

- 2. Application to alter 8 Briarcliffe Drive, a property designated under Part V of the *Ontario Heritage Act* and located in the Briarcliffe Heritage Conservation District**
- Demande de modification du 8, promenade Briarcliffe, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Briarcliffe**

### Committee Recommendations

#### That Council:

1. Approve the application to alter the property at 8 Briarcliffe Drive, including the rehabilitation of an existing single detached house and garage, the construction of a two-storey rear addition, and landscape alterations, according to plans submitted by Teoman Bayrak, dated 3 April 2021 and 12 May 2021, and attached as Documents 5 to 7 (inclusive), conditional upon:
  - a. The applicant providing samples of the final exterior materials for approval by Heritage staff, prior to the issuance of the Building Permit;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
3. Approve the heritage permit with a two-year expiry date from the date of issuance, unless otherwise extended by Council.

### Recommandations du Comité

#### Que le Conseil :

1. **Approuve la demande de modification de la propriété située au 8, promenade Briarcliffe, notamment la remise en état de l'habitation isolée et du garage existants, la construction d'un ajout arrière de deux étages et des modifications à l'aménagement paysager, conformément aux plans soumis par Teoman Bayrak, datés du 3 avril 2021 et du 12 mai 2021 et ci-joints en tant que documents 5 à 7, à la condition suivante :**
  - a. **Que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant la délivrance d'un permis de construire;**
2. **Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
3. **Approuve la délivrance du permis en matière de patrimoine, d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

Documentation/Documentation

1. **Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated May 19, 2021 (ACS2021-PIE-RHU-0015)**  
  
Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 19 mai 2021 (ACS2021-PIE-RHU-0015)
2. **Extract of draft Minutes, Built Heritage Sub-Committee, June 8, 2021**  
  
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 juin 2021

**Built Heritage Sub-Committee**  
**Report 22**  
**June 23, 2021**

**50**

**Sous-comité du patrimoine bâti**  
**Rapport 22**  
**Le 23 juin 2021**

**Report to**  
**Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti**  
**June 8, 2021 / 8 juin 2021**

**and / et**

**and Council / et au Conseil**  
**June 23, 2021 / 23 juin 2021**

**Submitted on May 19, 2021**  
**Soumis le 19 mai 2021**

**Submitted by**

**Soumis par:**

**Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du**  
**patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction**  
**générale de la planification, de l'Infrastructure et du développement économique**

**Contact Person**

**Personne ressource:**

**Adrian van Wyk, Planner / Urbaniste**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du**  
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**613-580-2424, 21607, [Adrian.vanWyk@ottawa.ca](mailto:Adrian.vanWyk@ottawa.ca)**

**Ward: BEACON HILL-CYRVILLE (11)**

**File Number: ACS2021-PIE-RHU-0015**

**SUBJECT:** Application to alter 8 Briarcliffe Drive, a property designated under Part V of the *Ontario Heritage Act* and located in the Briarcliffe Heritage Conservation District

**OBJET:** Demande de modification du 8, promenade Briarcliffe, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Briarcliffe

### REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to alter the property at 8 Briarcliffe Drive, including the rehabilitation of an existing single detached house and garage, the construction of a two-storey rear addition, and landscape alterations, according to plans submitted by Teoman Bayrak, dated 3 April 2021 and 12 May 2021, and attached as Documents 5 to 7 (inclusive), conditional upon:
  - a. The applicant providing samples of the final exterior materials for approval by Heritage staff, prior to the issuance of the Building Permit;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
3. Approve the 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 ce qui suit au Conseil :

1. Approuver la demande de modification de la propriété située au 8, promenade Briarcliffe, notamment la remise en état de l'habitation isolée et du garage existants, la construction d'un ajout arrière de deux étages et des modifications à l'aménagement paysager, conformément



aux plans soumis par Teoman Bayrak, datés du 3 avril 2021 et du 12 mai 2021 et ci-joints en tant que documents 5 à 7, à la condition suivante :

- a. Que le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d’approbation par le personnel responsable du patrimoine, avant la délivrance d’un permis de construire;
2. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d’approuver des modifications mineures de conception; et
3. Approuver la délivrance du permis en matière de patrimoine, d’une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.

## EXECUTIVE SUMMARY

The property at 8 Briarcliffe Drive is designated under Part V of the *Ontario Heritage Act* as part of the Briarcliffe Heritage Conservation District. This report has been prepared because alterations to properties in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act* require the approval of City Council after consultation with the Built Heritage Sub-Committee. This report recommends conditional approval of the application to rehabilitate an existing single-detached residence and construct a two-storey rear addition and inground pool. The proposal generally meets the policies and guidelines of the Briarcliffe Heritage Conservation District Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

## RÉSUMÉ

La propriété située au 8, promenade Briarcliffe est désignée aux termes de la partie V de la *Loi sur le patrimoine de l’Ontario* comme faisant partie du district de conservation du patrimoine de Briarcliffe. Le présent rapport a été rédigé parce que toute modification à une propriété située dans un district de conservation du patrimoine désigné aux termes de la partie V de la *Loi sur le patrimoine de l’Ontario* nécessite l’approbation du Conseil municipal, après avoir consulté le Sous-comité du patrimoine bâti. Dans le présent rapport, on recommande l’approbation sous certaines conditions

de la demande visant à remettre en état une maison individuelle existante et à y aménager un ajout de deux étages à l'arrière et une piscine creusée. La proposition respecte, de façon générale, les politiques et les lignes directrices du Plan de district de conservation du patrimoine de Briarcliffe, ainsi que les Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada.

