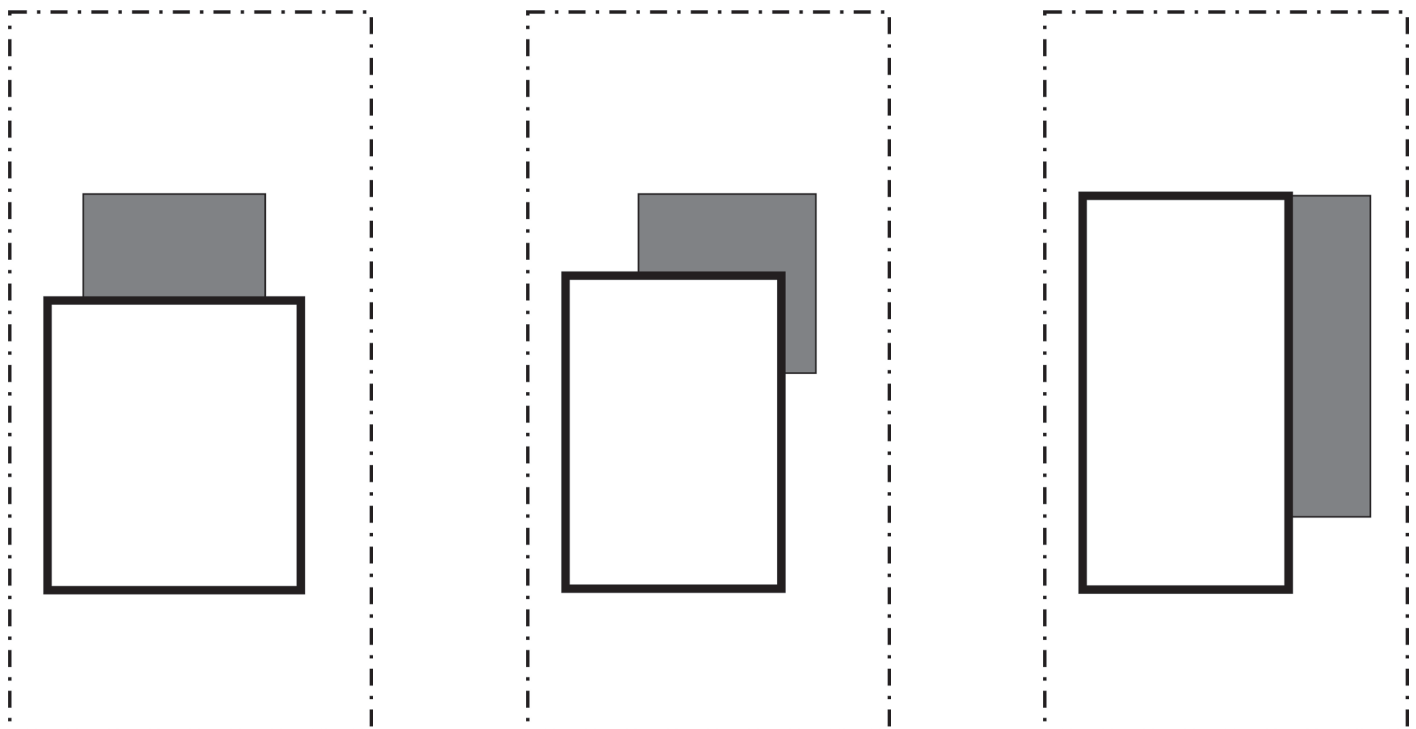


Figure 16: Illustrations of where an addition could be located appropriately – Back, side and back, and side

8.0 NEW CONSTRUCTION

8.1 Accessory Buildings and Garages

Garages in the District, are generally located in the rear yard, and often share a common wall with those of adjacent properties (Figure 17).

Policies

1. New garages must be designed to be subordinate to, and compatible with the associated house, respect the cultural heritage value and attributes of the district and reflect the character of historic garages in the district
2. New below grade, integral garages that face the street are not appropriate (Figure 18).

Guidelines

- a) New or replacement garages should be detached and located to the rear of the main house(s).
- b) New or replacement garages should consider the character of existing historic garages in terms of roof form, style of garage door and cladding material;

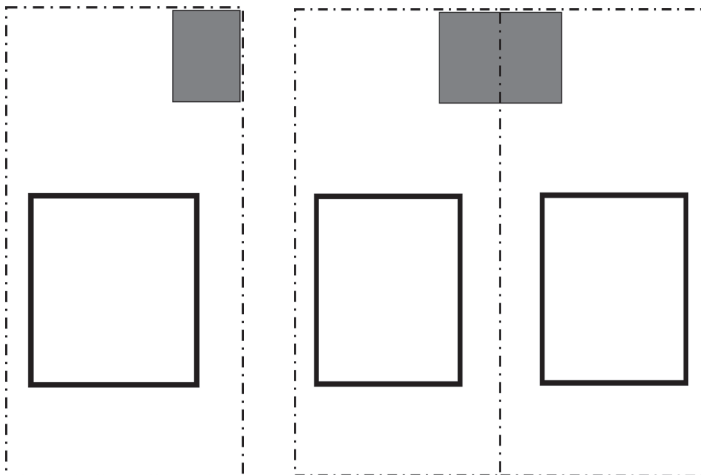


Figure 17: Examples of appropriate garage locations – at the rear of the lot and often shared by neighbours

they should not detract from the main house or the character of the HCD (see guidelines for new construction below).

- c) New garages that span property lines may require additional Planning Act or municipal approvals.
- d) Sheds and other accessory buildings should be compatible with the surrounding properties and should be sited to minimize impacts on neighbouring properties and the street.

8.2 New Construction

Given the objectives of the Plan to conserve and protect the existing contributing properties, (there are only 14 non-contributing properties) there are few opportunities in the District for the construction of new buildings. However, should a non-contributing building be demolished or in the extraordinary circumstance that a contributing building is demolished, guidelines for new construction are necessary to ensure that a replacement building contributes to the character of the HCD and meets the objectives of this HCD Plan.



Figure 18: Example of a below grade garage facing the street

Policies

1. New buildings shall contribute to, and not detract from the heritage character of the HCD as outlined in the Statement of Cultural Heritage Value and list of **Heritage Attributes**
2. The front yard **setback** of new buildings shall be generally **consistent** with the surrounding **contributing** properties.
3. New buildings will only be supported when the siting, scale, form, **mass**, height, entry level and materials are compatible with, and do not detract from the surrounding **contributing** properties on the street.
4. New buildings will aim to add to the District through sensitive design, that complements the existing character of the neighbourhood.
5. The design of new buildings will consider:
 - » The exterior materials and cladding of surrounding properties;
 - » The existing pattern of building **setbacks** of surrounding properties;
 - » The **massing**, scale and height of surrounding properties;
 - » The roof profiles and location of the eaves or other datum lines of surrounding properties;
 - » The horizontal and vertical rhythms of surrounding properties such as building widths, rooflines, foundation heights or reference points such as string courses, eaves lines, the proportions and alignment of windows and doors entry level etc.
6. Where new **lots** are to be created under the Planning Act, the policy framework for decisions in the District is provided by the Official Plan and Zoning By-law, as well as the following:
 - » The regular and **consistent** spatial configuration of buildings on their **lots**, reflecting historical trends in suburban development (e.g the built form, the rhythm of the streetscape, location of buildings on the **lots** etc.) is an important **heritage attribute** of the District. Any new **lot** creation through a *Planning Act* process, will conserve this attribute.

Guidelines

- a) Property owners are encouraged to retain an architect or designer who specializes in heritage conservation when designing a new building in the HCD.
- b) New buildings should aim to be an appropriate balance between imitation of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD.
- c) If a property owner wishes to evoke a historical style, care needs to be taken to ensure that the proposed building is an accurate interpretation in terms of scale, **massing**, and historic materials; upon close inspection, it should be discernable as new construction.
- d) There are a variety of cladding types in the District, mostly brick, stucco and stone. These types of materials should be incorporated into the design of new buildings; the use of vinyl siding is strongly discouraged. Cladding materials should be continuous on all building **elevations**, but may include more than one type.



Figure 19: Example of an appropriate addition on right side of house that maintains the brick cladding, alignment of windows, and roof profile.

- e) The roof profile and location of eaves lines or the roof parapet should be designed so that the apparent overall height and form of the roof is compatible with that of the neighbouring buildings and the District as a whole;
- f) Flat roofs on new principal buildings are not in keeping with the character of the district and will be discouraged.
- g) The wall to window ratio of the **primary façade** (and side **elevations** on **corner lots**) should generally be equal or have more wall surface than windows.
- h) Consider the typical historic window designs and materials found in the District when choosing windows in new construction.
- i) The foundations and ground floor **elevations** of new construction should be designed so that their height above grade is compatible and **consistent** with that of neighbouring properties. Below grade garages facing the street are not compatible with streetscape character of the District.
- j) The use of natural materials such as stone, stucco, brick and wood for architectural elements is an important attribute of the HCD. These materials are encouraged for new construction.
- k) Staff may request a **Cultural Heritage Impact Statement** as part of any application for new construction.

9.0 LANDSCAPING, STREETScape, AND PUBLIC REALM

Patterson Creek and its associated park as well as the **verges**, lined with mature trees, iconic light standards and regularly spaced linear driveways are **heritage attributes** of the District. These combined with the open unobstructed front yards contribute to the sense of place in the District. The following guidelines are intended to protect that character.

9.1 Streets, trees and landscaping in the public realm

The mature tree canopy is a **heritage attribute** of the district that contributes to the cultural heritage value of the area. There are also **verges** on the north and south sides of Clemow and Monkland Avenues. On Linden Terrace, the **verge** integrates seamlessly with Patterson Creek Park. These **verges** form part of the original landscaping approach of the area.

Policies

1. **Conserve and enhance Patterson Creek and the open, green spaces of Patterson Creek Park.**
2. **Conserve and enhance the mature tree canopy and the open, green, tree-lined character of the existing verges.**
3. **The existing historic street pattern including the width of the roads with their green verges and sidewalks that reflect the historical layout of the area will be maintained.**

Guidelines

- a) **Alterations** to the **public realm** should not negatively impact the cultural heritage value or **heritage attributes** of the district, or the attributes of the specific streetscapes identified in Section 3.3.
- b) The **verges** along the streets in the district are generally characterized by their mature trees and natural lawns, regularly spaced light standards, and an absence of other infrastructure, installations or shrubbery. This character should be maintained in all landscape **alterations**.

