

Subject: Heritage Permit – 237 Clemow Avenue

File Number: ACS2026-PDB-RHU-0029

Report to Built Heritage Committee on 14 April 2026

and Council 22 April 2026

**Submitted on April 1, 2026 by Court Curry, Director, Right of Way, Heritage, and
Urban Design Services, Planning, Development and Building Services**

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Ward: Capital (17)

Objet: Permis patrimonial – 237, avenue Clemow

Dossier: ACS2026-PDB-RHU-0029

Rapport au Comité du patrimoine bâti le 14 avril 2026

et au Conseil le 22 avril 2026

**Soumis le 1 avril 2026 par Court Curry, Directeur, Services des emprises, du
patrimoine, et du design urbain, Direction générale des services de la
planification, de l'aménagement et du bâtiment**

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Quartier: Capitale (17)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application for demolition and new construction at 237 Clemow Avenue according to plans by Landmarx Design Services, dated November 2025, conditional upon:

 - a. The applicant making minor design revisions to the exterior of the proposed house to increase its distinguishability from surrounding contributing properties, to the satisfaction of Heritage Planning staff prior to the issuance of the building permit.**
 - b. The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - c. 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.****
- 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.**

RECOMMANDATION(S) DU RAPPORT

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

- 1. Approuver la demande de démolition et de nouvelle construction visant le 237, avenue Clemow, selon les plans de Landmarx Design Services de novembre 2025, à condition que le requérant :

 - a. apporte des changements de conception mineurs à l'extérieur de la maison proposée afin de la distinguer davantage des propriétés environnantes, à la satisfaction du personnel de la Planification du patrimoine, avant la délivrance du permis de construire;****

- b. fournisse des échantillons de tous les matériaux de revêtement extérieur définitifs, à l’approbation du personnel de la Planification du patrimoine avant la délivrance du permis de construire;
 - c. 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.
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 indication contraire du Conseil.

BACKGROUND

The property located at 237 Clemow Avenue is designated under Part V of the *Ontario Heritage Act (OHA)* as part of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District (HCD). The property is located on the north side of Clemow Avenue, mid-block between Lyon Street South to the east and Percy Street to the west.

The property contains a two-storey detached house, built circa 1960. The house is clad in red brick and horizontal siding and features a side gable roof and prominent second-storey porch that spans the width of the house. 237 Clemow Avenue is one of the few properties identified as a non-contributing property within the Clemow-Monkland Driveway and Linden Terrace HCD. It is located adjacent to another non-contributing property to the west, 243 Clemow Avenue, and a contributing property, 233 Clemow Avenue, to the east.

Refer to Document 1-3 for a map of location, site photos, and the heritage survey form.

Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District

The Clemow-Monkland Driveway and Linden Terrace HCD was designated for its cultural heritage value as an intact example of an early twentieth century streetcar suburb. Developed together by Henrietta A. Clemow and William Powell, the area was marketed as “Clemora Park” and included the area designated as part of the Clemow

Estate East HCD. To implement their development vision, Clemow and Powell established a restrictive covenant with special design guidelines. Nearly all the houses in the area reflect the objectives of the original covenant, expressed in their high-quality design, mix of architectural influences, many having been architect designed, as well as the unifying treatment of the public realm—in particular the deep setbacks of the houses, open front yards and regularly spaced shared driveways. The area is also significant as part of the Ottawa Improvement Commission's (predecessor to the National Capital Commission) parkway and driveway network in the capital. The full Statement of Cultural Heritage Value is attached as Document 4.

This report has been prepared following receipt of an application to demolish the existing house at 237 Clemow Avenue and construct a new single-detached house on the property. Under the *OHA*, applications for new construction in HCDs require the approval of City Council.

DISCUSSION

Project Description:

The heritage permit application is for the demolition of the existing house and the construction of a new single-detached house. The proposed house would be two storeys in height, clad predominantly in brick and designed with a hip roof with a central dormer. A ground floor porch is proposed to be located on the front façade and the existing detached garage will be maintained.

The subject application is accompanied by a Heritage Permit Project Description (Document 7), which describes the design intent of the proposal.

Clemow-Monkland Driveway and Linden Terrace HCD Plan

Applications for new construction within the Clemow-Monkland Driveway and Linden Terrace HCD are reviewed for consistency with the HCD Plan's Statement of Objectives, the Statement of Cultural Heritage Value, and the identified heritage attributes. All proposals for new construction must meet the policies and guidelines established in the plan. The following sections set out the policies and guidelines especially relevant to the subject proposal:

- 5.0. Demolition and Relocation;
- 8.0. New Construction; and
- 9.0. Landscaping, Streetscaping, and Public Realm.

Recommendation 1: Approve the application for demolition and new construction at 237 Clemow Avenue

This proposal has been reviewed against the relevant policies and guidelines of the Clemow-Monkland Driveway and Linden Terrace HCD Plan. Heritage staff have no objections to the proposal and have determined that it is compliant and consistent with the policies and guidelines of the HCD Plan as outlined in detail below.