## **BACKGROUND**

The property at 8 Briarcliffe Drive is located on the south side of Briarcliffe Drive between Blair and Burrows Roads in the Rothwell Heights neighbourhood (see Document 1 – Location Map). The main house on this property was constructed in 1969 and is an example of modern experimental architecture that defines the Briarcliffe Heritage Conservation District. The property contains a two-storey cubic-shaped residence with a low hipped pyramidal roof. The main living space of the house is on the second storey with the main entrance reached via a long set of steps. The ground floor contains a garage with two doors. A separate detached garage was constructed on the west side of the main house in 2016. See Document 2 for photos of existing conditions.

The property is located in the Briarcliffe Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* in 2013 (By-law 2013-65). As part of the HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD. At that time, 8 Briarcliffe Drive was identified as a contributing property in the HCD (see Document 3 – Heritage Survey and Evaluation Form).

The Briarcliffe HCD was designated for its cultural heritage value as an excellent example of a mid-20th century modern neighbourhood and for its associations with leading architects of the day (see Document 4 for the Statement of Cultural Heritage Value). Briarcliffe was primarily built up between 1961 and 1969 in a natural setting on a rocky escarpment along the Ottawa River. Houses in the district share characteristics typical of the modern style, including simplification of form and elimination of decorative features. The neighbourhood was designed specifically so as to be in harmony with the local natural environment.

## **DISCUSSION**

### **Project Description**

The application to alter 8 Briarcliffe Drive is to permit the rehabilitation of the existing two-storey house and detached garage, the construction of a two-storey rear addition and landscaping alterations (see Documents 5 to 7). In order to facilitate the project, the proposal requires a minor variance seeking relief from the setback requirements of the Heritage Overlay, Section 60 of the Zoning By-law. A building permit under the *Building Code Act* will also be required.

### **Description of Proposal**

#### **Rehabilitation**

Several alterations are proposed to the existing two-storey dwelling, which has over time fallen into disrepair due to deferred maintenance, including:

- New roof joists, trusses, and shingles;
- Conversion of the ground floor to living space and the relocation of the main entrance from the second storey to the ground floor;
- The replacement of existing windows and the conversion of the second storey main entrance to a full-length window and ground floor garage doors to triple panel windows;
- Removal of existing main entrance exterior staircase; and
- Recladding of the exterior to match existing stucco.

An existing detached garage is proposed to be demolished. It will be replaced by a new flat-roofed, wood-clad garage. The new garage will be linked to the house by a breezeway featuring glazing at the front and back.

The proposed rehabilitation is intended to ensure the long-term conservation of the original building. The height, form and footprint of the existing house will not be altered.

## **Rear Addition**

The application includes a two-storey flat-roofed rear addition with a contemporary but sympathetic design. The addition will be inset approximately 1.2 metres from the east façade of the existing house and will project approximately 1.25 metres beyond the west façade. On the west side, a small break in the facades will separate the addition from the existing home (see Document 6 – Elevations). The second storey of the addition will have a larger floor area than the ground and will be cantilevered above it (see Document 7 – Renderings). The addition will be clad in a combination of brick and wood.

## **Landscape Alterations**

A new 9-metre x 4.5-metre inground pool is proposed behind the new rear addition. It will be surrounded by paving and new plantings. A storage shed is proposed on the north west side of the pool, which will be clad in wood.

In order to facilitate the construction of the addition, several trees will be removed and replanted on the property behind and around the proposed pool and addition to maintain privacy between neighbours.

## **Recommendation 1**

The applicant's proposal has been evaluated against the Briarcliffe HCD Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Heritage staff are recommending conditional approval of the proposal.

The following HCD guidelines are applicable to the proposal:

- Subsection 4.2.1, Guidelines 3 to 6:
  3. "Replacement windows will match the original windows in size, shape, and profile."
  4. "Ideally, the material (ie. wood, metal) of replacement windows will match the originals, however, alternate materials may be approved."

5. “The fenestration pattern must be maintained. Where a new window is required, it must be located in a discreet area and will follow the rhythm and scale of the historic window pattern.

6. “Filling in existing window openings or altering the size of window openings is not appropriate and will not be approved.

The applicant is proposing aluminium-framed windows to replace existing deteriorated wood frame windows. The new windows will match the existing in size, shape and profile. Heritage staff are supportive of this proposal as it will not detract from the heritage value of the existing home or the HCD and it adheres to the spirit and intent of the HCD Plan. The brown wood trim outlining existing window openings will be retained. The replacement of the windows will only be noticeable upon close inspection.