- c) **Alterations** or additions to the existing walkways, landscaping and other features of Patterson Creek Park should be sensitive to the historical character of the Park its attributes.
- d) Street trees should be retained and new trees should be planted to enhance the existing tree canopy. New trees should be deciduous that develop a large canopy that will frame the street. The removal of mature trees is discouraged.
- e) Future construction in the **right of way** or underground infrastructure replacement should be compatible with the District’s identified **heritage attributes**, particularly those relating to the landscaping character, will be protected during the work.

9.2 Private Landscape

Houses in the district generally have deep, **consistent setbacks** from the street with open, unobstructed and unfenced front yards. Front and side yards are generally characterized as being natural, with a mix of **soft landscaping** including lawns, flower beds, trees and shrubs, with **hardscaping** typically limited to narrow linear walkways.

Policies

1. **Conserve the existing unimpeded, soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties within the District; large areas of hard paving are discouraged.**
2. **Retain and restore existing front walkways in the HCD (Figure 20).**



Figure 20: Example of a front walkway

Guidelines

- a) Maintain the prevalence of **soft landscaping** in front yards (and side yards on **corner lots**). Patios and other large areas of hard surfacing in front yards are strongly discouraged; permeable materials may be appropriate.
- b) Linear walkways perpendicular to the sidewalks are common in the HCD. These are generally narrow (approximately one metre) and often lead to the front steps. Where a grade change is present, concrete or stone steps are a typical characteristic of these walkways.
- c) Historically, properties in the district did not have fencing, hedges or other types of incursions (e.g decorative knee walls, columns or piers etc.) in the front yards. Typically fencing should be limited to the rear yard. In the case of a **corner lot**, fencing should not extend into the front yard (i.e not past the front **elevation** of the house).
- d) Where fencing is required at the rear, traditional fencing materials such as wood or wrought iron with landscaped screening are encouraged; any required new fences must meet the City of Ottawa’s Fence By-Law (By-law 2003-462).
- e) Mature trees on private **lots** should be maintained. Removal of trees should comply with all relevant municipal tree by-laws as well as any other provincial requirements (i.e for endangered or protected species).
- f) Where a tree has to be removed, it should be replaced. New trees should be deciduous that develop a broad overhanging leaf canopy. For pruning advice, owners are encouraged to contact an arborist.
- g) Construction damage is one of the most common causes of tree death and decline in urban areas due to underground root damage. Tree protection zones should be utilized for their protection.

9.3 Parking and Driveways

Policies

1. **Maintain the existing pattern and character of vehicle parking and driveways. Integral garages, below grade garages, and reverse sloped driveways are not consistent with the historic character of the district.**

2. The conversion of **soft landscaping** in front yards to hard parking surfaces negatively impacts the cultural heritage value of the district and will not be supported.

Guidelines

- a) The location of historical, existing driveways should be conserved in infill projects. Additional or widened driveways are discouraged.
- b) Driveways should not detract from the front **elevation** of the house as viewed from the street.
- c) Where hard surface parking in the front yard has been added, removal is encouraged.

9.4 Lighting, Infrastructure and Signage

Policies

1. **Conserve and maintain the historic light standards throughout the district (Figure 21).**
2. **The district can be characterized by its underground infrastructure including buried telephone, hydro lines or other types of cables. This lack of surface infrastructure shall continue.**

Guidelines

- a) New lighting on private properties in the district should typically emphasize architectural features of properties and be sensitive to the heritage character of the district in terms of light quality. Generally, "softer" and "warmer" down-lighting is most appropriate.
- b) The historic aggregate light standards with globe bulbs should continue to be conserved, repaired and maintained.
- c) New street signage may be developed to promote the district, and it is encouraged that the design be appropriate to the HCD's cultural heritage value.
- d) Any new signs must meet the provisions of the City's Permanent Signs on Private Property By-Law (2016-326) and Signs on City Roads By-Law (By-law No. 2003-520), as may be amended from time to time.

9.5 Views and Viewscapes

The District's cultural heritage value is also supported by a number of views and viewscapes identified as being character-defining attributes (in Section 3.3). These were identified as part of the District study, in consultation with the community.

Views 10 and 11 on Figure 22 have vantage points that are located outside of the District boundary. These views were identified as having some connection to the cultural heritage value of the district and are of significance to stakeholders in the community. However, given their location outside of the boundary, they have not been identified as a **heritage attribute** of the area; they have been included for recognition only.

The identified views are intended to capture the District's special sense of place: the balanced layout of the streets, framed on either side by **consistently** setback buildings and mature trees, lined by regularly spaced lamp standards, green **verges** and **soft landscaped** front yards as well as Patterson Creek. The identified **heritage attributes** and overall cultural heritage value is described in Sections 3.2 and 3.3. The following guideline relates to the goal of conserving the District's sense of place and overall cultural heritage value.

Guidelines

- a) **Alterations** within the District should not negatively impact the identified views and viewscapes.



Figure 21: Example of historic street lamp within the district



Figure 22: Significant Views of Clemow-Monkland Driveway and Linden Terrace

Image 10 source: Andrex Holdings Limited. 2016. "Nearby Patterson Creek and Central Park." Andrex.ca, viewed December 30, 2019,
 <http://www.andrex.ca/assets-ca/CA_Windsor-Arms_Neighbourhood_Patterson-Creek_SKFW_04425_20160829.jpg>



PART C: IMPLEMENTATION AND THE HERITAGE PERMIT PROCESS

10.0 OVERVIEW

Well-considered [conservation](#) and new development within an HCD can serve to enhance the special qualities and character of an area. However, the cumulative impact of what may seem to be minor or inappropriate changes can interrupt the visual cohesion, visual appearance and cultural heritage value of an area. The Heritage Permit process helps to ensure that [alterations](#) and development have minimal or no negative impacts on the entire District's heritage value and character.

Applications will be reviewed for their consistency with the Statement of Objectives, as well as their potential for impact on the Statement of Cultural Heritage Value and [heritage attributes](#) of both the District as a whole, and of the specific streets (Section 3.2-3.3) within which a property is set. For example, an application to [alter](#) a property on Monkland Avenue must consider the impact of a proposal on the character and attributes of the District as a whole, but most specifically on the Monkland streetscape. Conversely, an addition on Clemow Avenue would have no specific impact on Patterson Creek, but it must consider the [heritage attributes](#) and value of the district.

All properties located within the boundaries of the HCD are designated and regulated under Part V of the *Ontario Heritage Act* regardless of age, type, style or status as **contributing** or **non-contributing**. In general, any exterior alterations require a heritage permit issued under the authority of the *Ontario Heritage Act*, except those outlined in Section 10.1, and any exterior **alterations** shall comply with the Policies and Guidelines of this Plan.

Owners proposing to **alter** their property should consult with heritage staff prior to submitting an application. Staff will advise the property owner if a heritage permit is required.

10.1 Alterations Not Requiring a Heritage Permit

The following interventions do not require a Heritage Permit under the *Ontario Heritage Act*:

- Interior **alterations** or renovations;
- Insulating, weather stripping, caulking;
- Re-painting of wood, stucco, metal or previously painted masonry, or changing paint colour;
- Re-paving of an existing driveway in the same or similar material;
- Regular on-going maintenance such as repointing and foundation repairs using heritage methods, re-roofing in the same material, repairs to building elements in the same style, material, size, shape and detail, or replacing broken glass;
- Planting, gardening and minor landscaping that is in character with the HCD and meets the policies and guidelines of this HCD Plan;
- Temporary or seasonal structures/installations that are reversible and do not negatively impact the cultural heritage value or attributes of the District such as but not limited to: event tents, boat launch infrastructure, warming stations etc.
- Minor **alterations**, such as but not limited to: minor permanent **alterations** to accommodate temporary or seasonal uses, **alterations** in rear yards such as the introduction of patios or steps, removal/replacement or new rear decks, installation or removal of pools or hot tubs, fencing etc. that meet the Policies and Guidelines of this Plan.

For all other types of work, a heritage permit is required. Depending on the scale of the project, approval for small scale projects may be delegated to staff, as per the Delegation of Authority By-Law 2016-369, as amended. A large-scale project (such as demolition, new construction or a large addition) may require the approval of City Council.

10.2 Application Requirements

Applications for permits under the *Ontario Heritage Act* must include sufficient information for City staff to be able to make informed decisions. This may include:

- Survey;
- Project description;
- **Elevations** of all sides;
- A site plan showing building location, fencing, plantings, and other significant features, including the driveway;
- A landscape plan showing existing landscape and all trees, with those proposed for removal clearly marked, and showing all proposed landscaping;
- Coloured front **elevations** showing the adjacent buildings (if applicable);
- Grading plan;
- Perspective renderings/streetscape views;
- Project data (site area, lot coverage, FSI calculations etc.);
- List of materials; and
- **Cultural Heritage Impact Statement**, if required.

10.3 Community Consultation

After initial contact with City heritage staff, individual applicants should consult with the Heritage Committee of the Glebe Community Association prior to the submission of an application under the *Ontario Heritage Act* that requires review by the municipal heritage committee. The community association may provide comments on proposals to **alter** properties in the HCD, which should accompany the final application submitted to heritage staff.

10.4 HCD Plan Review

This plan should be monitored and reviewed at minimum every 10 years to evaluate the long-term impact and effectiveness of the HCD. Failure to do so does not at any point render the designation of the area or this plan invalid.

PART D: APPENDECIES

APPENDIX A: GLOSSARY

Clarity of terms is critical to the review process. There are several terms that recur throughout the District Plan. Some have meanings agreed upon at a national and provincial level, while others are municipally defined (sources, as noted below) or defined in the context of this Plan.

Alter(ation): "Alter" means to change in any manner, and includes to restore, renovate, repair or disturb and "alteration" has a corresponding meaning (*Ontario Heritage Act*).

