

**Subject: Application for demolition and new construction at 120 Juliana Road, a property designated under Part V of the Ontario Heritage Act, located in the Rockcliffe Park Heritage Conservation District**

**File Number: ACS2024-PDB-RHU-0076**

**Report to Built Heritage Committee on 10 December 2024**

**and Council 11 December 2024**

**Submitted on November 29, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services**

**Contact Person: Taylor Quibell, Heritage Planner I**

**613-580-2424 x 74708 taylor.quibell@ottawa.ca**

**Ward: Rideau-Rockcliffe (13)**

**Objet: Demande de démolition et de nouvelle construction au 120, chemin Juliana, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park**

**Dossier : ACS2024-PDB-RHU-0076**

**Rapport au Comité du patrimoine bâti**

**le 10 décembre 2024**

**et au Conseil le 11 décembre 2024**

**Soumis le 29 novembre 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment**

**Personne ressource: Taylor Quibell, Urbaniste du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment**

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**Quartier: Rideau-Rockcliffe (13)**

## **REPORT RECOMMENDATIONS**

**That the Built Heritage Committee recommend that Council:**

- 1. Approve the application for demolition and new construction at 120 Juliana Road according to plans by Hobin Architecture dated August 2024 and received on August 29<sup>th</sup>, 2024 and September 24<sup>th</sup>, 2024 conditional upon:
  - a. The applicant providing samples of all final exterior and retaining wall materials for approval by Heritage Staff prior to the issuance of the building permit.**
  - b. The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
  - c. The applicant providing a final landscaping plan that includes appropriate landscaping screening features in the front lawn, for heritage staff's approval at the time of the submission of the building permit application.****
- 2. Delegate authority for minor design and landscaping changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department.**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**
- 4. Direct that the report be submitted to Council for consideration at its meeting of December 11, 2024, pursuant to Subsection 35(7) of the Procedure By-law.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité du patrimoine bâti recommande ce qui suit au Conseil :**

- 1. Approuver la demande de démolition et de nouvelle construction au 120, chemin Juliana, conformément aux plans préparés par Hobin Architecture, datés d'août 2024 et reçus le 29 août 2024 et le 24 septembre 2024, sous réserve des conditions suivantes :**

- a. que le requérant soumette des échantillons de tous les matériaux définitifs de revêtement extérieur et du mur de soutènement à l'approbation du personnel responsable du patrimoine avant la délivrance du permis de construire;
  - b. que le requérant fournisse au personnel chargé du patrimoine, au moment de présenter sa demande de permis de construire, un exemplaire des plans associés au permis de construire; la demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées;
  - c. que le requérant soumette à l'approbation du personnel chargé du patrimoine un plan définitif d'aménagement paysager comprenant des éléments de protection visuelle sur la pelouse avant, au moment de présenter sa demande de permis de construire.
2. Déléguer au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment, le pouvoir d'apporter de légères modifications au plan de conception et à l'aménagement paysager.
  3. Approuver la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil.
  4. Demander que le rapport soit soumis à l'examen du Conseil à sa réunion du 11 décembre 2024, conformément au paragraphe 35(7) du *Règlement de procédure*.

## **BACKGROUND**

The property at 120 Juliana Road is designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District (HCD). The subject property is located at the junction of Juliana Road and Maple Lane. The property is considered a Grade II property within the Rockcliffe Park HCD, see Documents 1-3 for location map, site photos, and heritage survey form.

The property contains a one and a half storey building with two side projections clad in siding. The building was constructed in 1952 and displays elements of the Cape Cod style with its rectangular plan, symmetrical massing, side gabled roof and gabled dormers. The building has undergone alterations since its construction. The original garage was on the north side but was converted into living space and a one storey

attached garage was added to the south with a side gabled roof that projects in front of the main portion of the house.

The landscape features hedges along the property to demarcate property lines, and a pool in the backyard. The property used to feature a mature tree in the front yard that was destroyed in a storm. The grade of the property is generally even but is undulating at the front with an increase in slope in front of the building, and a decrease towards the existing driveway. This property fits into the streetscape which is characterized by winding curves and its variety of landscape features and trees.