Three new windows are proposed on the front façade of the existing house. A full-length window will replace the existing front entrance (which is currently located on the second storey), and the garage doors on the ground floor are to be replaced with windows of a similar size and shape. Although this proposal alters the existing fenestration pattern, Heritage staff are supportive of the proposal as the new windows will be replacing existing openings and the changes are necessary to ensure the long-term reuse of the building. The proposal will not substantially alter the character or design of the existing building.

- Subsection 4.2.2, Guidelines 1 to 5:

1. “Existing historic front doors and hardware should be retained and repaired.”

2. “The size, scale and proportions of existing doors and door openings will be preserved.”

3. “Where replacement is required, replacement doors must replicate the historic door as closely as possible.”

4. “If hardware is to be replaced, it should be similar in material, finish and scale.”

5. “The pattern and arrangement of the entrance must be retained including doors, sidelights and transom windows.”

The applicants are proposing to replace the existing front door and relocate it to the ground floor. The new door will match the existing and will be located in the centre of the house. The staircase leading up to the existing front entrance will be removed. Although this proposal involves the alteration of the arrangement of the front entrance, Heritage staff are supportive of the proposal as it does not detract from the overall design and arrangement of openings on the front façade, it is mitigated by replacing the existing front door with a full-length window of similar size and shape, and the alteration is necessary as a practical and user-friendly adaptation to ensure the long-term reuse of the existing building.

- Subsection 4.2.6, Guidelines 3 and 4:

3. “Additions must be subordinate to and distinguishable from the original building but still compatible with it. This can be achieved through consideration of height, massing, materials, relationship of solids to voids, window patterns and rooflines.”

4. “Additions will be located so as to not compromise the design intention of the original building. Generally, additions should be located at the rear of the building.”

The proposed rear addition has a contemporary design expression but remains sympathetic to the style of the historic building. Its location at the rear of the house and its physical connection to it using insets will ensure that it remains subordinate to the original. The addition will be clearly distinguishable from the original through the use of different materials and a flat roof. The addition will be largely hidden from street view behind the existing house and clusters of mature trees.

- Subsection 4.2.6, Guideline 7:

7. “Additions must not obscure the shape, massing or scale of the original building. For instance, voids created by the original building should not be filled in.”

The addition will not obscure the shape, massing or scale of the original house. The addition will be located at the rear of the existing house and has been designed to avoid the combination of the two volumes through the use of insets. The massing

and scale of the addition are appropriate and will not detract from the character of the original building.

- Subsection 4.2.6, Guideline 8:

8. “Additions will have an orientation and window placement in keeping with the original intent of the subdivision to preserve privacy between houses.”

The orientation and window placement on the addition respects the intentions of the Briarcliffe subdivision, maintains privacy between neighbours and respects the pattern and rhythm of windows on the original.

- Subsection 4.2.6, Guideline 9:

9. “Additions will have flat or low-sloped gable roofs.”

The proposed addition will have a flat roof in accordance with this guideline.

- Subsection 4.2.6, Guidelines 10 and 11:

10. “Exterior cladding materials for additions will be sympathetic to the character of the neighbourhood and should be chosen from the following palette of materials:

- a. Natural wood, painted or stained
- b. Brick
- c. Stucco
- d. Concrete block (pointed and painted)”

11. “Additions may use more than one type of exterior cladding.”

The applicants have not yet selected specific materials to be used on the addition but have indicated that the addition will be clad in a combination of brick and wood. The Department recommends that the final materials be submitted to Heritage staff for approval prior to the issuance of a building permit.

- Subsection 4.4.3, Guidelines 1 and 3:

1. "Attached garages or carports should be integrated into the design and must provide no more than two parking spaces."
3. "Garage doors will be minimal in detail, clad in wood or painted to ensure visual compatibility with the existing house and the nature landscape."

The existing detached garage is proposed to be demolished and replaced with a new garage in the same location that will be connected to the original house by a breezeway. The proposed garage door will be simple, dark wood.

- Subsection 4.4.3, Guidelines 4:
  4. Sheds and other accessory buildings must be compatible with the heritage character of the neighbourhood. They should be sited and screened to minimize impact on neighbouring properties and the street

A storage shed is proposed on the north-west side of the pool. It will be clad in wood and screened by existing mature trees. This proposal is compatible with the overall proposal and with the character of the HCD.

- Subsection 4.5, Guideline 2:
  2. "Existing concentrations of trees and the forested character of Briarcliffe will be retained."

The application includes the removal of several trees behind the existing house in order to accommodate the construction of the proposed rear addition. In order to mitigate this loss, replanting is proposed at the rear of the property.

- Subsection 4.5, Guideline 4:
  4. "Hard landscaping (ie. driveways, paved walkways) should be minimized. Soft landscaping should dominate over hard."

The applicants are proposing new pavers between the existing gravel driveway and the new front entrance of the original house, as well as around the proposed inground pool at the rear of the property.

Heritage staff are supportive of the applicant's proposal for the following reasons:



- The alterations proposed conform with the policies and guidelines of the HCD Plan and are necessary to ensure the long-term reuse and adaption of the original building;
- The proposal maintains and enhances the cultural heritage value of the HCD as a whole;
- The replacement of deteriorated elements, such as doors, windows and roof shingles, will be compatible with and not detract from the heritage value of the original;
- The proposed rear addition has been carefully designed so as not to compromise the design intentions of the original, and to ensure that it remains subordinate to, distinguishable from and compatible with the original;
- The proposed materials are appropriate; and
- The existing landscape features of the lot will be substantially preserved and enhanced.