Demolition

- The Clemow-Monkland Driveway and Linden Terrace HCD Plan acknowledges that there are few opportunities for demolition within the HCD; however, policy 5.2 permits the consideration of applications to demolish buildings on non-contributing properties. Since the subject property is identified as non-contributing, the proposal for demolition and new construction meets the intent of this policy.
- Policy 5.3 of the HCD Plan requires that all applications for demolition be accompanied by plans for a replacement building, and that the replacement must be compatible with and sympathetic to the character of the HCD and meet the policies and guidelines of the HCD Plan. The following sub-sections consider in greater detail how the proposed building is compatible with the HCD and meets the HCD Plan's policies and guidelines. In general, staff are of the opinion that the demolition of the existing house on the subject property is appropriate given the property's non-contributing status and the proposed design of the replacement building that is consistent with the policies and guidelines of the Clemow-Monkland Driveway and Linden Terrace HCD Plan.

New Construction

- Policies and guidelines for new construction in the Clemow-Monkland Driveway and Linden Terrace HCD are set out in section 8.2 of the HCD Plan. The general intent of these policies is to ensure that replacement buildings contribute to and do not detract from the overall character of the HCD. It is staff's opinion that the proposed house meets the intent of these policies.
- Policy 8.2.2 requires the front yard setback of new buildings to be generally consistent with that of surrounding contributing properties. The applicant has provided a visual analysis comparing the front yard setback of the proposed building with that of adjacent buildings (see document 9). Based on this analysis, it is staff's opinion that the proposed front yard setback is generally consistent with those found at surrounding contributing properties.

- As set out in policy 8.2.3, new buildings can only be supported when their “siting, scale, form, mass, height, entry level and materials” are compatible with surrounding contributing properties. The footprint of the proposed house is similar to that of the existing house on site, and its rectangular plan and two-storey massing are consistent and compatible with the adjacent and surrounding contributing properties on Clemow Avenue. The height of the entry level is similar to the adjacent property at 244 Clemow Avenue, and the cladding materials – predominantly red brick – are highly compatible with the overall character of the HCD.
- Policy 8.2.5 provides a list of further considerations for new buildings which are similar to those set out in Policy 8.2.3. The design of the proposed house meets the intent of this policy because it has clearly considered:
 - The cladding of surrounding contributing properties, through the use of red brick exterior cladding;
 - The surrounding pattern of building setbacks, through the highly compatible siting, massing, and setback of the proposed house; and
 - The roof profile and datum lines of surrounding properties, as evidenced by the design of the front porch and the use of a hip roof, a common roofline in the HCD.

Landscaping

- Section 9.2 of the HCD Plan sets out policies and guidelines for the maintenance of private landscape features in the HCD. Existing front yards and walkways are directed to be conserved. The subject proposal maintains the majority of the existing front lawn, maintains the location of the existing walkway, and does not impact any existing street tree.
- Staff are of the opinion that the proposed landscape design is appropriate and consistent with the Clemow-Monkland Driveway and Linden Terrace HCD Plan and that it reinforces the cultural heritage values and attributes of the Clemow-Monkland Driveway and Linden Terrace HCD.

Conditions

Heritage staff recommend three conditions of approval for this permit to ensure the proper implementation of the proposal. The following conditions are recommended to be cleared up prior to the issuance of any building or demolition permits to facilitate the proposal:

Minor design changes to highlight distinctiveness of new construction

As outlined in this report, the proposed house is generally compatible with the cultural heritage value of the Clemow-Monkland Driveway and Linden Terrace HCD. In order to better adhere to the guidelines set out in Section 8.2 of the HCD Plan, including 8.2 (b) which states that “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” and Standard 11 of the Standards and Guidelines for Historic Places in Canada, which states that new work should be “physically and visually compatible with, subordinate to and distinguishable from the historic place”. heritage staff recommend a condition of approval requiring the applicant make minor design changes that clearly identify the new house as distinct from the area’s historic buildings. Potential changes could be the addition of a date stone with the house’s year of construction, or simplifications to features such as windows, porch rails, or other exterior elements. This condition is intended to be reviewed and cleared up at the staff level, prior to the issuance of building permits.

Material Samples

Staff have included a condition of approval to provide final material samples for heritage staff’s approval. This includes all exterior cladding materials for the new building.

Building Permit

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.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council endorsed 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 Clemow-Monkland Driveway and Linden Terrace 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 237 Clemow Avenue in accordance with the objectives, policies, and guidelines of the Clemow-Monkland Driveway and Linden Terrace HCD Plan and the Standards and Guidelines. Considering that the design of the proposal is compliant and consistent with the policies and guidelines of the HCD Plan, staff have no objections to its approval.

