

Subject: Application to alter 475 Oakhill Road, a property designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District

File Number: ACS2022-PIE-RHU-0025

Report to Built Heritage Sub-Committee on 20 June 2022

and Council 6 July 2022

Submitted on June 8, 2022 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department

Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch

613-580-2424,23582, Ashley.Kotarba@ottawa.ca

Ward: RIDEAU-ROCKCLIFFE (13)

Objet : Demande de modification du 475, chemin Oakhill, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine (DCP) de Rockcliffe Park

Dossier : ACS2022-PIE-RHU-0025

Rapport au Sous-comité du patrimoine bâti

le 20 juin 2022

et au Conseil le 6 juillet 2022

Soumis le 8 juin 2022 par Court Curry, Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique

Personne ressource : Ashley Kotarba, Urbaniste II, Planification du Patrimoine

613-580-2424,23582, Ashley.Kotarba@ottawa.ca

Quartier : Rideau-Rockcliffe (13)

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

- 1. Approve the application to alter 475 Oakhill Road according to plans prepared by Funktional Design Architectural Services, dated March 22, 2022;**
- 2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 3. Approve the issuance of a heritage permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Conseil :

- 1. d'approuver la demande de modification du 475, chemin Oakhill selon les plans préparés par funktional design, en date du 22 mars 2022;**
- 2. de déléguer au directeur général de la Direction générale de la planification, de l'immobilier et du développement économique le pouvoir d'apporter des changements mineurs aux plans reçus;**
- 3. d'approuver la demande d'un permis patrimonial, valide pendant deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

BACKGROUND

The property at 475 Oakhill Road (constructed in the 1950s) is a two-storey house with a rectangular plan. It features elements of the International Style, including exaggerated eaves, a large canopy, and a flat roof. The building is clad in wood siding with stone skirting around the first floor. An integral garage with a rooftop terrace is located to the side. The property features a large front lawn with large trees and a semi-circular driveway. This property is a Grade II property within the Rockcliffe Park Heritage Conservation District (Documents 1-3).

The Rockcliffe Park Heritage Conservation District (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 (Documents 4-6).

The Rockcliffe Park HCD Plan was approved by City Council in 2016 and came into effect in 2018. The overarching objective of the Rockcliffe Park HCD Plan is to provide direction in managing change and conserving the HCD in a manner that respects its values.

Initially, this application was to be processed under the authority delegated to staff but upon further review it was determined that while the proposed additions are sympathetic and have no impact on the HCD, they exceed the 30% Gross Floor Area (GFA) threshold set through the Delegation of Authority By-law (2020-360). No variances from the Zoning Bylaw are anticipated for this proposal. This report has been prepared because alterations in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council.

DISCUSSION

The application includes the construction of a second-floor addition over the existing garage, and the creation of a new single storey addition at the rear of the property. The existing garage will be reconstructed on the same footprint as part of this alteration. The additions will be clad in the same wood siding to match the existing house, and stone skirting will wrap around the ground floor. A small terrace will be constructed in the rear yard (Documents 4-6).

Recommendation 1:

The Rockcliffe Park HCD Plan (RPHCDP) has guidelines for alterations and additions to Grade II buildings. Generally, additions should be of their own time, be no taller than the existing roofline, use natural materials, and be compatible with the Grade I buildings in the associated streetscape. This proposal complies with the HCD policies and guidelines and will have no impact on the character of the HCD. The proposal continues the existing cladding on the building, locates one of the two additions discretely in the rear yard and does not add significant hard surfacing to the lot. No trees are proposed

for removal. See Document 7 for the applicable guidelines and how this proposal satisfies them.

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. Heritage staff have reviewed this proposal against this document and are satisfied that the project meets the relevant standards and guidelines. The proposal maintains the character of the streetscape and the landscape character of the property. The additions are compatible with the existing Grade II building. A comprehensive analysis has been included as Document 8.

Conclusion:

Staff have reviewed the application for alteration at 475 Oakhill Road in accordance with the objectives, policies, and guidelines of the RPHCDP and the Standards and Guidelines and have no objections to its approval.

Recommendation 2

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development Department to approve these changes should they arise.

Recommendation 3

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.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The plans were posted on the City's Development Application website on May 30, 2022.