The proposal generally meets the following standards contained within the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

- Standard 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.”

The house at 8 Briarcliffe is a contributing building in the HCD, but the building has suffered from deferred maintenance in recent years. The proposed alterations to the building retain the original design intention of the house and its character defining elements such as the cladding, cubic form and lack of ornamentation. The proposed alterations to the building and the landscape are in keeping with the overall character of the building and the Briarcliffe HCD. The rehabilitation of the house will ensure its long-term contribution to the HCD.

- Standard 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.”

The proposed addition conserves the heritage value of the existing house. The addition has been designed to be physically and visually compatible with the original in terms of form, height, massing, placement and proposed materials. It will remain subordinate to and distinguishable from the original.

- Standard 12:

“Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.”

The form and integrity of the original house will be maintained such that if the new addition is removed in the future, the building could be restored.

### **Condition of Approval**

Heritage staff are recommending approval of the application to alter 8 Briarcliffe Drive, conditional upon:

- a. The applicant providing samples of the final exterior materials for approval by Heritage staff, prior to the issuance of the Building Permit.

The applicants have indicated their intended materials but have not yet selected the specific products to be used. Heritage staff are recommending the condition that the applicant provide samples of final exterior materials to ensure that they comply with the guidelines of the HCD Plan after they are selected.

### **Conclusion**

The Department recommends conditional approval of the application to alter 8 Briarcliffe Drive as it generally meets the objectives, policies and guidelines of the Briarcliffe HCD Plan and the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

Heritage staff are supportive of the rehabilitation of the existing home according to the applicant's proposal. The proposal ensures that the height, form and footprint of the existing building remain unaltered.

### **Recommendation 2**

Minor design changes may emerge during the working drawing phase of the project. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure, and Economic Development Department to undertake these changes.

### **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 it 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 Search (DevApps) webpage on 4 May 2021.

The Rothwell Heights Property Owners Association was notified of the heritage permit application on 4 May 2021.

Heritage Ottawa was notified of the application on 4 May 2021.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Tierney 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 the recommendations of this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with the recommendations of this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with the recommendations of this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

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

## **APPLICATION PROCESS TIMELINE STATUS**

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*. It will expire on 29 July 2021.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos of Existing Conditions