Built heritage resource: A building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers (*Provincial Policy Statement*)

Consistent: In this document, "consistent" is interpreted to mean "similar to", but not necessarily "the same as" or "identical to", but "in agreement or coexistence with."

Conservation: All actions or processes that are aimed at safeguarding the heritage attributes of a cultural heritage resource so as to retain its heritage value and extend its physical life. This may involve [Preservation](#), [Rehabilitation](#), [Restoration](#), or a combination of these action or processes (Standards and Guidelines).

Contributing Properties: Properties within the HCD that have been determined to contribute to the heritage character of the District (City of Ottawa HCDs).

Corner Lot: A lot situated at the intersection of two streets (City of Ottawa Zoning By-Law).

Cultural Heritage Impact Statement (CHIS): An arm's length, independent study to determine the impacts of proposed future development on cultural heritage resources. A CHIS is required where a proposal has the potential to adversely impact a designated heritage resource (City of Ottawa Guide to Preparing CHISs).

Cultural Heritage Landscape: A defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It may involve a grouping of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts, villages, parks, gardens, battlefields, main streets, and neighbourhoods, cemeteries, trail ways, and industrial complexes of cultural heritage value (*Provincial Policy Statement*).

Elevation: An elevation is a scaled drawing of a building or structure seen from one side; a flat representation, showing dimensions and architectural details. Also used to describe the front, rear, or side of a building (e.g the rear elevation).

Hardscape(ing): A term used to refer to aspects of the built environment including paved areas like streets, driveways, sidewalks, walkways or patios.

Heritage Attributes: The attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (*Ontario Heritage Act*). These could include materials, forms, locations, spatial relationships, associations, meanings, context and appearance that contribute to the cultural heritage value of a protected heritage property or heritage conservation district.

Lot: In this document, 'lot' has the same meaning as defined in the City of Ottawa Zoning By-law, 2008-250 as amended.

Mass(ing): In this document, mass(ing) is a term used to indicate the combined effect of the arrangement, volume and shape of a building. Mass is a term to indicate the size, bulk, density, weight, and form of a building.

Non-Contributing Properties: Properties within the HCD that were constructed outside of the period of highest significance, including buildings that are not compatible with the District's heritage character, and vacant or undeveloped properties (City of Ottawa HCDs).

Primary Façade: In this document, primary façade is interpreted to mean the front or principal elevation of a building. Corner lots may have multiple primary façades.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing form, material and integrity of an historic place, or of an individual component, while protecting its heritage value (Standards and Guidelines).

Public Realm: In this document, the public realm is interpreted to include all exterior places that are common to everyone, including linkages and built form elements that are physically and/or visually accessible from the street, regardless of ownership and which facilitate the use by or movement of people. These elements include, but are not limited to, buildings and structures that define the space, streets, sidewalks, street lights, street signage, verges, Patterson Creek and Park, and front yards.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value (Standards and Guidelines).

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value (Standards and Guidelines).

Right of Way: The travelled portion of public streets, as well as the border area, which may include any sidewalks, planting strips, traffic circles or medians.

Setback: A distance between a lot line and a building. (City of Ottawa Zoning By-law) For the purposes of this plan, front yard setbacks are measured from the edge of the sidewalk to the front façade of the building. For clarity, projections such as porches or steps are not part of the front façade.

Soft landscaping: A term used to describe the vegetative materials which are used to improve a landscape by design. A range of soft landscape materials existing including, but not limited to, grasses, flowers, shrubs, trees etc.

Verge: The strip of soft landscaping between the edge of the road and the sidewalk.

APPENDIX B: PROPERTY INVENTORY TABLE

Contributing Properties



Address: 159 Clemow
Construction Date: 1925



Address: 160 Clemow
Construction Date: 1913
Architect:
John William Hurrell Watts



Address: 161 Clemow
Construction Date: 1939



Address: 162 Clemow
Construction Date: 1912
Architect: William D. Hopper



Address: 164 Clemow
Construction Date: 1911
Architect:
John Pritchard Maclaren



Address: 165 Clemow
Construction Date: 1928
Builder:
Stewart Christie Company



Address: 166 Clemow
Construction Date: 1912



Address: 169 Clemow
Construction Date: 1909



Address: 170 Clemow
Construction Date: 1926
Architect: Cecil Burgess
Builder:
Stewart Christie Construction



Address: 171 Clemow
Construction Date: 1930
Architect: Cecil Burgess



Address: 187 Clemow
Construction Date: 1913



Address: 196 Clemow
Construction Date: 1923



Address: 197 Clemow
Construction Date: 1911
Architect: John Albert Ewart



Address: 199 Clemow
Construction Date: 1913



Address: 200 Clemow
Construction Date: 1927



Address: 202 Clemow
Construction Date: 1914



Address: 203 Clemow
Construction Date: 1910



Address: 204 Clemow
Construction Date: 1915



Address: 205 Clemow
Construction Date: 1914



Address: 207 Clemow
Construction Date: 1925



Address: 208 Clemow
Construction Date: 1911



Address: 211 Clemow
Construction Date: 1910
Architect: Arthur Le B. Weeks



Address: 216 Clemow
Construction Date: 1910
Architect:
Alexander Frank Wickson



Address: 218 Clemow
Construction Date: 1944



Address: 640 Lyon
Construction Date: 1909
Architect:
John Pritchard Maclaren
Note: 221 Clemow



Address: 222 Clemow
Construction Date: 1911



Address: 225 Clemow
Construction Date: 1911



Address: 226 Clemow
Construction Date: 1909
Architect: Arthur Le B. Weeks



Address: 227 Clemow
Construction Date: 1912



Address: 229 Clemow
Construction Date: 1912
Architect: Arthur LeBaron Weeks



Address: 230 Clemow
Construction Date: 1911



Address: 231 Clemow
Construction Date: 1911



Address: 233 Clemow
Construction Date: 1912



Address: 234 Clemow
Construction Date: 1911



Address: 238 Clemow
Construction Date: 1911



Address: 240 Clemow
Construction Date: 1913



Address: 242 Clemow
Construction Date: 1922



Address: 244 Clemow
Construction Date: 1912



Address: 245 Clemow
Construction Date: 1927
Architect:
Noffke with Morin and Sylvester



Address: 246 Clemow
Construction Date: 1916



Address: 248 Clemow
Construction Date: 1913



Address: 251 Clemow
Construction Date: 1911



Address: 253 Clemow
Construction Date: 1926



Address: 255 Clemow
Construction Date: 1929



Address: 256 Clemow
Construction Date: 1911



Address: 258 Clemow
Construction Date: 1913



Address: 259 Clemow
Construction Date: 1913



Address: 260 Clemow
Construction Date: 1913



Address: 263 Clemow
Construction Date: 1916
Architect: John Albert Ewart



Address: 266 Clemow
Construction Date: 1913



Address: 268 Clemow
Construction Date: 1911



Address: 284 Clemow
Construction Date: 1926



Address: 285 Clemow
Construction Date: 1907
Architect: C. P. Meredith



Address: 287 Clemow
Construction Date: 1924



Address: 288 Clemow
Construction Date: 1911



Address: 289 Clemow
Construction Date: 1910



Address: 290 Clemow
Construction Date: 1914



Address: 291 Clemow
Construction Date: 1928



Address: 293 Clemow
Construction Date: 1930



Address: 294 Clemow
Construction Date: 1925



Address: 295 Clemow
Construction Date: 1916



Address: 296 Clemow
Construction Date: 1925



Address: 297 Clemow
Construction Date: 1916



Address: 298 Clemow
Construction Date: 1926



Address: 299 Clemow
Construction Date: 1922



Address: 300 Clemow
Construction Date: 1926



Address: 301 Clemow
Construction Date: 1923



Address: 302 Clemow
Construction Date: 1926



Address: 303 Clemow
Construction Date: 1924



Address: 305 Clemow
Construction Date: 1927
Architect: John Bethune Roper



Address: 306 Clemow
Construction Date: 1927



Address: 308 Clemow
Construction Date: 1924



Address: 309 Clemow
Construction Date: 1926



Address: 310 Clemow
Construction Date: 1927



Address: 311 Clemow
Construction Date: 1915



Address: 312 Clemow
Construction Date: 1918



Address: 313 Clemow
Construction Date: 1923
Architect: Harvey J. Hooper



Address: 314 Clemow
Construction Date: 1920



Address: 315 Clemow
Construction Date: 1925



Address: 316 Clemow
Construction Date: 1922



Address: 317 Clemow
Construction Date: 1915



Address: 318 Clemow
Construction Date: 1924



Address: 319 Clemow
Construction Date: 1920



Address: 320 Clemow
Construction Date: 1922



Address: 321 Clemow
Construction Date: 1927



Address: 322 Clemow
Construction Date: 1920



Address: 323 Clemow
Construction Date: 1930



Address: 324 Clemow
Construction Date: 1923



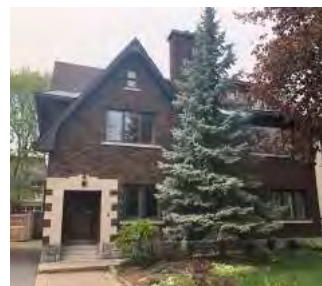
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Construction Date: 1931
Builder: MacDonell & Conyers



Address: 326 Clemow
Construction Date: 1926



Address: 1 Linden Terrace
Construction Date: 1913



Address: 5 Linden Terrace
Construction Date: 1930



Address: 7 Linden Terrace
Construction Date: 1931
Architect: William D. Hopper



Address: 9 Linden Terrace
Construction Date: 1923



Address: 11 Linden Terrace
Construction Date: 1924



Address: 13 Linden Terrace
Construction Date: 1927



Address: 15 Linden Terrace
Construction Date: 1925



Address: 17 Linden Terrace
Construction Date: 1931



Address: 19 Linden Terrace
Construction Date: 1924



Address: 21 Linden Terrace
Construction Date: 1927



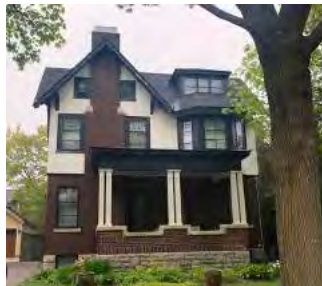
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Construction Date: 1913