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

The Rockcliffe Park Resident's Association was notified of this application and offered the opportunity to provide comments. No formal heritage pre-application consultation meeting was held due to the change from a staff-level approval to a Council-approval, and the limitations of the 90-days provided under the *Ontario Heritage Act*.

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

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on 2022-Aug-16

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Context Photos

Document 3 Heritage Survey Form

Document 4 Site Plan

Document 5 Proposed Elevations

Document 6 Proposed Renderings

Document 7 HCD Guidelines Evaluation Chart

Document 8 Standards and Guidelines for the Conservation of Historic Places in
Canada Evaluation Chart

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

D09-01-OAK475

22-0531-D

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REVISION / RÉVISION - 2022 / 05 / 30



475 ch. Oakhill Road



Document 2 – Current Context Photos



Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	475 Oakhill Road	Building or Property Name	042260064				
Legal Description	PLAN M80 LOT 45 OAKHILL N	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure	c.1950				
Additions	Window alterations	Original owner					



Main Building

Garden / Landscape / Environment	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>Oakhill Road connects Beechwood Avenue and Acacia Avenue in the south portion of Rockcliffe. The road is steeply inclined on the west portion from the escarpment that Acacia Avenue follows. There are no curbs or sidewalks, therefore pedestrians and cars share the same roadway. Oakhill Road serves as a transitional street that separates the uncharacteristic density of the south triangular section from consistently larger lot sizes to the north.</p>	
Character of Existing Property	
<p>This property is situated close to the intersection of Beechwood and is gently sloping down towards the east. The western boundary of the property is clearly defined by a gentle escarpment supplemented by a row of mature trees. Additionally, there is a large birch tree partially covering the west portion of the front facade. Directly next to the house there is a brick planter that matches the material of the main house. This planter is filled with a variety of shrubs, perennials and annuals, and the doorway is framed by a few small cedars. Dividing the property is a deep semi elliptical driveway, the east portion of which continues straight to the garage. The island created by the street and driveway contains a variety of tree plantings and a short cedar hedge with low lying plants. On the street side of the hedge there is a row of evenly spaced rocks. The western property line is also divided by a small cedar hedge. Throughout the property there are limited clusters of lawn space.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space This property is consistent with the Oakhill streetscape and neighbouring properties within this section of Rockcliffe. Characterized by a combination of tree plantings and open spaces, this property contributes to the creation of a unified streetscape.</p> <p>Architecture / Built Space This building is unique among its neighbours in terms of architectural design. However, its shallow setback and property defining elements match with others on the street to form a coherent and unified streetscape.</p>	
Landmark Status	
<p>This building is largely hidden from the street by large trees</p>	
Summary / Comments on Environmental Significance	

<p>The landscape features of this property match those of other properties on Oakhill. Characterized by a combination of mature trees and open spaces, all responding to the escarpment down from Acacia, Oakhill is defined by its variety of grading and landscapes. This particular property contributes to this character and aids in the creation of a unified streetscape.</p>	
History	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Date of Current Building(s)	c.1950
Trends	
<p>In the early and mid 20th 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 property was a part of the mid-20th century residential developments in this area of Rockcliffe.</p>	
Events	
<p>Persons / Institutions</p>	
<p>1968 : Aline Auger "Queen of the Bay" winner of beauty contest held by the Constance Bay Property Owner's Association. http://news.google.ca/newspapers?id=JLMYAAAAIBAJ&sjid=k-wFAAAAIBAJ&pg=2947,482121&dq=475+oakhill+rockcliffe&hl=en</p>	
Summary / Comments on Historical Significance	
<p>The historical significance of this property is due to its age, constructed in c.1950, its role in the mid-20th century residential development of this area of Rockcliffe Park, and its association with notable individuals such as Mr. Fernand Tanguay.</p>	
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.</p>	