Document 3 Heritage Survey and Evaluation Form

Document 4 Statement of Cultural Heritage Value

Document 5 Site Plan

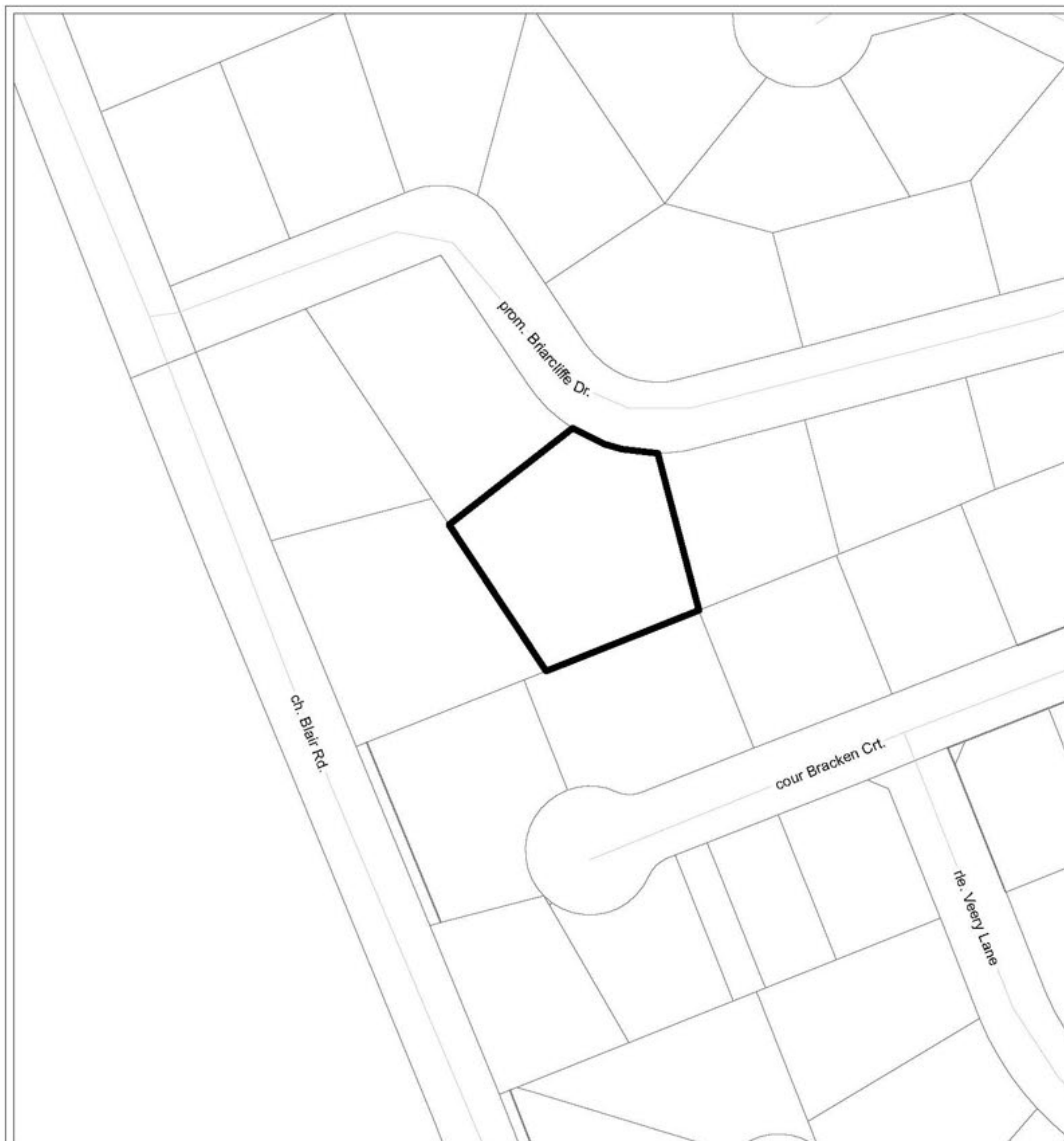
Document 6 Elevations




Document 7 Renderings

## **DISPOSITION**

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

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-04-20-0020	21-0688-J	 <b>8 prom. Briarcliffe Dr.</b>	
I:\CO\2021\Heritage\Briarcliffe_8			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Terranet Entreprises 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 - 2021 / 04 / 27		 NOT TO SCALE	

**Document 2 – Photos of Existing Conditions**



View of the 8 Briarcliffe Drive shown from the street.





Front façade of 8 Briarcliffe Drive with existing detached garage (right).



Rear façade of 8 Briarcliffe Drive with existing detached garage (left).






Rear yard of 8 Briarcliffe Drive with existing detached garage (left).

Document 3 – Heritage Survey and Evaluation Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	8 Briarcliffe Drive	Building or Property Name					
Legal Description		Lot	11	Block		Plan	753
Date of Original Lot Development	1961	Date of current structure	1989				
Additions		Original owner	Edward Hopkins				





<b>Landscape / Environment</b>	Prepared by: Lesley Collins/Sebastian Beck-Watt
Month/Year: March 2012/May-June 2012	
<b>Character of Existing Property</b>	
<p>The property is a large pentagonal lot located at the bottom of the hill where Briarcliffe Drive begins to climb up towards Kindle Court. The lot is relatively flat and open, particularly along the northwest boundary, and is surrounded by a large number of mature trees. There is a single driveway from the street and a rear lawn. The front of the lot is marked by tress, broken by the entering driveway. The house has a very small footprint on a large lot.</p>	
<b>Contribution of Property to Heritage Environs</b>	
<b>Landscape / Open Space</b>	
<p>The landscape of this property is typical of Briarcliffe and features a large number of mature trees around the perimeter of the property. There is minimal landscaping of the relatively large and open yard, which is enclosed by trees.</p>	
<b>Architecture / Built Space</b>	
<p>The house has a generous setback from the street which is typical in Briarcliffe. It has a very small, square footprint and is quite unobtrusive to the surrounding landscape. Its second storey main entrance is unusual in the neighbourhood.</p>	
<b>Landmark Status</b>	
<p>8 Briarcliffe Drive is not a landmark in Briarcliffe, though its landscape contributes to the character of the neighbourhood.</p>	



