

**Subject: Heritage Permit for Alterations at 290 Park Road, in the Rockcliffe Park
Heritage Conservation District**

File Number: ACS2026-PDB-RHU-0011

**Report to Built Heritage Committee on 22 January 2026
and Council 28 January 2026**

**Submitted on January 13, 2026 by Court Curry, Director, Right of Way, Heritage, and
Urban Design Services, Planning, Development and Building Services**

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

613-580-2424 ext. 74708, Taylor.Quibell@ottawa.ca

Ward: Rideau-Rockcliffe (13)

**Objet : Permis de patrimoine au 290, chemin Park, faisant partie
du district de conservation du patrimoine de Rockcliffe Park**

Dossier : ACS2026-PDB-RHU-0011

**Rapport au Comité du patrimoine bâti le 22 janvier 2026
et au Conseil le 28 janvier 2026**

**Soumis le 13 janvier 2026 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 II, Planification du
patrimoine**

613-580-2424 poste 74708, Taylor.Quibell@ottawa.ca

Quartier : Rideau-Rockcliffe (13)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application for alteration at 290 Park Road according to plans by Andre Godin Design dated September 8, 2025 and received on September 9, 2025 conditional upon:**
 - a. 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.**
 - b. The applicant providing samples of all final material samples for approval by Heritage Staff prior to the issuance of the building permit.**
 - c. The applicant planting a new cedar hedge after construction as per the Arborist Report attached as Document 5.**
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Real Estate, and Economic Development.**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

RECOMMANDATION(S) DU RAPPORT

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

- 1. Approuver la demande de modification du 290, chemin Park, conformément aux plans soumis par André Godin Design et datés du 8 septembre 2025, sous réserve des conditions suivantes :**
 - a. 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;**
 - b. Que le requérant soumette des échantillons de tous les matériaux définitifs à l'approbation du personnel responsable du patrimoine avant la délivrance du permis de construire;**

- c. **Que le requérant plante une haie de cèdres après l'achèvement des travaux, conformément au rapport d'arboriculteur joint en tant que document 5.**
- 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 des changements mineurs de conception.**
- 3. Approuver la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf indication contraire du Conseil.**

BACKGROUND

The property at 290 Park 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 corner of Park Road and Springfield Road. The property is a Grade I property within the Rockcliffe Park HCD, see Documents 1-3 for location map, site photos, and heritage survey form.

The property contains a two-and-a-half storey building constructed circa 1931. The building is clad in stucco, has an intersecting gable roofline, irregular diamond-leded windows, and a single-car garage at the rear facing east onto Springfield Road. The building's primary façade faces north onto Park Road. The property features a large rear yard to the south with mature trees and hedges on the east and west sides, along Springfield Road. It also features an asphalt driveway facing Springfield.

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. 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 major alterations in HCDs designated under Part V of the *Ontario Heritage Act* require the approval of City Council.

DISCUSSION

The heritage permit application is for the demolition of the one-storey garage that faces Springfield Road. The garage will be replaced with a two-and-a-half storey addition that has a double garage with living space above. The addition will be clad in stucco, have decorative wood and copper accents, and an asphalt roof. The garage doors are proposed to be wood, and all new windows will match the existing building in terms of material and glass divisions.

There are minimal changes planned for the existing building, with none on the Park Road façade. The changes on the Springfield façade include shifting the Springfield Road entrance door and windows to the new addition. Landscape changes include reconfiguring the driveway to align with the new double garage. The reconfiguration necessitates the removal of a portion of the hedge along Springfield Road. This partial removal has been assessed by an arborist, who has confirmed that the removal will not impact the overall health of the hedge. The arborist recommends replanting two new white cedars. (Document 5 – Arborist Report).

Rockcliffe Park HCD Plan

Any application for alteration within the Rockcliffe Park Heritage Conservation District (HCD) is reviewed for consistency with the Plan's Statement of Objectives, the Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must meet the policies and guidelines established in the plan. The following sections set out the policies and guidelines specifically relevant to the subject proposal:

- 7.4 Additions and New Construction
 - 7.4.1 Alterations and Additions to Existing Buildings
 - 7.4.3 Landscape Guidelines – New Buildings and Additions

Recommendation 1 – Approve the application to alter 290 Park Road

This proposal has been reviewed against the policies and guidelines for alterations and additions in the Rockcliffe Park HCD Plan. Heritage staff have determined that the proposal is compliant and consistent with the policies and guidelines of the HCD Plan for the following reasons:

- The architectural expression of the proposed addition is similar to the existing building. When a property owner wishes to take cues from original building, care should be taken to ensure that it is an accurate interpretation and that it is compatible with, subordinate to and distinguishable to the existing building. This has been achieved through the lower height, roofline, massing, and recessed entrance which provides transition from old to new.
- While the Plan states that “New garages shall not normally be attached to the front or side façade,” this proposal seeks permission to replace an existing garage with a new garage in the same location. Thus, it is staff’s opinion that the impact on the streetscape is relatively the same.
- The proposed materials for the addition are the same as the existing. The addition will be clad in stucco, the new windows will have wood frames and diamond divisions to complement the windows on the existing building. The roofing material on the new addition will be asphalt shingles to match the roof on the existing building and decorative details will be of copper and painted wood.
- Trees and the dominance of soft landscaping over hard landscaping are attributes of the Heritage Conservation District. Existing mature trees on the property are to be retained and the removal of the existing asphalt parking pad and reconfiguration of the driveway will ensure soft landscaping dominates the property.
- Cedar hedges that demarcate property lines are also an attribute of the District. A portion of the hedge along Springfield Road will need to be removed to allow for the driveway reconfiguration. An arborist has confirmed that the partial removal will not impact the health or character of the entire hedge along Springfield Road, however new white cedars are proposed to compensate for the partial removal. (Document 5 – Arborist Report).
- The new addition to the existing building is compatible with other Grade I properties on Park Road and Springfield Road in terms of height, footprint and materials.

Conditions – Recommendation 1

Heritage staff propose two conditions of approval for this recommendation; a copy of the building permit plans and the applicant providing sample of all materials for heritage staff's approval at the time of the submission of the building permit application. Details of these conditions are as followed:

- a) 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.
- b) 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.

Recommendation 2 – Minor Design Changes

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

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

Recommendation 3 – 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 alteration at 290 Park Road in accordance with the objectives, policies and guidelines of the Rockcliffe Park HCD Plan 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 Ward Councillor is aware of the application.

CONSULTATION

Plans and other material related to the proposal were posted on the City's Development Application website on December 1, 2025.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments/provided comments on December 2, 2025. The Rockcliffe Park Residents

Association (RPRA) was notified of this application and offered the opportunity to provide comments/provided comments on December 2, 2025.

The RPRA participated in a pre-application consultation meeting with the applicant on June 4, 2025. The RPRA provided written comments to staff and the applicant, dated June 13, 2025. No major concerns were raised, and the comments were generally inline with staff's.

Neighbours within 60.0 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

A notice sign was posted on the subject property by the applicant on December 13, 2025.

ACCESSIBILITY IMPACTS

There are no accessibility impact associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no infrastructure servicing AMI associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on February 23, 2026