Recommendation 2 – Minor Design Changes

Delegate authority for minor design changes to the Program Manager, Heritage Planning, 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 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.

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)

Councillor Menard is aware of the application.

CONSULTATION

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

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

The Glebe Community Association was circulated a pre-application submission and provided comments to the applicant in support of the proposal.

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 on March 10, 2026.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications for this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk 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 May 22, 2026

SUPPORTING DOCUMENTATION

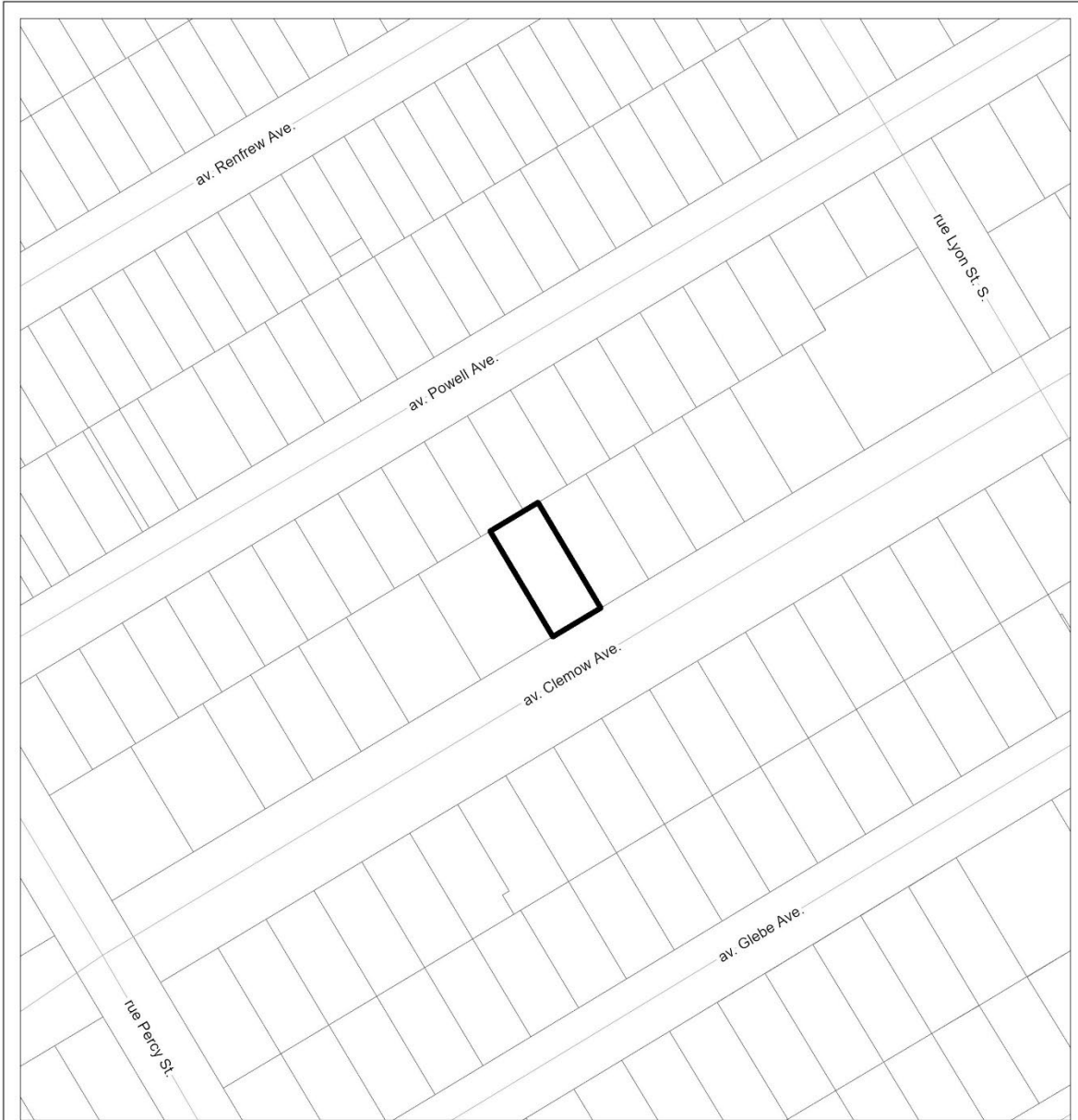
Document 1	Location Map
Document 2	Site Photos
Document 3	Heritage Survey Form


Document 4	Proposed Site Plan
Document 5	Proposed Elevations
Document 6	Proposed Renderings and Streetscape Elevation
Document 7	Heritage Permit Project Description
Document 8	Proposed Landscape Plan
Document 9	Setback Analysis

DISPOSITION


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

Document 1 – Location Map



	
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REVISION / RÉVISION - 2026 / 03 / 06	

LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

 237 av. Clemow Ave.



Document 2 – Site Photos



Source: Provided by Applicant, 2026