Summary / Comments on Environmental Significance	
8 Briarcliffe Drive is a large property with significant mature trees and contributes to the overall naturalized character of Briarcliffe.	
History	Prepared by: Kristina Leaning / Lesley Collins / Sebastian Beck-Watt
	Month/Year: March 2011/ January 2012/ May-June 2012
Date of Current Building(s)	1969
Trends	
<p>The post-war period in North America saw incredibly rapid growth in suburban development. In addition to the large developer driven suburbs that prevailed across Canada and the United States, there are examples of experimental, avant-garde residential developments throughout North America, most built as a reaction to the developer built tract housing and the accompanying environmental losses. These include nearby Fairhaven Way, and Briarcliffe, an example of a cooperative development scheme based on the principles of Modernism. Young families built modern houses on spacious lots that reflected their ideals of living in harmony with, rather than conquering, nature.</p> <p>In 1959, four Ottawa acquaintances, Thaddeus Duncan, Walter Schreier, David Yuille and Ellen Douglas Webber formed the Briarcliffe Partnership with the goal of developing a residential neighbourhood. The group was soon joined by a fifth member, John Kemper. They jointly purchased a 20-acre tract of heavily wooded land and topographically challenging on the eastern outskirts of Ottawa in the Township of Gloucester. Given the natural beauty of the site and its proximity to the National Research Council, the partnership soon grew to 18 partners. The land was divided up into twenty-four lots: eighteen of the lots went to the Partnership; and the remaining six were sold to a builder to finance the construction of Briarcliffe Drive. A lot was set aside for a park and the subdivision was approved by the Gloucester Township in early 1961.</p> <p>To guide the development of the neighbourhood, the Partnership drew up a set of covenants to control the design of the houses and the size of the lots. The covenants dictated that the houses be designed by an architect, that the house design be subject to approval by a development committee whose members were elected by the Partnership, and that building materials be restricted to those listed in the covenant. In efforts to preserve the natural setting of the site, the lots were approximately half an acre each and were not permitted to be subdivided.</p> <p>The covenant's design controls allowed the natural landscape to be the dominant feature in Briarcliffe and as a result, while each house is architecturally unique, they are linked by a palette of materials such as brick, wood and concrete blocks. The houses feature simple detailing, modest scale, as well as a strong and sympathetic visual and spatial relationship with the natural character of their lots. Briarcliffe is also characterized by its use of experimental and modernist architecture that resulted from the progressive views of its founders, architects, and homeowners, many of whom were employees at the nearby National Research Council (NRC). Most houses were custom designed by prominent local architects of the day including Brian Barkham, Paul Schoeler, Walter Schreier and James Strutt.</p> <p>8 Briarcliffe Drive was built in 1969 for Edward Hopkins, who is still the owner of the building as of 2012. The house illustrates the trend of progressive and experimental architectural ideas that defines the neighbourhood. It is an example of the common usage of simple materials and modest designs to create modern dwellings, a characteristic of the district. Moreover, Hopkins' residence illustrates the important link the neighbourhood had to the nearby National Research Council. Many of the Briarcliffe residents also worked there or at other public or government institutions, making Briarcliffe a development associated with the growth of public and government employment in the post-Second World War period.</p>	

<b>Persons / Institutions</b>
The original owner of the property was Edward Hopkins (1909-present), and employee at the National Research Council at the nearby Blair Road campus. As of 2012, Hopkins remains the owner and resident of the property.
<b>Summary / Comments on Historical Significance</b>
8 Briardcliffe Drive is representative of the architect designed houses in Briardcliffe, especially in its modesty and experimental style, and exemplifies the links of the neighbourhood to the nearby National Research Council campus.
<b>Historical Sources</b>
<p>"Big Ideas, Small Houses" by Ionana Teodorescu, published in Canadian Architect, May 2009.</p> <p>"Briardcliffe: Land Development by Owner Residents", by W.E Schreier, published in Habitat, a bimonthly publication by Central Mortgage and Housing Corporation, dated March – April 1963.</p> <p>"Developing your own subdivision" published in Canadian Homes Magazine, October 1964.</p> <p>"Rothwell Heights: The Modernist House in Ottawa and the Vulnerability of 'perfect dimensions'", by Janine Debanné. A paper presented at the "Conserving the Modern in Canada" conference at Trent University, May 6 – 8, 2005.</p> <p>"Small House Designs" published by Central Mortgage and Housing Corporation (CMHC), 1958.</p> <p>"Design with Nature", by Ian McHarg, 1969.</p>

<b>Architecture</b>	Prepared by: Kristina Leaning/Lesley Collins/Sebastian Beck-Watt
	Month/Year: March 2011/ January 2012/ May-June 2012
<b>Architectural Design (plan, storeys, roof, windows, style, material, details, etc)</b>	
<p>8 Briardcliffe Drive is a two-storey house with a low hipped, pyramidal roof. It is square in plan and is clad in stucco with brown wood trim. The main living space is on the second storey and there is a garage on the first floor with two garage doors. The main entrance is at the centre of the house and is reached via a long set of steps. There is a small gable roofed front porch. There is only one long rectangular window on the front façade of the house. The west facade features an entranceway on the first floor and a row of five floor-to-ceiling vertical windows on the second floor. The east facade also has a ground-floor entrance and four floor-to-ceiling vertical windows on the second floor. The rear of the house has a central vertical floor-to-ceiling window on each floor but is otherwise bare. A section of the rear facade protrudes slightly from the building.</p>	
<b>Materials: Stucco, wood</b>	

Architectural Style
The house is of a very simple, Modern cubic design with a very small footprint. It is of an unusual design for Briarcliffe.
Designer / Builder / Architect / Landscape Architect
<p>Brian McCloskey studied architecture at McGill University before moving to Ottawa, where he partnered with another architect to form Eriksson McCloskey Architects. In 1968, McCloskey designed the Hopkins House at 8 Briarcliffe Drive. Later, the firm became Eriksson McCloskey Padolsky Ross, but the partnership was brief. In the 1970s McCloskey's focus turned to teaching. He taught at McGill University's School of Architecture, and later served as Chairman of the Architecture Department at the "University of Petroleum and Minerals" in Dhahran, Saudi Arabia. His teaching there focused on the preservation of traditional Arab styles of design while employing new building technologies in construction.</p> <p>The builder was Guenter Bruchhauser.</p>
Architectural Integrity
<p>The integrity of the building is largely intact. The original sloped ramp leading to the entrance has been replaced by a set of stairs. The small gable roof above the entranceway was originally flat.</p>