Might's Directory of the City of Ottawa

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 2 storey building is rectangular in plan with a side extension and capped with a flat roof and overhanging eaves. The exterior is clad in stucco, except for the first storey of the front facade. The first storey of the front facade features a wood double door in the general centre. This entrance cove is set back slightly and covered with a flat rooflet that runs continuously to the side garage. This entrance is adjacent to a smaller two paned rectangular window. There are also two three paned rectangular windows on the opposing ends of the first storey on the front facade. The second storey features this same pairing of identical windows at the opposing ends. Between them there is an irregularly placed small rectangular window. To the east of the main building, there is a one storey garage extension containing a single car garage. The flat roof of the garage serves as a patio for the second storey. There is a prominent exterior chimney on the west facade.</p>	
Architectural Style	
International (Horizontal composition, flat roof, clean lines, smooth exterior finish, and asymmetrical massing)	
Designer / Builder / Architect / Landscape Architect	
<p>Home Planner, Inc (Detroit): Palmquist and Wright (architects): Designer Richard B. Pollman: Operating since the 1950s, out of Detroit. Published books and catalogues on home design in various styles. Typically small house design, modest/affordable. Prospective homeowners could order blueprints and then hire a general contractor to complete the work.</p>	
Architectural Integrity	
<p>The only alteration is to the windows of the upper storey; however, these match the original design intentions of the building.</p>	
Outbuildings	
Other	
Summary / Comments on Architectural Significance	

This is a good example of the 1950s style of architecture that characterizes this portion of Rockcliffe, specifically with the Juliana subdivision on which this building borders. Its International style breaks with the more Cape Cod influenced residences of the northern portions of the subdivision. This experimentation in modern styles of architecture is a unique contribution to this section of Rockcliffe and fits well with the 1950s Contempo buildings of the southerly portion of the Juliana subdivision.

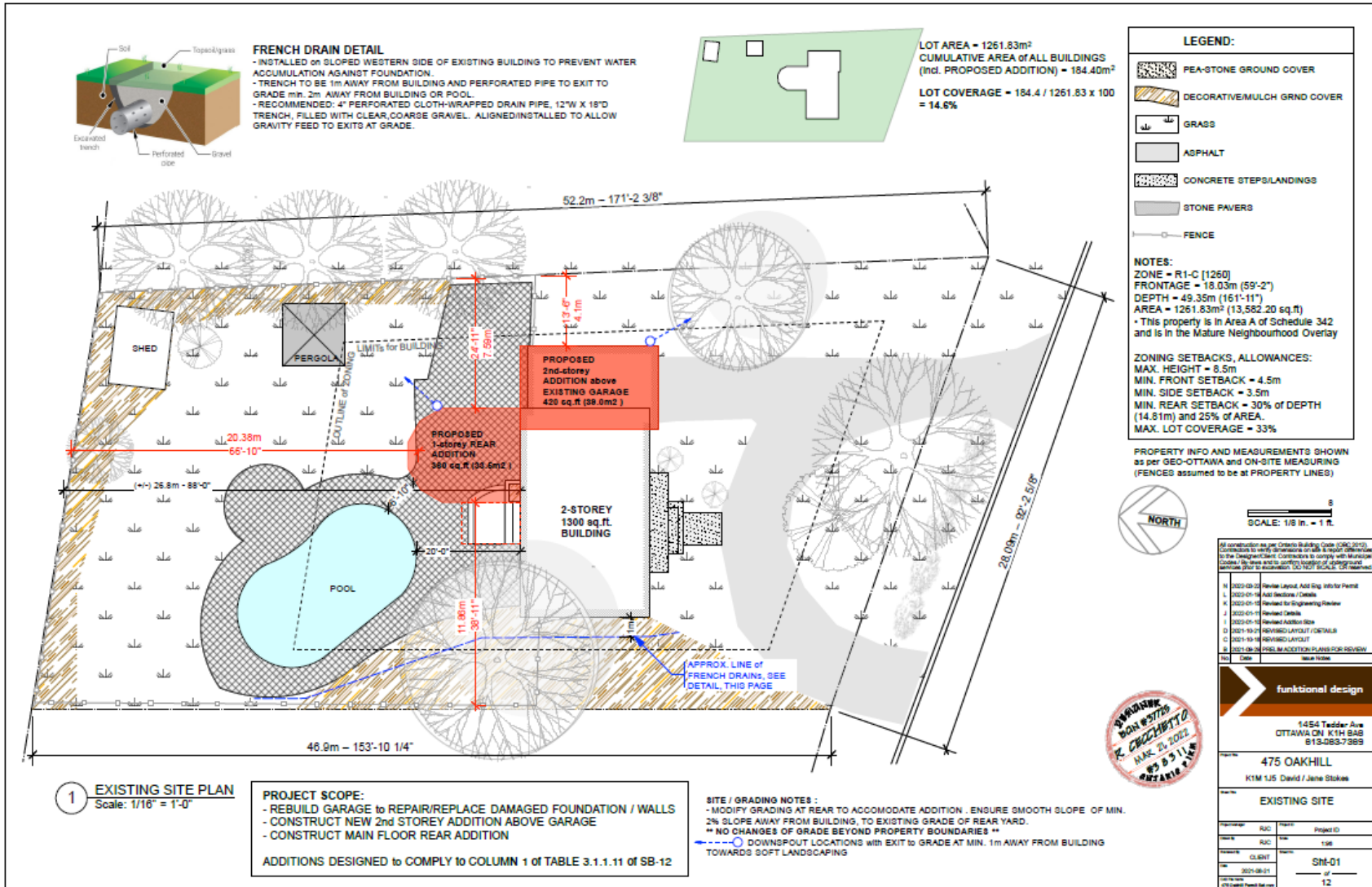
PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape			X		10/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status				X	0/10
Environment total					50 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					22 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
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