Address: 25 Linden Terrace
Construction Date: 1913



Address: 29 Linden Terrace
Construction Date: 1913



Address: 33 Linden Terrace
Construction Date: 1915



Address: 35 Linden Terrace
Construction Date: 1927



Address: 37 Linden Terrace
Construction Date: 1929



Address: 236 Queen Elizabeth
Construction Date: 1927
Architect: Werner E. Noffke
Builder: Stewart Christie Company



Address: 248 Queen Elizabeth
Construction Date: 1913



Address: 3 Monkland
Construction Date: 1927



Address: 5 Monkland
Construction Date: 1911



Address: 6 Monkland
Construction Date: 1913



Address: 7 Monkland
Construction Date: 1912



Address: 8 Monkland
Construction Date: 1915



Address: 9 Monkland
Construction Date: 1929



Address: 10 Monkland
Construction Date: 1923



Address: 11 Monkland
Construction Date: 1912



Address: 12 Monkland
Construction Date: 1925



Address: 13 Monkland
Construction Date: 1929



Address: 15 Monkland
Construction Date: 1914



Address: 16 Monkland
Construction Date: 1924



Address: 17 Monkland
Construction Date: 1923



Address: 18 Monkland
Construction Date: 1923



Address: 19 Monkland
Construction Date: 1912



Address: 20 Monkland
Construction Date: 1926



Address: 21 Monkland
Construction Date: 1926



Address: 22 Monkland
Construction Date: 1923



Address: 23 Monkland
Construction Date: 1924



Address: 24 Monkland
Construction Date: 1921



Address: 25 Monkland
Construction Date: 1915



Address: 27 Monkland
Construction Date: 1923



Address: 28 Monkland
Construction Date: 1915



Address: 29 Monkland
Construction Date: 1911



Address: 30 Monkland
Construction Date: 1913



Address: 31 Monkland
Construction Date: 1921
Architect:
Walter Herbert George



Address: 33 Monkland
Construction Date: 1916
Architect:
Walter Herbert George



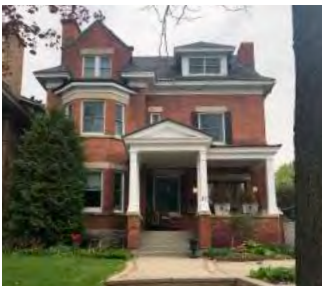
Address: 34 Monkland
Construction Date: 1912



Address: 35 Monkland
Construction Date: 1909



Address: 36 Monkland
Construction Date: 1926



Address: 37 Monkland
Construction Date: 1914



Address: 38 Monkland
Construction Date: 1926



Address: 39 Monkland
Construction Date: 1923



Address: 41 Monkland
Construction Date: 1913



Address: 14 Monkland
Construction Date: 1914

Non-Contributing Properties



Address: 163 Clemow
Construction Date: 2016



Address: 167 Clemow
Construction Date: 1966



Address: 172 Clemow
Construction Date: 2014



Address: 174 Clemow
Construction Date: 1995



Address: 182 Clemow
Construction Date: 2006



Address: 237 Clemow
Construction Date: 1966



Address: 243 Clemow
Construction Date: 1965



Address: 250 Clemow
Construction Date: 1946



Address: 292 Clemow
Construction Date: 2016



Address: 328 Clemow
Construction Date: N/A
Note: Vacant lot



Address: 3 Linden Terrace
Construction Date: 2005



Address: 27 Linden Terrace
Construction Date: 1951



Address: 31 Linden Terrace
Construction Date: 1976



Address: 26 Monkland
Construction Date: 1966

*Appendix C – Design Package from
Shean Architects*

dated May 29th, 2024

PROJECT INFO

259 Clemow Ave, Ottawa
PART 1 Plan of LOT 67 AND PART OF LOT 68 NORTH CLEWOW AVENUE
REGISTERED PLAN No. 4M-8 DATED SEPTEMBER 6th, 2023
CITY OF OTTAWA

SURVEY INFORMATION BASED ON DRAWINGS PREPARED BY
ANNIS, O'SULLIVAN, VOLLEBEK LTD.

ZONING

AREA A, SCHEDULE 342
R1MM H(10)

LOT SIZE REQUIREMENTS

MIN. LOT WIDTH (m) - 15
LOT WIDTH (m) - 22.88

MIN. REQ. LOT AREA (sq.m) - 450
LOT AREA (sq.m) - 766.8

LOT DEPTH (m) - 33.54

REQUIRED SETBACKS

FRONT 3m
INTERIOR 1.2m
REAR 10.06m (30% LOT DEPTH)

REAR LOT AREA 279.0 sq.m (30% LOT AREA)
BUILDING HEIGHT ALLOWABLE 10m
EXISTING 9.244m AAG (72.455)

LOT COVERAGE

ALLOWABLE (%) n/a
BUILDING AREA COVERAGE: 215.5 sq.m (2,319.6 sq.ft)

LANDSCAPE

DRIVEWAY WIDTH ALLOWABLE: 3m
FRONT YARD AREA 229.4 sq.m (2,469.37 sq.ft)
SOFT LANDSCAPING AREA 134.6 sq.m (1,448.67 sq.ft) - 58.6% (req. 40%)

REAR YARD AREA 230.2 sq.m (2,477.85 sq.ft)
PARKING AREA - REAR YARD 105.47 sq.m (1,135.32 sq.ft) - 45.8% (max. 70%)

ACCESSORY BUILDINGS

FRONT LOT LINE SETBACK: 3m
REAR LOT LINE SETBACK: 0.6m
INT. SIDE LOT LINE SETBACK: 0.6m
MIN. DIST. FROM OTHER BUILDINGS: 1.2m
MAX. PERMITTED HEIGHT - 3.6m (EXT. WALLS NOT TO EXCEED 3.2m)
MAX. PERMITTED SIZE - 50% MAX. AGGREGATE OF ALL ACCESSORY BUILDINGS OF THE YARD IN WHICH THEY ARE LOCATED.
CUMULATIVE FLOOR AREA - 55 sq.m
FLOOR AREA PROVIDED - 52.4 sq.m

DRAWING LIST

- SP.01 - SITE PLAN
- SP.02 - SITE PLAN ENLARGED
- SP.03 - CONTEXT PLAN
- LP.04 - LANDSCAPE PLAN
- A02.01 - ELEVATIONS
- A02.01a - ELEVATION - WINDOW PROPORTION DIAGRAM
- A02.02 - ELEVATIONS
- A02.03 - ELEVATIONS
- A02.04 - ELEVATIONS
- IMG-01 - RENDERINGS
- IMG-02 - RENDERINGS
- IMG-03 - RENDERINGS
- IMG-04 - RENDERINGS
- IMG-05 - MATERIAL PALETTE
- IMG-06 - EXISTING CONDITIONS

SYMBOL LEGEND

- G GAS METER
- E ELECTRIC METER
- W WATER METER (REMOTE)
- NEW FINISHED GRADE
- NEW DRIVE FINISHING
- CB CATCH BASIN
- G NATURAL GAS
- HYDRO HYDRO ELECTRICITY LINE
- CHW OVER HEAD WIRE
- UP UTILITY POLE
- TEL TELEPHONE WIRE

KEY NOTES

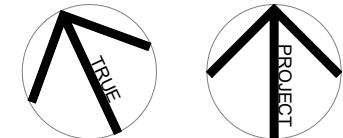
SEE LANDSCAPE PLAN + TIR DOCUMENT FOR ADDITIONAL
SITE/LANDSCAPE NOTES

CONSTRUCTION

- S01 LANDSCAPE WALKWAY NOT TO EXCEED 1.2m
IN WIDTH
- S02 EXISTING POOL TO BE REMOVED AND FILLED
- S03 EXISTING TREE TO BE REMOVED