The Rockcliffe Park HCD was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The Statement of Cultural Heritage Value notes that today, the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting. Additionally, Rockcliffe Park features many diplomatic residences, the concentration of which expresses an important trend in Canada's history in international relations.

The Rockcliffe Park HCD Plan was approved by City Council in 2016 and came into effect in 2019. In 2024, the Rockcliffe Park Historic District was designated as a National Historic Site (NHS) of Canada. This status is honorific and does not legally protect the site. "In Canada, the authority and protection of heritage property not owned by the federal government is the responsibility of each provincial and territorial government under its respective legislation. Only provincial and territorial governments have jurisdiction over private property, which enables them to pass and enforce legislation extending legal protection to designated properties." <sup>1</sup> The Rockcliffe Park HCD Plan (RPHCDP) is a municipal by-law under the *Ontario Heritage Act* and provides direction in managing change and conserving the HCD in a manner that respects its values. The cultural heritage values and heritage attributes identified in the RPHCDP are generally the same as the Statement of Significance (SOS) written for the NHS. Therefore, if the application aligns with the objectives and guidelines of the RPHCDP, it is also consistent with the NHS SOS.

This report has been prepared because demolition and new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

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<sup>1</sup> [National historic site designations \(canada.ca\)](https://www.canada.ca/en/heritage-places/11311)

## **DISCUSSION**

The heritage permit application is for the demolition of the Grade II building at 120 Juliana Road, and the construction of a one and a half storey building. The new construction will be located relatively in the same location and feature a gabled bay projection at each end, connected by a recessed central entry. The proposal includes a basement level garage in the rear yard, and the rear yard will feature an outdoor living space, covered porch, and a new smaller pool.

The site and landscape plan, renderings, elevations, and grading plan for the proposed new construction are attached to this report as Documents 4-7.

The Rockcliffe Park Residents' Association provided comments on the application on November 10, 2024 and these comments are attached as Document 8. These comments express concerns regarding the demolition of the existing building, the compatibility of the proposed front yard setback and the cladding materials.

### **Rockcliffe Park HCD Plan**

Applications for demolition and new construction in the Rockcliffe Park HCD are reviewed for consistency with the Plan's Statement of Objectives, Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must comply with the policies and guidelines established by the Plan. The following sections of the HCD plan set out guidelines and policies specifically relevant to the subject proposal:

- Section 7.3.1 Demolition and Relocation
- Section 7.4 Additions and New Construction

### **Recommendation 1 – Approve the application for demolition and new construction**

While the HCD Plan acknowledges that the retention of both Grade I and Grade II buildings is an objective, if an application for demolition is paired with a proposed new building that is sympathetic to the traditional surrounding natural and cultural environment it can be supported. Staff have no objection to the demolition of this structure, given its limited cultural heritage value and that the new construction complies with the relevant Guidelines contained in the plan.

Several design elements have been carefully incorporated into the proposal to achieve compliance with the new construction guidelines outlined in Section 7.4 of the HCD Plan, thereby mitigating its impact on the HCD and contributing to its cultural heritage value. The overall proposal has been reviewed against the policies and guidelines in the

RPHCDP and Heritage staff have determined that the proposal is compliant and consistent with the HCD Plan for the following reasons:

- The height and massing of the new building is consistent with the Grade I buildings in the associated streetscape (142 and 150 Juliana Road). The Grade I and II properties in the associated streetscape are generally two storeys and clad in siding. The proposal to maintain a similar massing to the existing building to be demolished, keeping the height to one and a half storeys, and to use natural materials, is consistent with the buildings in the streetscape.
- The new building is to be oriented and sited in generally the same location as the existing building and will be consistent with that of the adjacent building that is set closest to the street (130 Juliana Road). The volume of the new building will align with the primary building wall at 130 Juliana Road. The setback protects the expansive front lawn, landscape continuity, and generous spacing and setbacks of the building.
- The proposed cladding materials are stained cedar shingle siding with natural limestone masonry. The building will also feature copper accents and a standing seam metal roof. The proposed materials are modern but sympathetic and compatible to the Grade I buildings in the streetscape.
- The proposed driveway has a reverse slope to meet the grade of the garage which is to be constructed approximately 1.65 metres below the subject property's average grade and sited in the rear yard. The RPHCDP indicates that existing grades should be maintained. While there will be a change of grade to accommodate the new driveway, the overall grade of the property will be maintained. The existing moderate slope in the front yard will be conserved, with the grade only dropping off after the front wall of the building. The proposed sunken garage and reverse sloped driveway will reduce the height and visual impact of the garage on the streetscape. The impact on the streetscape will be further decreased by reducing the width of the driveway, staggering the driveway to interrupt the direct line of sight, and through the introduction of natural screening features.

### **Conditions – Recommendation 1**

Heritage staff propose three conditions of approval for this recommendation; the applicant providing samples of all final exterior and retaining wall materials, a copy of the building permit plans, and a final landscaping plan for heritage staff's approval at the time of the submission of the building permit application. Details of these conditions are as followed:

- a) The applicant must provide samples of all final exterior materials, including the retaining wall for approval by Heritage Staff prior to the issuance of the building permit. The proposed materials include stained cedar shingle siding, with limestone masonry, copper accents, and a standing seam metal roof. Staff are recommending a condition to provide final samples to staff to ensure the materials are natural and consistent with the HCD plan.
- b) To expedite the building permit process and assist heritage staff in identifying changes that may arise after the heritage approval, heritage staff recommend a condition requiring the applicant to provide a digital copy of building permit plans directly to heritage staff at or before the time of submission of a building permit application. The submission must include a list of changes from the original approval and clearly identify them on the plans. Minor changes often emerge during the detailed building permit phase of a project and Council has delegated authority to approve minor changes to staff. It is incumbent on the applicant to ensure that the Heritage Planning Branch is made aware of any changes to the approved plans that arise through the detailed design phase of a project. The submission must include a list of changes from the original approval and clearly identify them on the plans. This recommendation also ensures that the authority delegated to the Program Manager, Heritage Planning Branch for minor design changes is exercised and documented appropriately.
- c) The third condition is that the applicant must provide a final landscaping plan that includes appropriate landscaping features in the front yard, for heritage staff's approval at the time of the submission of the building permit application. The proposed landscape features are an important aspect to this proposal, as such, staff will be reviewing the final landscaping plan to ensure appropriate landscaping screening features in the front yard are included.

### **Recommendation 3 – Minor Design Changes**

Delegate authority for minor design and landscape changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow the Heritage Planning Branch to approve these changes should they arise.

### **Recommendation 4 – Permit Expiry**

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

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage

permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Rockcliffe Park HCD Plan was based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

### **Provincial Planning Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Planning Statement, 2024.

### **Conclusion**

Staff have reviewed the application for demolition and new construction at 120 Juliana Road and have determined that it is in accordance with the objectives, policies and guidelines of the RPHCDP and the Standards and Guidelines and have no objections to its approval.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **LEGAL IMPLICATIONS**

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

### **COMMENTS BY THE WARD COUNCILLOR(S)**

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

### **CONSULTATION**

Plans and other material related to the proposal were posted on the City's Development Application website on October 21<sup>st</sup>, 2024.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.



The Rockcliffe Park Residents Association participated in a pre-application consultation meeting with the applicant on April 24, 2024. The community association provided written comments to staff and the applicant, dated May 9<sup>th</sup>, 2024. Formal comments in response to the application were received on November 10, 2024 and are attached as Document 8 to this report.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

### **ACCESSIBILITY IMPACTS**

There are no direct accessibility implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 5, 2025