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	$50 \times 45\% = 22.5$
History	$22 \times 20\% = 4.4$
Architecture	$63 \times 35\% = 22.05$
Phase Two Total Score	$48.95/100$ =49

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

Document 4 – Site Plan



Document 5 – Proposed Elevations

1 FRONT (South Side)
Scale: 1/8" = 1'-0"

NOTE: CONTINUE FLAT ROOF (TO MATCH PORCH ROOF) OVER GARAGE

EXISTING STONE CLADDING

REPLACEMENT GARAGE and NEW 2nd STOREY ADDITION

EXIST

CLAD 1

CLAD 2

MAXIMUM ALLOWABLE OPENINGS - SOUTH GARAGE WALL
TOTAL WALL Area = 332 sq.ft. (30.90 sq.m.)
LIMITING DIST. (mid-street) = 35'-0" (10.67m)
Allowable Maximum = UNLIMITED

STONE CLADDING TO MATCH ON GARAGE

3 RIGHT (East Side)
Scale: 1/8" = 1'-0"

REPLACE GARAGE and NEW STOREY ABOVE GARAGE

EXIST

NEW REAR ADDITION

CANTILEVER NOTE: 2x12 FLOOR JOISTS at 90° and EXTENDED 9'-0" BACK TO DOUBLED HEADER JOIST TO SUPPORT 18" 2nd FLOOR CANTILEVER

REAR ADDN CEILING 9'-2" +/- @ TOP of WALL, VALLATED THROUGHT

EXISTING MAIN FLR 0'-0"

REAR ADDITION FLOOR FINISH 1'-2"

EXISTING GRADE @ REAR of GARAGE FINISH 2'-4" +/-

CLAD 1

MAXIMUM ALLOWABLE OPENINGS - EAST WALL
TOTAL WALL Area = 224 sq.ft. (20.80 sq.m.)
LIMITING DISTANCE = 24'-11" (7.59m)
Allowable Maximum = 100%

2 BACK (North Side)
Scale: 1/8" = 1'-0"

REPLACEMENT GARAGE and NEW 2nd STOREY ADDITION

EXIST

NOTE: IN-SCOPE is to CUT DOWN THE CHIMNEY (NOT IN USE) TO BELOW ROOF LEVEL AND CAP

CLAD 1

CLAD 2

MAXIMUM ALLOWABLE OPENINGS - WEST WALL of ADDITION
TOTAL WALL Area = 210 sq.ft. (19.53 sq.m.)
LIMITING DISTANCE = 40'-3" (12.27m)
Allowable Maximum = UNLIMITED

REGAL GUARD SYSTEM - SUPPLIED & INSTALLED AS PER ATTACHED PRE-ENGINEERED SPECIFICATIONS. PRE-ENGINEERED SYSTEM MUST MEET CAN/CSA-12.20-M89 STANDARD

STAIR NOTES:
- PROTECTIVE GUARDS (MIN. 36" H) BUILT AS PER CBC 9.8.8. or AS PER PRE-ENGINEERED RAILING SYSTEM.
- HANDRAIL TO BE 35-38" ABOVE STAIR NOSINGS.
- STAIRS AS PER CBC
- RISERS (MAX 7 7/8")
- RUNS (MIN. 8 1/4")
- TREADS TO BE 9 1/4" MIN.