LAYOUT: 11X17 SP.01

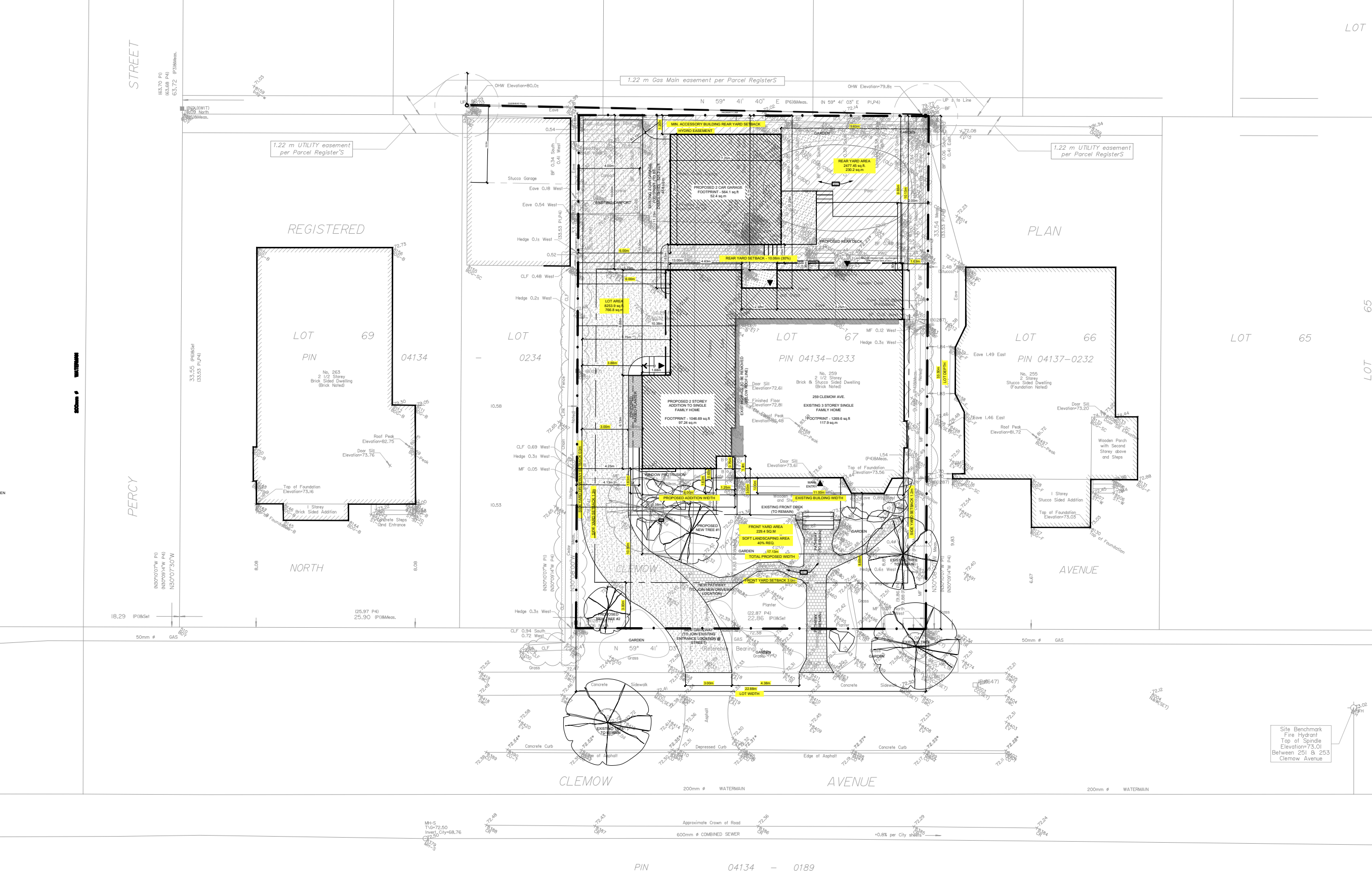
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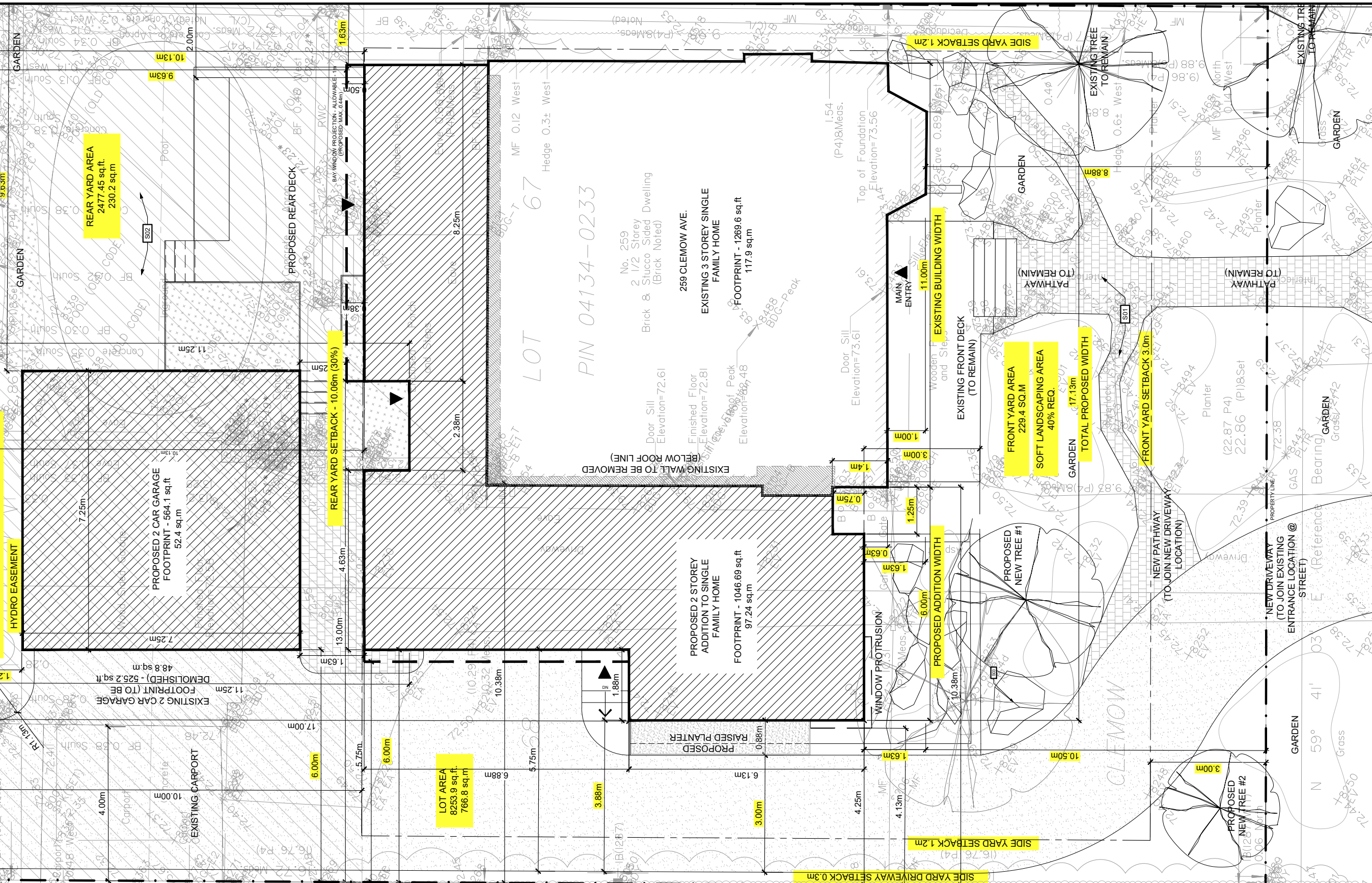
PROJECT:
**259 CLEWOW AVE., OTTAWA, ON
PROPOSED RENO & ADDITION**

DRAWING TITLE:
SITE PLAN

DATE: 2024-05-14
SCALE: 1:250
DRAWN BY: BG/CO
JOB No: 23-129
DRAWING No:
SP.01



S:\001 Projects\2023\23-129 259 Clemow 03 Working Drawings\23-129 A0.00 Site Plan.dwg LAYOUT: 11x17 SP.02



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 SP-02 - SITE PLAN ENLARGED
 SP-03 - CONTEXT PLAN
 LP-04 - LANDSCAPE PLAN
 A02-01 - ELEVATIONS
 A02-01a - ELEVATION - WINDOW PROPORTION DIAGRAM
 A02-02 - ELEVATIONS
 A02-03 - ELEVATIONS
 A02-04 - ELEVATIONS
 IMG-01 - RENDERINGS
 IMG-02 - RENDERINGS
 IMG-03 - RENDERINGS
 IMG-04 - RENDERINGS
 IMG-05 - MATERIAL PALETTE
 IMG-06 - EXISTING CONDITIONS

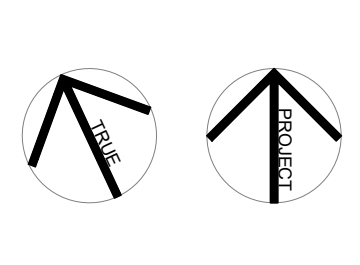
SYMBOL LEGEND

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- NEW FINISHED GRADE
- NEW GRADE FINISHING
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KEY NOTES

SEE LANDSCAPE PLAN + TIR DOCUMENT FOR ADDITIONAL SITELANDSCAPE NOTES

CONSTRUCTION
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 S02 EXISTING POOL TO BE REMOVED AND FILLED
 S03 EXISTING TREE TO BE REMOVED



PROJECT:	259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-14
DRAWING TITLE:	SITE PLAN - ENLARGED	SCALE:	1:100
		DRAWN BY:	BG/CO
		JOB No:	23-129
		DRAWING No:	SP.02

av. Powell Ave.

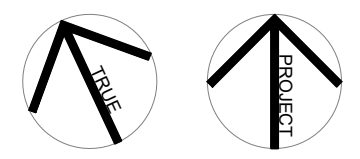
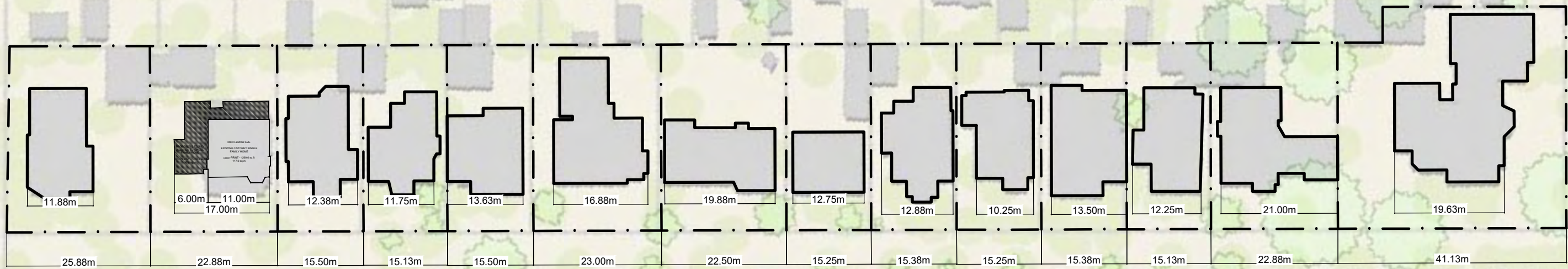
av. Powell Ave.

rue Percy St

rue Lyon St S

Ave

av. Clemow Ave.