Other
Summary / Comments on Architectural Significance
The building is representative of the architect designed houses in Briarcliffe in its minimalist design; its style is in keeping with the experimental modern architecture trend of the houses in the neighbourhood. It exemplifies the common themes of minimalist design and simplicity of materials.
Historical Sources
<p>Barry Padolsky Architects, <a href="http://www.padolsky-architects.com">www.padolsky-architects.com</a> <i>Saudi-Aramco World</i>, Volume 31, Number 1, January/February 1980</p>

EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
Character of Existing Landscape	X				35/35
Contribution to Heritage Environs (Landscape and Building)		X			37/55
Landmark Status			X		3/10
Environment total					75 /100
HISTORY	E	G	F	P	SCORE
Trends		X			40/60
Events/ Persons/Institutions			X		14/40
History total					54/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
Design		X			30/45
Style		X			10/15
Designer/Builder			X		9/25
Architectural Integrity (Building Only)		X			10/15
Architecture total					59/100

Category	Overall weighted score
Environment	75x 40% =30
History	54x 20% =10.8
Architecture	59x 40% =23.6
Total Score	64.4 /100

## **Document 4 – Statement of Cultural Heritage Value**

The Briarcliffe neighbourhood was primarily built between 1961 and 1969. Its natural setting on a rocky escarpment along the Ottawa River and its experimental Modern architecture and neighbourhood design create a compelling and unique sense of place. The cultural heritage value of the neighbourhood lies in its history as a building co-operative<sup>1</sup>, its association with Ottawa's postwar expansion, and its design value as an excellent example of a Modern suburb built in harmony with the natural environment.

Briarcliffe has historic value as an excellent example of a post-war building co-operative based on Modernist principles of architecture and planning. The Briarcliffe Partnership was founded by: Walter Schreier, Thaddeus Duncan, Ellen Douglas Webber and David Yuille. They purchased a 20 acre parcel of rocky and topographically challenging land in 1959 and the Township of Gloucester approved the subdivision of 24 lots in 1961. As part of the Partnership's vision of a residential neighbourhood in harmony with nature, the lots in Briarcliffe were deliberately sited among largely undisturbed natural features and the founding members established a restrictive covenant with design guidelines to ensure that their shared vision was implemented.

Briarcliffe is associated with the expansion of the National Capital Region in the postwar period. The expansion of the federal public service resulted in the development of a number of government campuses outside of the downtown core. Located near the Montreal Road campus of the National Research Council (NRC), and the headquarters of the Canada Mortgage and Housing Corporation (CMHC), Briarcliffe has been home to a number of NRC and CMHC employees, as well as other public sector employees and several educators. Briarcliffe is also associated with the influx of professional experts (such as scientists and architects) to the capital during and after the Second World War.

Briarcliffe is an excellent example of a mid-20<sup>th</sup> century Modern neighbourhood and displays innovative concepts of site development and neighbourhood planning. The minimalist aesthetic of the Modern Movement was a 20<sup>th</sup> century reaction to the ornate

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<sup>1</sup> In the mid-20<sup>th</sup> century, building co-operatives were a popular way for a group of individuals to pool their financial resources to purchase land and construct their own homes. In the case of Briarcliffe, the Partnership worked together to purchase the land, get planning approvals, and construct the road. Five of the earliest houses were constructed by the same builder using similar materials- presumably to achieve an economy of scale.



styles of the 19<sup>th</sup> century and was most prevalent in Canada from the 1950s until the 1970s. The houses in Briarcliffe share characteristics typical of the Modern Movement in architecture including a simplification of form and the elimination of decorative features. The neighbourhood is comprised of custom designed houses and a few designs from the CMHC Small House Scheme.

The houses in Briarcliffe have cultural heritage value as a collection of the works of leading architects of the day. Several notable Modernist architects were commissioned to design houses in Briarcliffe, including James Strutt, Matthew Stankiewicz, Paul Schoeler and founding partner and CMHC architect Walter Schreier. These architects and others in Briarcliffe shared a common Modernist vision which is reflected in the architectural character of the houses and the incorporation of the houses into the natural landscape.

### **Description of Heritage Attributes**

The attributes that reflect the cultural heritage value of the natural setting of Briarcliffe and the common vision of the Briarcliffe Partnership include:

- the setting and topography of the neighbourhood and the siting of houses to protect the natural landscape and maximize privacy between neighbours;
- the heavily treed nature of the neighbourhood, the road width, and the lack of sidewalks and streetlights;
- the consistent house-to-lot relationships with average sized houses on large lots with generous setbacks;
- the existing lot pattern, characterized by lots of at least one half acre in size with a single access from the public road;
- the use of a limited palette of natural building materials; and
- Kindle Court Park