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Heritage Survey Form

Document 4 Project Description

Document 5 Arborist Report

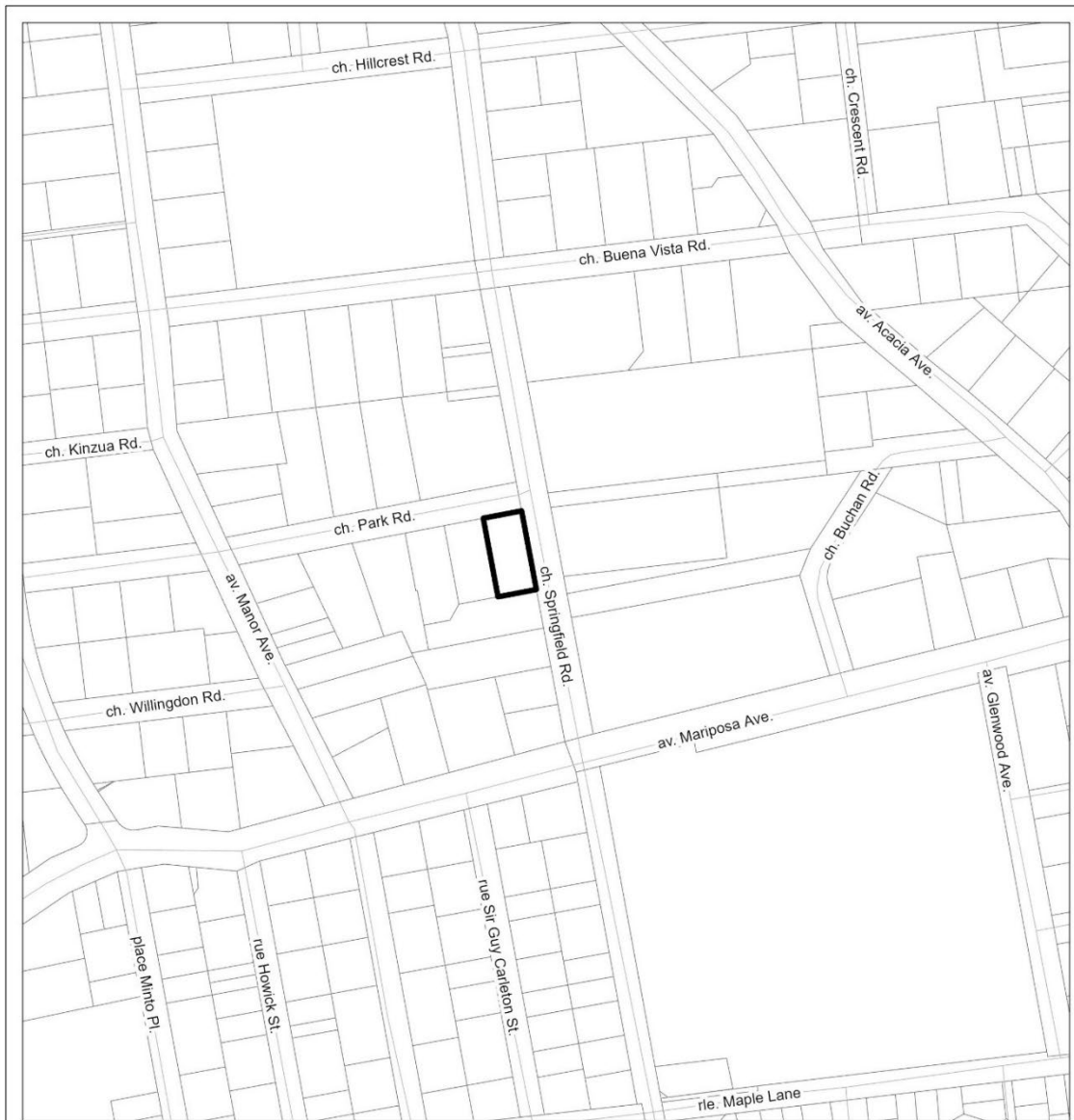
Document 6 Proposed Renderings




Document 7 Proposed Site Plan

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.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-04-25-0046	25-1560-G		290 ch. Park Rd.
I:\CO\2025\Heritage\Park_290			
<small> ©Parcel data is owned by Terranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY. ©Les données de parcelles appartiennent à Terranel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE. </small>			
REVISION / RÉVISION - 2025 / 12 / 08			
			

Document 2 – Site Photos

All photos taken by City of Ottawa staff on December 9, 2025



290 Park Road property from the corner of Park Road and Springfield Road.



Property as seen from Springfield Road.



Primary façade of building at 290 Park facing north to Park Road.



Primary façade of building at 290 Park facing north to Park Road.



East elevation of building as seen from Springfield Road.



East elevation of building as seen from Springfield Road.

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	290 Park Road	Building or Property Name	042220232				
Legal Description	PLAN M57 LOT 11 PARK S	Lot	11	Block	PARK S	Plan	M57
Date of Original Lot Development		Date of current structure	c.1931				
Additions		Original owner					