PROJECT:
 259 CLEWOW AVE., OTTAWA, ON
 PROPOSED RENO & ADDITION

DRAWING TITLE:
 CONTEXT PLAN

DATE:	2024-05-14
SCALE:	1:750
DRAWN BY:	CO
JOB No:	23-129

DRAWING No:
SP.03



S:\001 Projects\2023\23-129 259 Clemow\03 Working Drawings\23-129 A0.00 Site Plan.dwg LAYOUT: 11X17 LP.01

SHEAN ARCHITECTS

TRUE PROJECT

ONTARIO ASSOCIATION OF ARCHITECTS

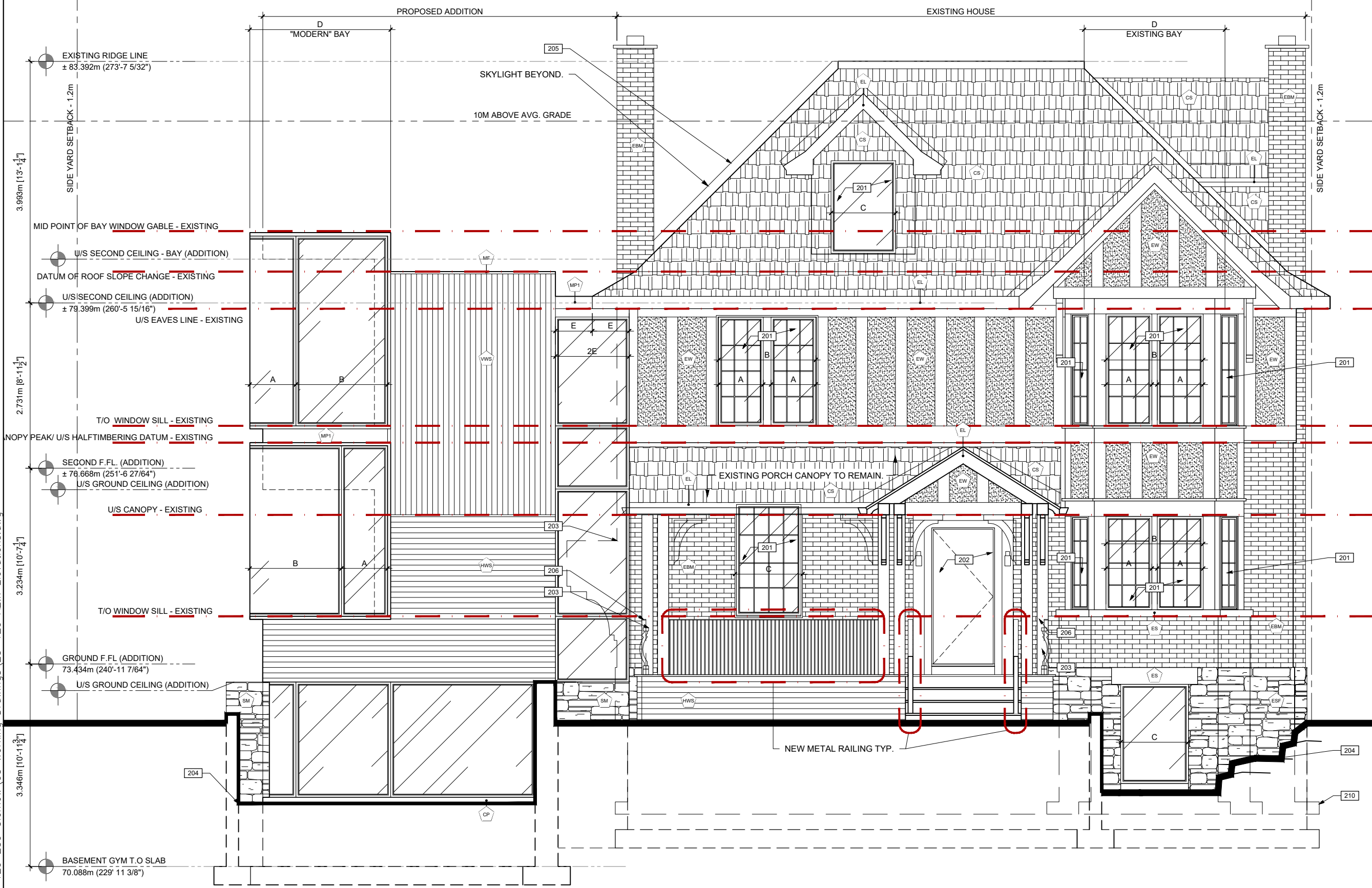
RICHARD WAYNE SHEAN LICENCE 8435

PROJECT:	259 CLEMOU AVE., OTTAWA, ON PROPOSED RENO & ADDITION
DRAWING TITLE:	SITE PLAN - LANDSCAPE

DATE:	2024-05-14
SCALE:	1:150
DRAWN BY:	RS
JOB No:	23-129
DRAWING No:	LP.01

LAYOUT: 11X17 A2.01

S:\001 Projects\2023\23-129 Clemow\03 Working Drawings\23-129 A2.x Elevations.dwg



MATERIAL LEGEND

- GENERAL**
- DIMENSIONS ARE TO FRAMES.
 - PROVIDE BLACK INSECT SCREENS @ OPERABLE WINDOWS.
 - MULTIPOINT LOCKING MECHANISMS TO BE USED
 - ALL EXISTING MATERIALS TO BE INSPECTED, REPAIRED, CLEANED AND REPAINTED AS REQUIRED
- MATERIALS**
- CP NEW CEMENT PARGING
 - CS NEW CEDAR SHAKES
 - ESF EXISTING STONE FOUNDATION
 - EL EXISTING METAL FLASHING
 - EBM EXISTING BRICK MASONRY
 - ES EXISTING STONE (LINTEL, COPING)
 - EW EXISTING HALF-TIMBERING - WOOD + STUCCO TO REMAIN
 - HWS HORIZONTAL WOOD SIDING
 - LF LIGHT FIXTURE
 - LT LANDSCAPE TERRACE
 - PLT LANDSCAPE PLANTER
 - FW1 CONCEALED METAL THOUGH WALL FLASHING. COLOUR TO MATCH WINDOW/DOOR FRAME.
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 - MC PRE-FINISHED METAL CAP FLASHING
 - MF PRE-FINISHED METAL FLASHING
 - MF1 PRE-FINISHED METAL FLASHING - MATCH WINDOW FRAME COLOUR
 - MP1 PRE-FINISHED METAL PANEL
 - MS PRE-FINISHED METAL SILL FLASHING
 - SC STONE COPING/MASONRY SILL - SLOPED
 - SM STONE MASONRY
 - SS STEEL STAIR & GLASS GUARD SYSTEM
 - SV1 NATURAL STONE - 5" DEEP
 - SV2 RESERVED
 - SV3 RESERVED
 - RS STAINLESS STEEL ROOF SCUPPER
 - VWS VERTICAL WOOD SIDING
 - WS1 WOOD SIDING - MATCH EXISTING
 - WSL WOOD SLATS

KEY NOTES

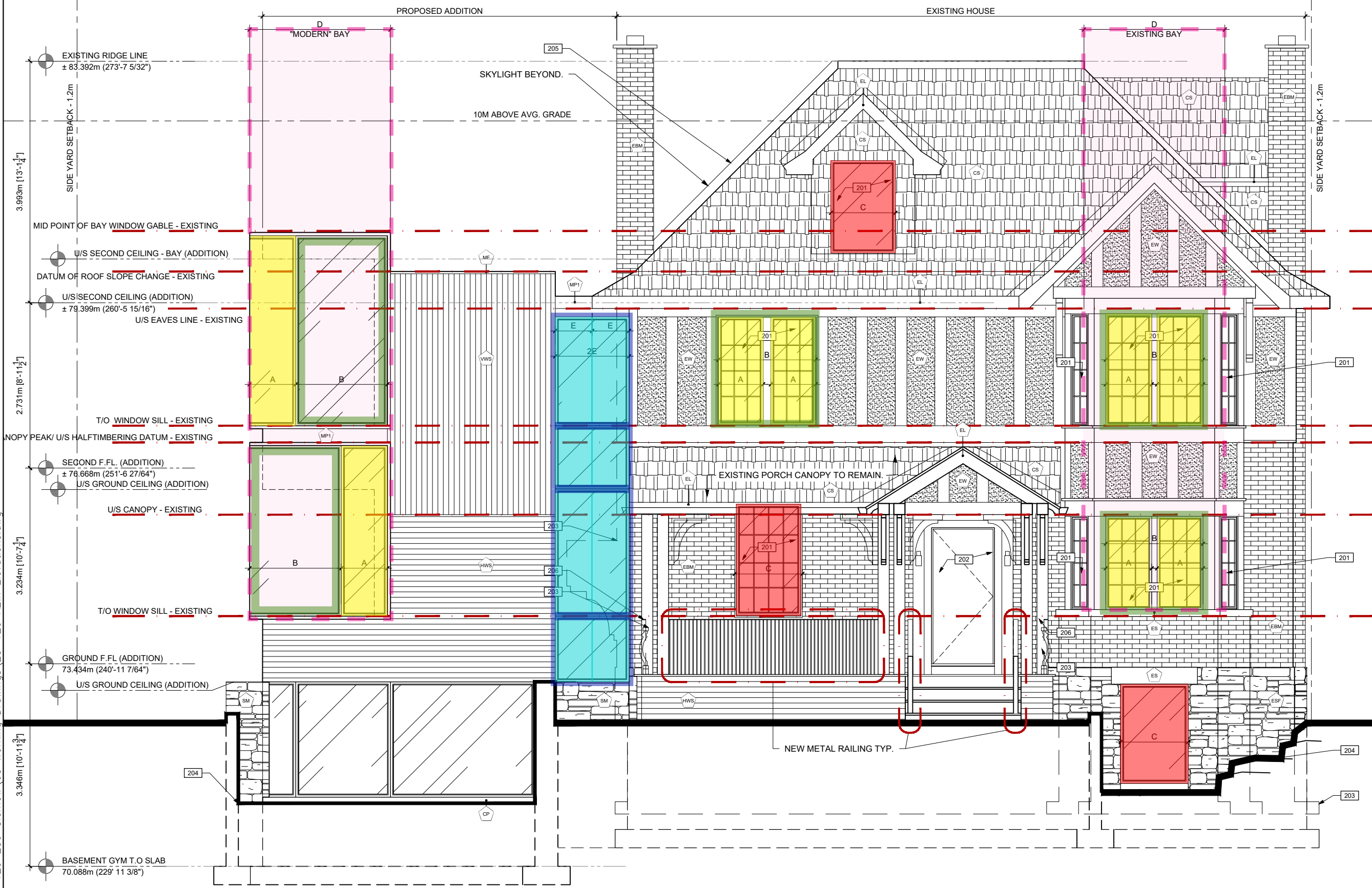
- 201 EXISTING WINDOW TO BE REPLACED WITH NEW WINDOW INCLUDING MUNTON PATTERNING TO MATCH
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- 205 PROPOSED GLAZED SKYLIGHT
- 206 PROPOSED METAL GUARD
- 207 PROPOSED METAL HANDRAIL
- 208 PROPOSED RECONSTRUCTED DORMER
- 209 PROPOSED NEW ROUGH OPENING IN EXISTING FOUNDATION
- 210 TO BE REMOVED
- 211 TO REMAIN - RESTORED AS REQUIRED