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Site Photos

Document 3 Heritage Survey Form

Document 4 Site and Landscape Plan

Document 5 Proposed Renderings

Document 6 Elevations

Document 7 Grading Plan

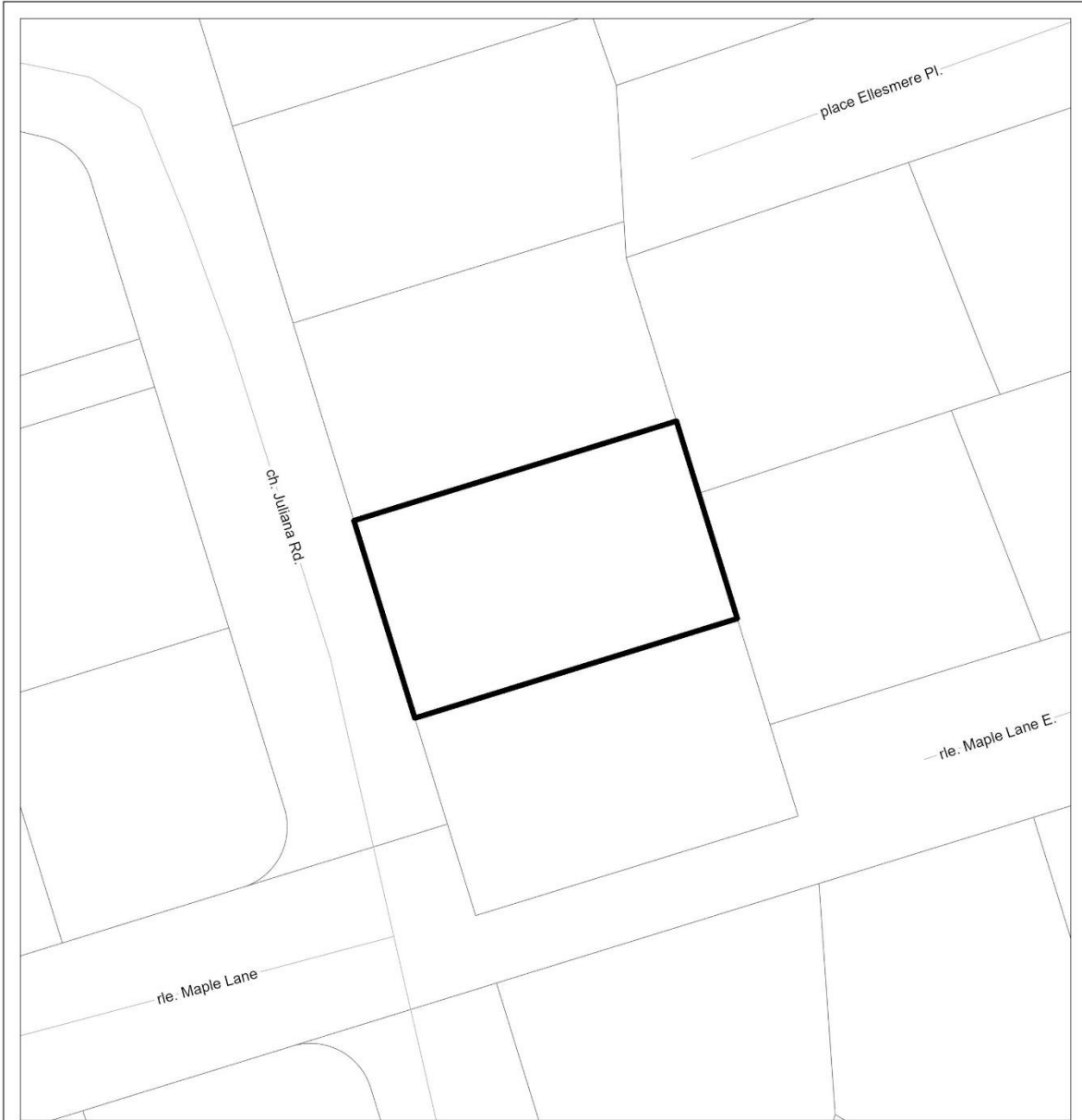
Document 8 Rockcliffe Park Residents Association Comments


**DISPOSITION**

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.