PROPOSED LOWER FLOOR IN GARDEN. ROOM ADDITION ALLOWS for TALLER WINDOWS and AN OPERABLE TRANSOM WINDOWS ABOVE REGULAR WINDOWS.

NEW STONE CLADDING on LOWER 1/3 PORTION of WALL

MAXIMUM ALLOWABLE OPENINGS - NORTH and WEST WALLS of ADDITION
TOTAL WALL Area = NORTH-182 sq.ft. (16.93 sq.m.) EAST-224 sq.ft. (20.8m2)
LIMITING DISTANCE (varies, shown is distance to closest wall) = 38'-11" (11.86m)
Allowable Maximum = UNLIMITED

CLAD 1 PREFINISHED WOOD SIDING TO MATCH EXISTING (IF SOURCABLE), OTHERWISE TBD BY CLIENT

CLAD 2 ARRIS-CRAFT THIN STONE VENEER TO MATCH EXISTING (IF SOURCABLE), OTHERWISE TBD BY CLIENT

functional design

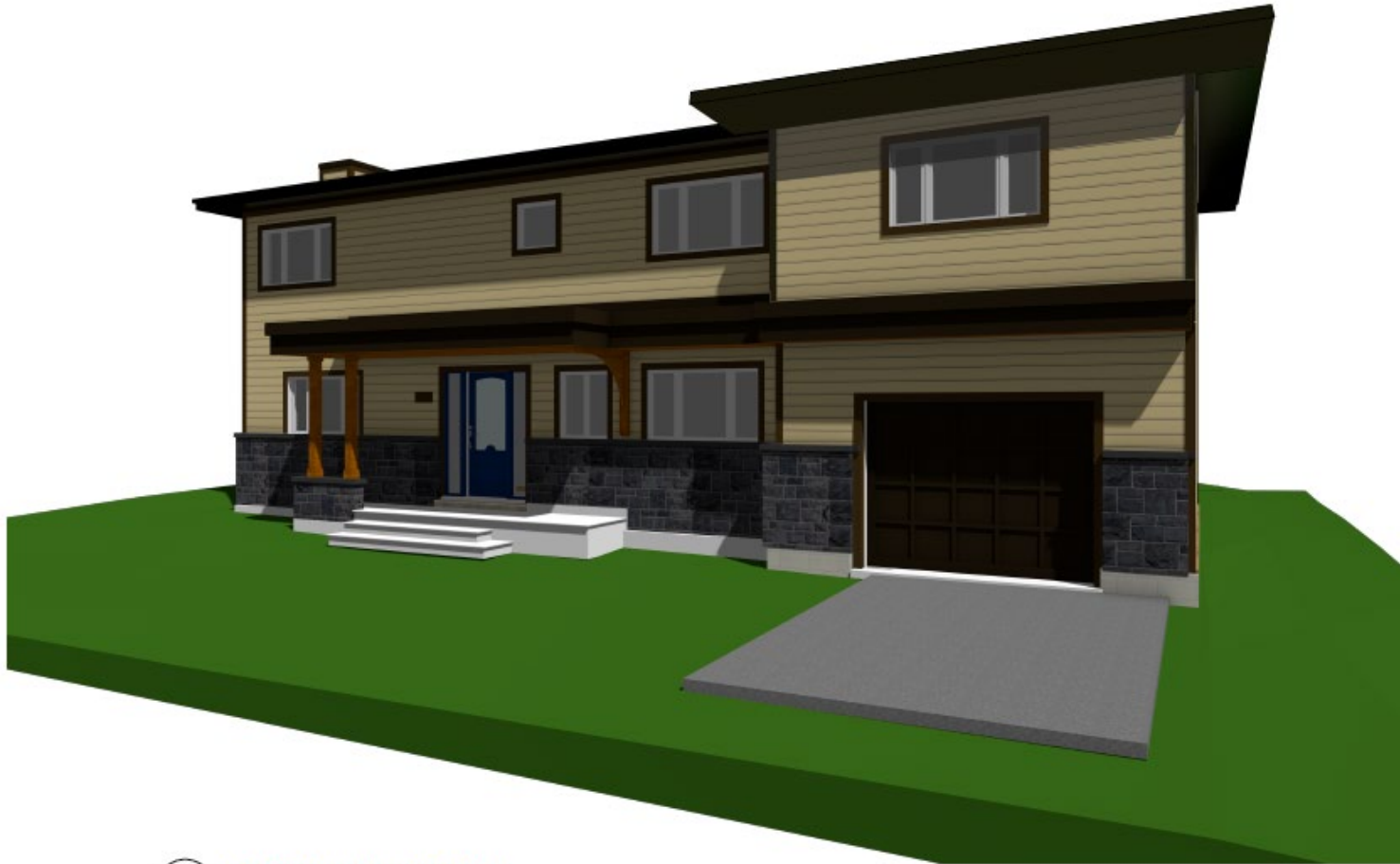
1454 Twaddler Ave
CITTAHAN ON R1H 3A5
913-883-7389