PROJECT:	259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-14
DRAWING TITLE:	ELEVATIONS	SCALE:	3/16" = 1'-0"
		DRAWN BY:	BG
		JOB No:	23-129
		DRAWING No:	A2.01

LAYOUT: 11X17 A2.01

S:\001 Projects\2023\23-129 Clemow\03 Working Drawings\23-129 A2.x Elevations.dwg



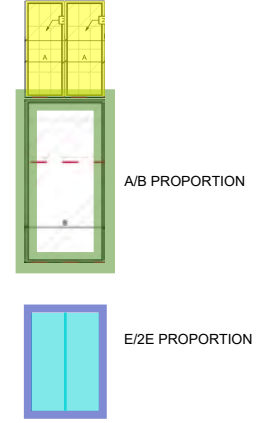
MATERIAL LEGEND

GENERAL

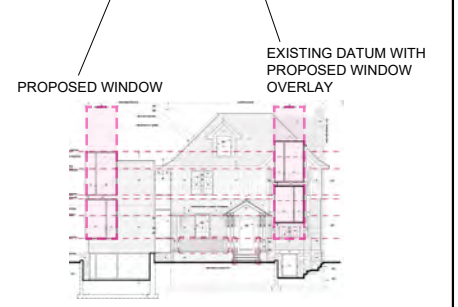
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DIAGRAM LEGEND

WIDTHS BASED ON PROPORTIONS
 AND HEIGHTS SET BY EXISTING DATUMS.



WIDTHS BASED ON PROPORTIONS
 AND HEIGHTS SET BY EXISTING DATUMS.



PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-14
	SCALE:	3/16" = 1'-0"
DRAWING TITLE: ELEVATIONS	DRAWN BY:	GA
	JOB No:	23-129
DRAWING No:		A2.01a

MATERIAL LEGEND

GENERAL

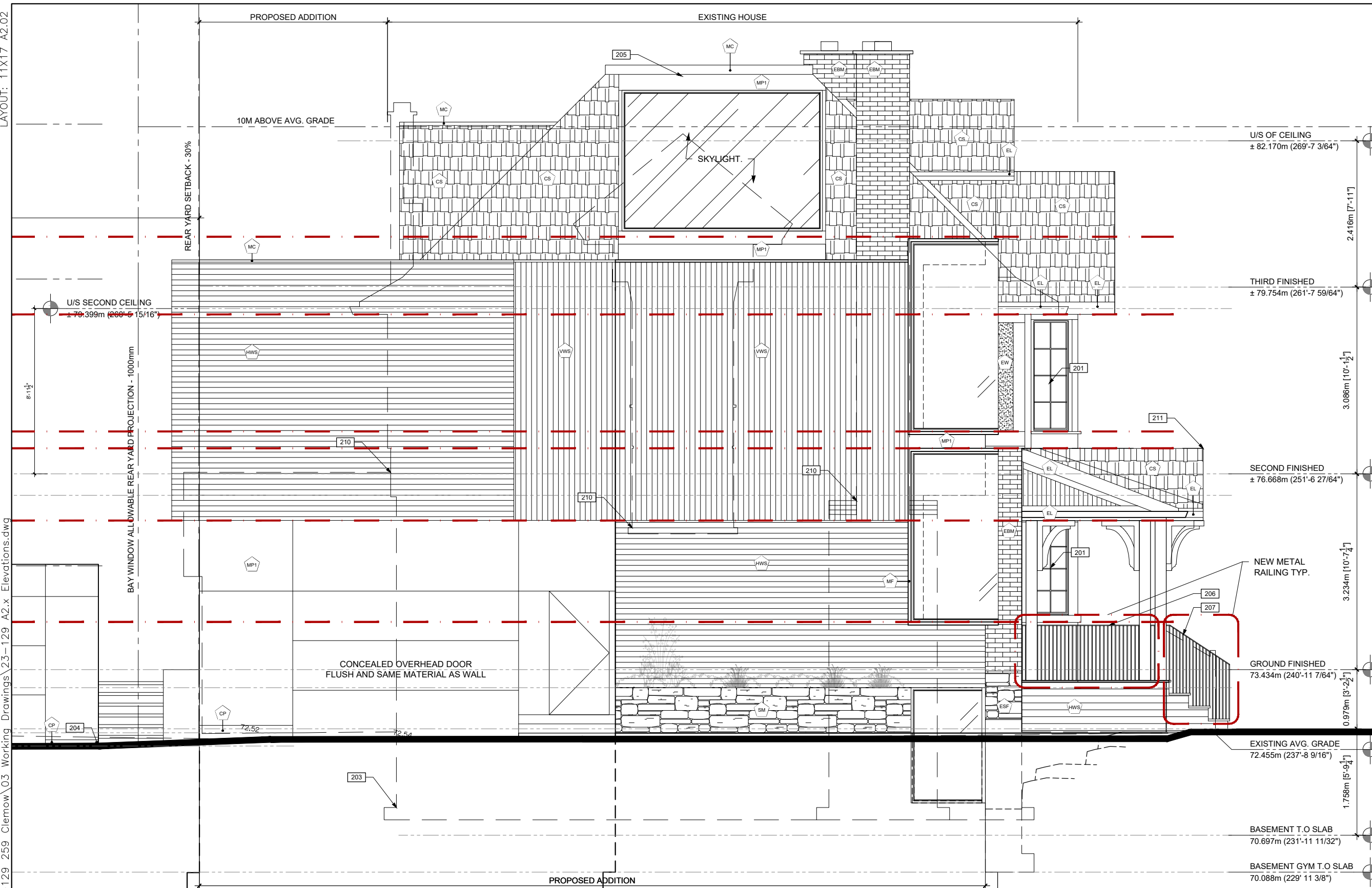
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- 211 TO REMAIN - RESTORED AS REQUIRED



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PROJECT:
259 CLEWOW AVE., OTTAWA, ON
PROPOSED RENO & ADDITION

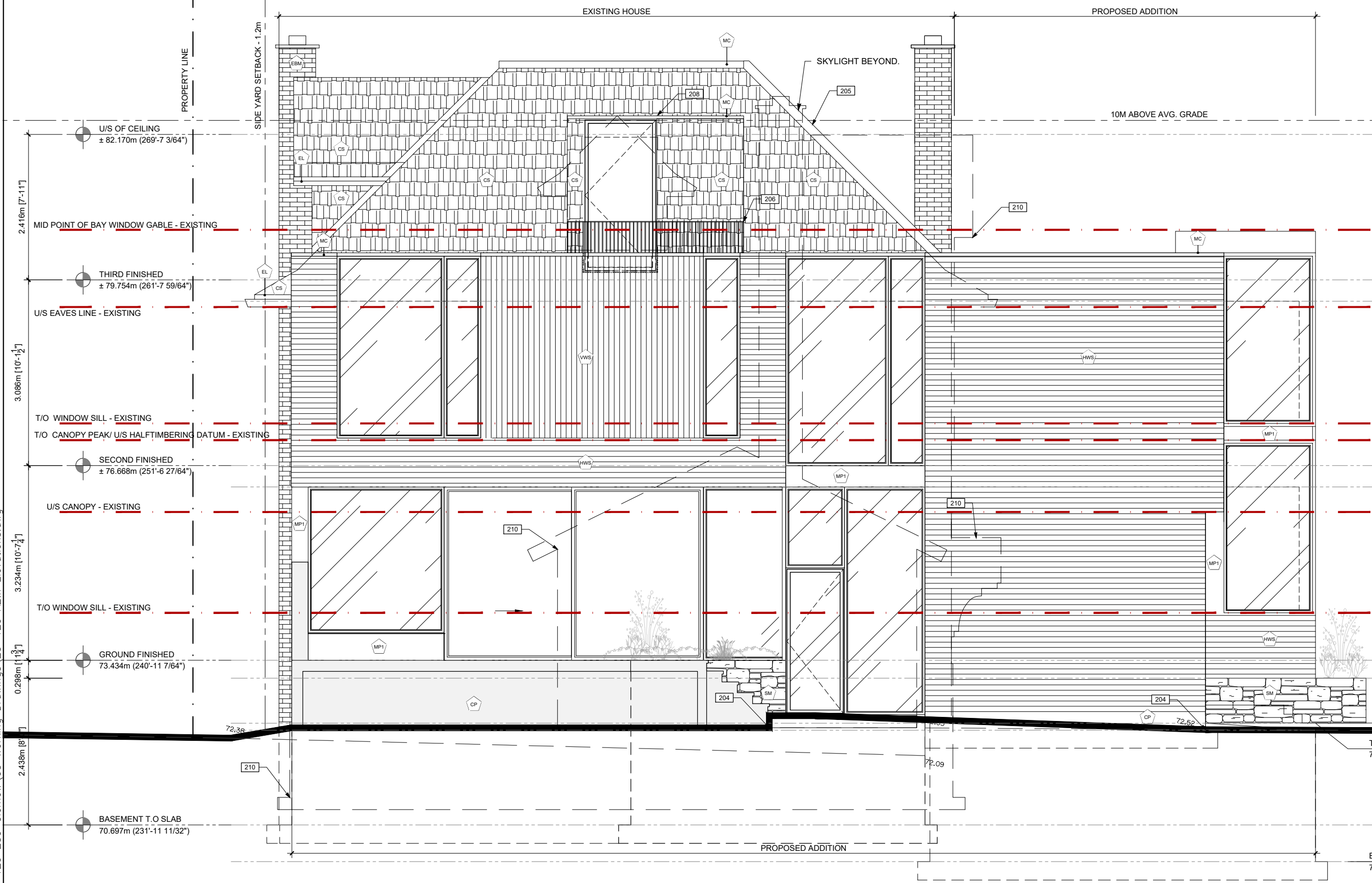
DRAWING TITLE:
ELEVATIONS

DATE: 2024-05-14
 SCALE: 3/16" = 1'-0"
 DRAWN BY: BG
 JOB No: 23-129

DRAWING No:
A2.02

LAYOUT: 11X17 A2.03

S:\001 Projects\2023\23-129 Clemow\03 Working Drawings\23-129 A2.x Elevations.dwg