\* Note: Pursuant to the Delegation of Authority By-law (By-law No. 2024-265), Schedule "C", Section 8, the City Clerk has authorized a clerical correction so that the "Application Process Timeline Status" for this application notes the correct date of January 5, 2025. This amended version of the report was distributed and published on December 2, 2024.

# Document 1 – Location Map



	
D09-01-JUL120	24-1091-R
I:\CO\2024\Heritage\Juliana_120	
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REVISION / RÉVISION - 2024 / 10 / 02	

LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

 120 ch. Juliana Rd.



**Document 2 – Site Photos**



120 Juliana Road. City of Ottawa, Fall 2024



120 and 130 Juliana Road. City of Ottawa, Fall 2024





120 Juliana Road's existing garage and driveway. City of Ottawa, Fall 2024



120 Juliana Road facing North. City of Ottawa, Fall 2024



## Document 3 – Heritage Survey Form



## HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	120 Juliana Road	Building or Property Name	042260098				
Legal Description	PLAN M-80 LOT 12	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure	1952				
Additions	1968: garage and window alterations	Original owner	Air Commodore Carscallen				



Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Heather Perrault / Brittney Bos Revised by: Taylor Quibell / Lesley Collins
	Month/Year: June 2010 Revision Date: June 2023
Heritage Conservation District name	Rockcliffe Park
<b>Character of Existing Streetscape</b>	
<p>This section of Rockcliffe was first developed in the 1950s. Before that time it was characterized as low lying wet land adjacent to McKay Lake. For the most part, the buildings in this section date from the mid 20<sup>th</sup> century and thus relate to one another in terms of their planning. Unlike most of the neighbourhood, the streets are contained within a secluded basin and, therefore, are primarily inward-looking with few outward views. The seclusion of this section is enhanced by the closure of the link to Beechwood, both from Juliana and Maple Lane, and the division of Wood Avenue into upper and lower sections.</p> <p>Juliana Road is secluded from most of the village and, although covering a fair distance, directly connects to only one major thoroughfare. There are no curbs or sidewalks on either side of street, and thus pedestrians and cars share the same roadway. Its seclusion and inward looking views characterize the properties on this street and the winding curves create a variety of ever-changing streetscapes from all directions. Although there are fewer larger tree plantings lining the street in comparison with other parts of the neighbourhood, Juliana is still characterized by its variety of landscape features and trees.</p>	
<b>Character of Existing Property</b>	
<p>This primarily even graded property, but raised slightly from the street, features a well-manicured cedar hedge along the north of the property as well as the front (west) of the property which features lawn on the street side of the hedge. The cedar hedge is interrupted by a straight cement single-car width driveway which extends to the garage. There is an interlocking stone walkway which extends from the driveway to wrap around the south of the garage to a chain link fence which separates the front from the rear property. The driveway is flanked on the north side by a stepped wooden wall which retains the slope of the front lawn and a mature deciduous tree to the south. This wall is bordered to the north by several plantings. There is a walkway which spans from the driveway to the front entrance that features, in the area between the walkway and the house, a garden consisting of several species of low-lying plants. Directly in front of the main entrance is a garden area which contains an ornamental tree. There are also plantings along the north side of the entranceway. A mature deciduous tree located close to the inside corner of the hedges on the front lawn.</p>	
<b>Contribution of Property to Heritage Environs</b>	

