



MEMO / NOTE DE SERVICE

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**TO: Chair and Members of Built Heritage Committee
DESTINATAIRE : Président et membres du Comité du patrimoine bâti**

FROM: Court Curry, Director, Right of Way, Heritage and Urban Design Planning, Development and Building Services Department

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DATE: March 10, 2026

10 mars 2026

FILE NUMBER: ACS2026-PDB-RHU-0027

SUBJECT: Response to Direction - 125 Lakeway Drive

OBJET: Réponse à la directive – 125 Lakeway Drive

PURPOSE

The purpose of this memo is to provide a response to a Direction received by staff at the [Built Heritage Committee meeting of January 16, 2024](#).

BACKGROUND

At its meeting of January 16, 2024, Heritage Planning staff received the following direction from Chair King as part of a discussion for an application to alter the property at 125 Lakeway Drive in the Rockcliffe Park Heritage Conservation District:

That staff review the streetscape and come back to committee to share how we can proceed and protect the Heritage Conservation District.

DISCUSSION

Staff have undertaken a review of properties on Lakeway Drive in the Rockcliffe Park Heritage Conservation District (HCD). There are 34 houses on this street. Of these 34, seven properties are Grade I properties and 28 are Grade II properties. Staff do not believe that any of these properties should be reevaluated at this time.

As it related to the concerns about height of the addition at 125 Lakeway Drive, the staff review also looked at building heights in the streetscape and determined that there is a mix of heights that range from one to two storeys. There is also one, two-and-one-half storey building. The proposed addition at 125 Lakeway Drive would result in a building height that is generally consistent with the streetscape, despite being higher than the Grade I house next door at 145 Lakeway Drive.

Front yard setbacks were also reviewed. In general, the front yard set back of properties along Lakeway Drive is relatively consistent, with the exception of some properties that have irregular footprints like 75 and 85 Lakeway Drive (both Grade I) and properties like 125 Lakeway Drive (Grade II) and 145 Lakeway Drive (Grade I). Based on this review, staff are satisfied that the landscape characteristics of the streetscape are being maintained through the conservation of Grade I properties and the implementation of the landscape guidelines in the HCD Plan

In the instance of the application to alter 125 Lakeway Drive, staff did not object to the additional height proposed at 125 Lakeway Drive because in staff's opinion the additional height was mitigated by the fact that the Grade I property was set significantly closer to the street than the Grade II property. Staff continue to find this to be an appropriate interpretation. It should be noted that the heritage permit for 125 Lakeway Drive expired in January 2025 and has not been extended. It is the understanding of staff that the property owner is not proceeding with the proposal as approved. After consultation with the Ward Councillor, a heritage permit for a smaller addition was issued under the authority delegated to staff in January 2026.

CONCLUSION

At this time, it is staff's opinion that the implementation of the Rockcliffe Park HCD Plan is appropriately conserving the Heritage Conservation District and no additional actions are required.

Court Curry

Director, Right of Way, Heritage and Urban Design Planning Services

CC: Lesley Collins, Program Manager

Marcia Wallace, General Manager, Planning, Development and Building Services
Department