MATERIAL LEGEND

- GENERAL**
- DIMENSIONS ARE TO FRAMES.
 - PROVIDE BLACK INSECT SCREENS @ OPERABLE WINDOWS.
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PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE: 2024-05-14
	SCALE: 3/16" = 1'-0"
DRAWING TITLE: ELEVATIONS	DRAWN BY: BG
	JOB No: 23-129
DRAWING No: A2.03	



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PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-14
	SCALE:	3/16" = 1'-0"
DRAWING TITLE: ELEVATIONS	DRAWN BY:	BG
	JOB No:	23-129
DRAWING No:		A2.04

S:\001 Projects\2023\23-129 Clemow\03 Working Drawings\23-129 Z-Heritage Supporting Docs.dwg LAYOUT: IMG-01



PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-28
	SCALE:	NTS
DRAWING TITLE: RENDERINGS FRONT PERSPECTIVE	DRAWN BY:	BG
	JOB No:	23-129
	DRAWING No:	IMG-01



PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-28
	SCALE:	NTS
DRAWING TITLE: RENDERINGS VIEW TOWARD JUNCTION OF ADDITION	DRAWN BY:	BG
	JOB No:	23-129
	DRAWING No:	IMG-02



PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-28
	SCALE:	NTS
DRAWING TITLE: RENDERINGS CORNER PERSPECTIVE	DRAWN BY:	BG
	JOB No:	23-129
	DRAWING No:	IMG-03



PROJECT: 259 CLEMOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE:	2024-05-28
	SCALE:	NTS
DRAWING TITLE: RENDERINGS REAR YARD PERSPECTIVE	DRAWN BY:	BG
	JOB No:	23-129
	DRAWING No:	IMG-04



1 EXISTING HALF TIMBERING & BRICK



2 PROPOSED STONE, WOOD CLADDING, & BRONZE



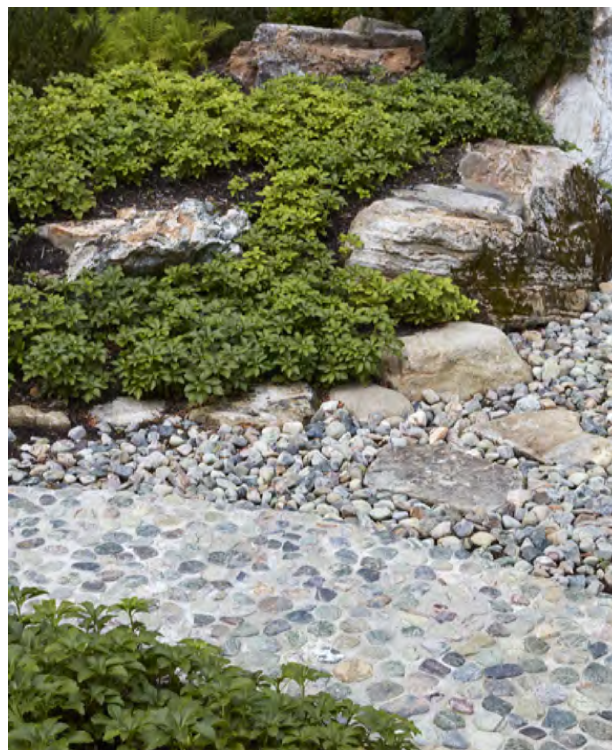
3 EXISTING BRICK



4 EXISTING STONE FOUNDATION & BRICK



4 PROPOSED PATINAED BRONZE CLADDING



4 PROPOSED GARDEN & PATHWAYS



PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	DATE: 2024-05-14
	SCALE: NTS
DRAWING TITLE: REFERENCE IMAGES EXISTING & PROPOSED MATERIALS	DRAWN BY: BG
	JOB No: 23-129
	DRAWING No: IMG-05



1 EXISTING FRONT PORCH CONDITION



2 EXISTING PORCH DECORATIVE BRACKETS FOR REPLACEMENT



3 EXISTING BAY ORIGINAL BRACKETS - REINSTATE @ PORCH



PROJECT:
259 CLEWOW AVE., OTTAWA, ON
PROPOSED RENO & ADDITION

DRAWING TITLE:
REFERENCE IMAGES
EXISTING CONDITIONS

DATE:	2024-05-14
SCALE:	NTS
DRAWN BY:	BG
JOB No:	23-129
DRAWING No:	IMG-06

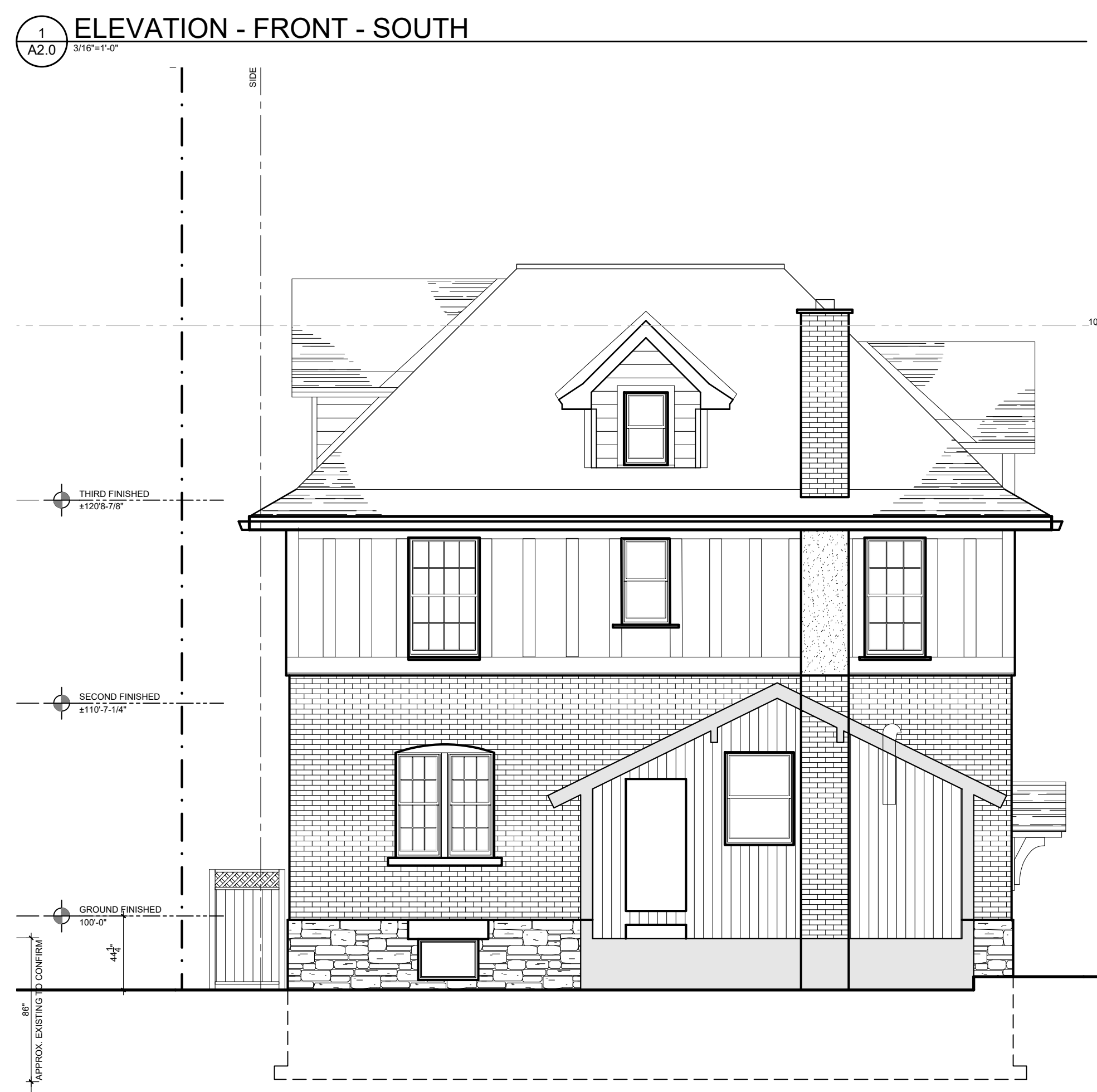
*Appendix D – Existing Building
Drawing Package from Shean
Architects*

dated April 9th, 2024



1A ELEVATION - FRONT - PORCH
A2.0 3/16"=1'-0"

2 ELEVATION - SIDE - WEST
A2.0 3/16"=1'-0"



1 ELEVATION - FRONT - SOUTH
A2.0 3/16"=1'-0"

3A ELEVATION - BACK - SUNROOM
A2.0 3/16"=1'-0"

3 ELEVATION - BACK - NORTH
A2.0 3/16"=1'-0"



4 ELEVATION - SIDE - EAST
A2.0 3/16"=1'-0"

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS.
 - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
 - ALL WORK SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
 - DRAWING VIEW FACTOR NOT TO EXCEED NOTED SCALE.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SHEAN ARCHITECTS INC. COPYRIGHT RESERVED.

**PRELIMINARY SET
NOT FOR
CONSTRUCTION**

01 JAN. 01, 2008	ISSUED FOR
No. DATE	DESCRIPTION
ARCHITECT'S SEAL:	PROJECT NORTH:
PROJECT: 259 CLEWOW AVE., OTTAWA, ON PROPOSED RENO & ADDITION	
DRAWING TITLE: ELEVATIONS EXISTING	
DATE: 4/5/2024	DRAWING No:
SCALE: AS NOTED	
DRAWN BY:	
JOB No: 23-259	A2.0