475 OAKHILL
KIM IJS David / Jane Stokes

NEW - ELEVATIONS

Project No.	RAC	Rev	Project ID
CLAD17		104	
2025-08-21			Sht-09
12			

Document 6 – Proposed Renderings



1 PERSPECTIVE - Front View
Scale: 1/4" = 1'-0"



1 PERSPECTIVE - Back View
Scale: 1/4" = 1'-0"

Document 7 – HCD Guidelines Evaluation Chart

Section of HCD Plan	Applicable Policy (#) and Guidelines (x)	Staff comment
7.4.1. Alterations and Additions to Existing Buildings	3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.	The height of the addition over the garage will match that of the existing house.
	4. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminium soffits, synthetic stucco, and manufactured stone will not be permitted. 5. Brick and stone cladding will extend to all facades.	The additions will be clad in wood siding to match the existing house, and the stone skirting will be added on the first-floor addition, continuing the stone to the rear of the house.
Guidelines for Grade II Buildings	1. Alterations and additions to Grade II buildings will contribute to and not detract from the heritage character of the HCD. Renovations to a Grade II building that make the building more compatible with the character of the HCD are encouraged.	The proposed alterations are in keeping with the heritage character of the Rockcliffe Park HCD. The front landscape will not be impacted, and as part of this application the existing rooftop terrace will be removed.

	<p>2. Alterations and additions to Grade II buildings will be designed to be compatible with the Grade I buildings of the HCD and in particular the streetscape, in terms of scale, massing, height, setback, entry level, materials and windows.</p>	<p>There are two Grade I properties in the associated streetscape, and the proposed alterations to the subject property will not impact either Grade I house, as they are across the street, and the proposed work is on the opposite side of the property.</p>
<p>7.4.3 Landscape Guidelines – New Buildings and Additions</p>	<p>1. New buildings and additions to existing buildings shall respect the heritage attributes of the lot's existing hard and soft landscape, including but not limited to trees, hedges and flowerbeds, pathways, setbacks and yards. Soft landscaping will dominate the property</p> <p>2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.</p> <p>3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.</p>	<p>The property is characterized by a large front yard, including large trees and a semi-circular driveway. This will not be altered as part of this application, and no trees or hedges are proposed for removal.</p> <p>A small terrace is proposed for the rear yard, however soft landscaping will continue to dominate the property.</p>

Document 8 – Standards and Guidelines for the Conservation of Historic Places in Canada Evaluation Chart

<p>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.</p>	<p>The proposed alterations will conserve the heritage values of the Rockcliffe Park HCD by maintaining its park-like qualities. The house will remain compatible with the heritage attributes of the HCD in terms of its form and massing, overall height, setbacks and the dominance of the property's landscaped setting.</p>
<p>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.</p>	<p>The additions will be physically and visually compatible with the existing house as the same massing and materials will be used. The subtle change in roof profile over the front addition will give a clue to the distinction between old and new. The rear addition has been designed with larger, contemporary style windows to clearly make it appear distinguishable.</p>