<p>Landscape / Open Space: This property contributes to the open space landscape of Juliana Road and this area of Rockcliffe because it has mature trees and substantial garden space consistent with neighbouring properties on Juliana Road</p> <p>Architecture / Built Space: This residence is part of a series of mid-20<sup>th</sup> century residences constructed in a variety of architectural styles and together form a coherent streetscape.</p>	
<p>Landmark Status</p>	
<p>This property and residence is clearly visible from Juliana Road.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>Similar to other properties along this section of Juliana Road, the landscape features complement the streetscape. This combination of property features (including mature trees, generous setback, various shrubs, and generous garden space) relate the properties to one another and create a continuous streetscape</p>	
<p><b>History</b></p>	<p>Prepared by: Heather Perrault / Brittney Bos</p>
	<p>Month/Year: June 2010</p>
<p>Date of Current Building(s)</p>	<p>1952</p>
<p>Trends</p>	
<p>In the early to mid 20<sup>th</sup> century, there was an influx of families to Rockcliffe Park as a result of higher-density development and crowding in downtown Ottawa. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a more healthy and peaceful residential environment. This mid-20<sup>th</sup> century development was a part of one of the major developments of Rockcliffe when, in 1948, Council approved the Juliana subdivision plan for the area between Juliana Road, Maple Lane, and Beechwood Avenue.</p> <p>The postwar development of suburbs was coupled with the expansion of the automobile industry and increased prevalence of cars as the primary means of transportation. As such, these suburbs and the architecture of the buildings within them were organized around the increasing cultural reliance on automobiles.</p>	
<p>Events</p>	
<p>Persons / Institutions</p>	
<p>Original Air Commodore Carscallen</p>	



Summary / Comments on Historical Significance
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The historic significance of this property is derived from its age, constructed in 1952, and its role in the residential development of Juliana Road.
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Historical Sources
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City of Ottawa File Rockcliffe LACAC file Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i> . Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005. <i>Village of Rockcliffe Park Heritage Conservation District Study</i> , 1997. <i>Village of Rockcliffe Park LACAC Survey of Houses</i> , 1988 Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i> . Village of Rockcliffe Park, 1985. Might's Directory of the City of Ottawa
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<b>Architecture</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 1 ½ storey building is rectangular in plan with two side projections and is capped with a medium pitched side gabled roof. The entire exterior is clad in siding. The central portion of the front facade is organized into two bays and the roof is punctured by matching front gabled dormers. The south bay features a three sided bay window with flat roof. The north bay contains a projecting vestibule with front gabled roof and entranceway. The north portion of the front facade features an attached 1 ½ storey projection with matching dormer on the roofline and three sided bay window on the first storey. On the south portion of the building, there is a one storey attached garage with side gabled roof that projects in front of the main portion of the house.</p>	
Architectural Style	
Elements of Cape Cod (rectangular plan, symmetrical massing, side gabled roof, 1 ½ storeys with front gabled dormers)	
Designer / Builder / Architect / Landscape Architect	
<p>Original: Tatham Company (plans)  1968: garage and bay window Taylor Homes Ottawa  1984: Cosbar Ltd (porch)</p>	
Architectural Integrity	
<p>The original garage (on the north side) was converted to living space and a one storey garage was added to the south side. Although the new garage projects forward, both match the original building in terms of design and materials.</p>	
Outbuildings	
Other	
Summary / Comments on Architectural Significance	
<p>This is a good example of the 1950s style of architecture that characterizes this portion of Rockcliffe, specifically along Juliana. Its architectural features, style, and character (specifically its symmetrical massing, multi-paned rectangular windows, and rectangular plan) relates this building to others in this portion of the neighbourhood. However, its specific style with strong Cape Cod influences, makes this building a unique contribution to this particular section of Rockcliffe.</p>	

<b>PHASE TWO EVALUATION</b>					
<b>ENVIRONMENT CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status				X	0/10
Environment total					40/100
<b>HISTORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Construction Date			X		11/35
2. Trends		X			23/35
3. Events/ Persons/Institutions				X	0/30
History total					34 /100
<b>ARCHITECTURE CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design		X			33/50
2. Style		X			20/30
3. Designer/Builder			X		3/10
4. Architectural Integrity		X			7/10
Architecture total					63/100

<b>RANGES</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>GOOD</b>	<b>FAIR</b>	<b>POOR</b>
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

<b>Category</b>	<b>Phase Two Score, Heritage District</b>
Environment	40 x 45% = 18
History	34 x 20% = 6.8
Architecture	63 x 35% = 22.05
Phase Two Total Score	46.9/100 <b>=47</b>

<b>PHASE TWO EVALUATION SUMMARY</b>				
Phase Two Score	Above	to	to	Below
Group				