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This section of Rockcliffe was developed during a number of periods, ranging from the very earliest remaining houses to more contemporary structures. The land was situated close to the original Buena Vista streetcar stop and thus this section was one of the first to develop in the young suburb. Because of the various dates of development and divisions of lots, this section features a number of lot sizes, configurations and characteristics. Both the landscape and architecture in this section are a rich mixture of houses and lots that are old and new, large and small, and featuring a variety of stylistic characteristics from every decade of Rockcliffe's development. Due to this diversity of development, the landscape features of the properties address the individual situations. Although the properties are of varying sizes, approximately half the lots in this section are situated on corners. The result of all these factors is a multitude of related elements combining to enhance the diverse qualities of this section and illustrate the multiplicity of Rockcliffe itself.</p> <p>Park Avenue is a street that runs three blocks east-west, connecting Lisgar and Springfield Roads. The surface is relatively straight and inclines slightly at the Manor intersection. There are no sidewalks or curbs on the entire length of the street, and therefore cars and pedestrians share the same roadway. The buildings in this section date from a similar period following World War I; however, they were constructed in a variety of styles creating a diverse architectural streetscape. This portion of Park is more open than the westerly section and there is considerably more space between buildings across the street. Most of the buildings are clearly visible from the street, but feature a variety of tree plantings that frame the houses. The front yards are generally large lawns with modest gardens and other plantings. The combination of the open space and broad roadway create a coherence that exists even with the diverse architectural styles.</p> <p>Springfield Road is a primary north-south thoroughfare in Rockcliffe that features a number of community spaces. The Springfield streetscape is characterized by its largely open spaces with expansive lawns on either side of the road. On this portion of the street, only the western side contains residential while the eastern half is the Village Green, Rockcliffe Public School, and community centre. The residential portion is informally separated from the public space of the street through sporadic hedges and plantings. On both sides of the street there is a mixture of plantings, many of which are mature trees defining the boundaries of the street. The east side of Springfield has a narrow paved sidewalk that is separated from the street by a small grassy avenue. This separation between pedestrian and car space is uncharacteristic for most of the neighbourhood.</p>	
Character of Existing Property	
<p>This property is typical of the properties located on Park Road and Springfield Road. The property is situated on a corner lot and the house is set closer to the street than most others in this area. The front yard consists predominantly of lawn interspersed with mature deciduous and coniferous trees. A walkway leads from the street to the front entrance. The Springfield Road side of the property is enclosed with a cedar hedge. This side of the property also features a driveway which leads to the garage as well as a paved area next to the house.</p>	

Contribution of Property to Heritage Environs	
<p>Landscape / Open Space: This property is consistent with many of the nearby properties however the residence is set closer to the street and so does not contribute to the same feeling of openness that typifies this area of Park Road. This landscape features are typical of this area and contribute to a unified streetscape.</p> <p>Architecture / Built Space: This residence is smaller and set closer to the street than the others in this section of Park Road and thereby has an imposing character consistent with the substantial residences common in this area.</p>	
Landmark Status	
This is an imposing building located at the Springfield Road Park Road intersection.	
Summary / Comments on Environmental Significance	
The landscape features of this property are similar to many of the properties on Springfield though it features a more modest setback than some others. The building fits very well within its surrounding landscape. This property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.	
History	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Date of Current Building(s)	c.1931
Trends	
In the early to mid 20 th 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.	
Events	
Persons / Institutions	
<p>-1935-1960-: John H Parkin and Getrude Parkin : John Parkin was the Director of the National Research Council's Division of Mechanical Engineering.</p> <p>-1973-2000-: John Nesbitt</p>	

Summary / Comments on Historical Significance
This historical significance of this property is due to its age, constructed in c.1931, its role in the early-to-mid-20 th century residential development of Park Avenue and this area of Rockcliffe Park, and its associations with John H Parkin.
Historical Sources
<p>City of Ottawa File Rockcliffe LACAC file Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005. <i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997. <i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988 Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985. Might's Directory of the City of Ottawa 1935, 1960</p>

Architecture	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This two storey building is rectangular in plan and capped with a steeply pitched cross gabled roof. The exterior is stucco and there are overhanging eaves with metal flashing on all sides. The front facade features asymmetrically placed diamond paned windows of similar design. Some are grouped singly, others in pairs, and are arranged at and between the storey lines. The entrance is decorated with pilasters and a semi circular lintel corresponding with the semi circular doorway. There is an interior brick chimney on the western portion of the central roof peak.</p>	
Architectural Style	
<p>Elements of English Cottage (asymmetrical massing, diamond paned rectangular windows, steeply pitched roof). Also, elements of Chateausque with the lamp and door.</p>	
Designer / Builder / Architect / Landscape Architect	
<p>John H. Parkin designed his own house.</p>	
Architectural Integrity	

There are no significant additions or alterations to the front facade.
Outbuildings
Other
Summary / Comments on Architectural Significance
<p>This is a very good example of an early 20th century residence within this particular section of Rockcliffe. Its architectural features, style, and character (particularly its asymmetrical massing, diamond paned rectangular windows, steeply pitched roof) relates this building to others in this section of the neighbourhood. This type of architecture characterizes much of the development on the lower section of Park, but also many of the residences on this upper portion.</p>

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status		X			7/10
Environment total					67 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends			X		11/35
3. Events/ Persons/Institutions			X		10/30
History total					44 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design	X				50/50
2. Style		X			20/30
3. Designer/Builder			X		3/10
4. Architectural Integrity	X				10/10
Architecture total					83/100

RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	67 x 45% = 30.15
History	44 x 20% = 8.8
Architecture	83 x 35% =29.05
Phase Two Total Score	68 /100 =68

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