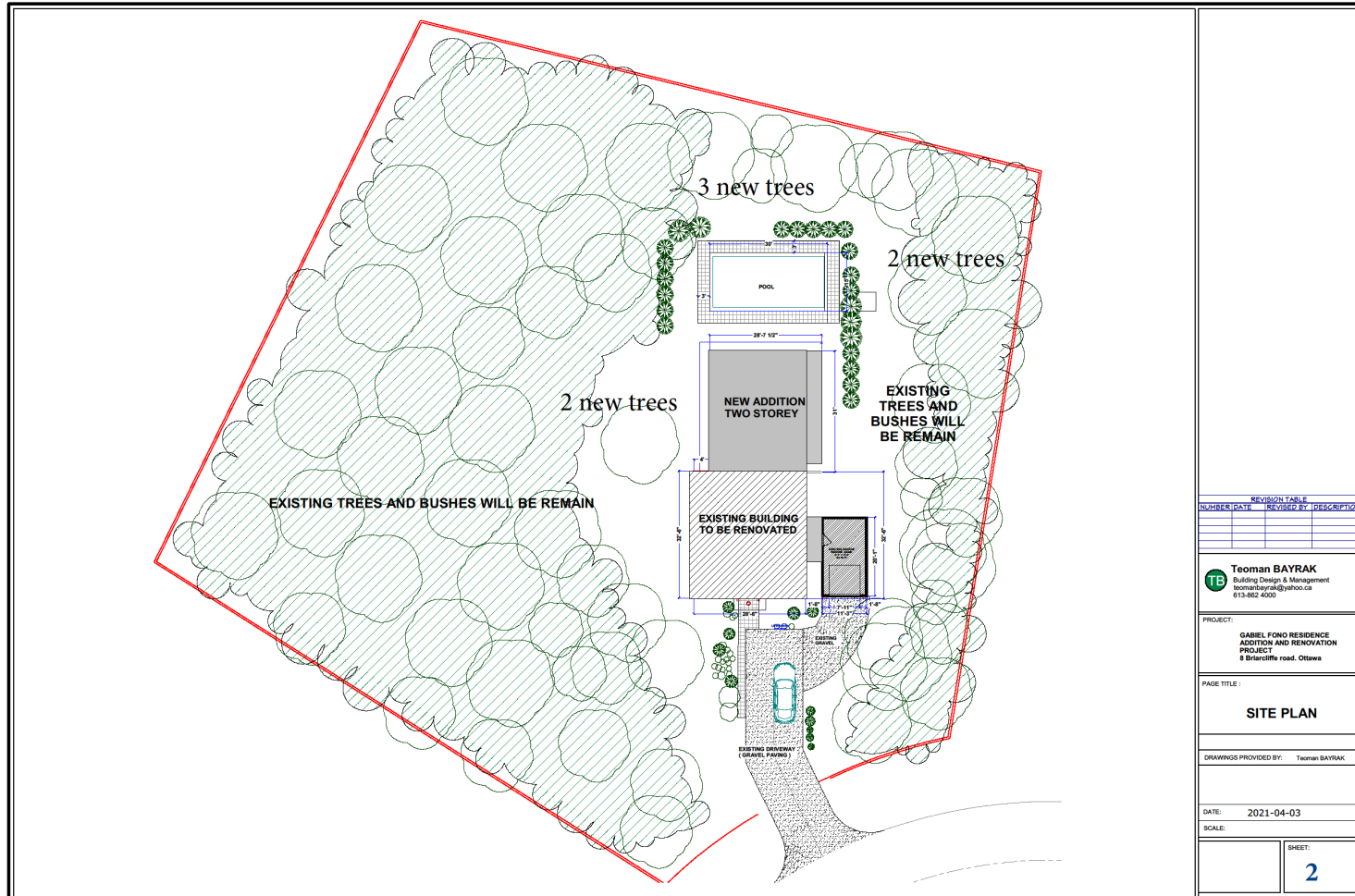
The architectural elements that embody the cultural heritage value of Briarcliffe as an excellent example of a mid-20th century Modern neighbourhood include:

- The architect designed houses including those by: Walter Schreier (5,7, 9,11, 15, 16 Kindle Court and 21 Briarcliffe Drive), James Strutt (11 Briarcliffe Drive), Matthew Stankiewicz (12 and 16 Briarcliffe Drive), Alex Heaton (19 Kindle Court), Paul Schoeler (9 Briarcliffe Drive) Brian Barkham (1 Kindle Court), Matthew Poray-Swinarski (17 Briarcliffe Drive), Basil Miska (12 Kindle Court), Tim Murray (18 Briarcliffe Drive), and Brian McCloskey (8 Briarcliffe Drive);
- The houses at 1 and 4 Briarcliffe Drive that were built according to un-modified CMHC plans;
- Houses with modest footprints, rectilinear plans, and a low, ground hugging horizontal forms;
- Flat or low sloped gable roofs
- Attached and integrated garages or carports;
- Minimal entranceways, recessed or protected by overhanging eaves or simple canopies;
- Wide, low, brick or stone chimneys; and
- Rectangular windows with minimal trim and no muntin bars.

The attributes that reflect the requirements of the restrictive covenant include:

- Single detached houses of less than two-and-one-half storeys
- Lots of at least half an acre in size that have not been subdivided
- Minimum gross floor area of 1300 square feet
- Carports or garages with parking for one or two vehicles
- Exterior cladding materials including brick, stucco, wooden siding, or concrete block

Document 5 – Site Plan



REVISION TABLE

NUMBER	DATE	PROVIDED BY	DESCRIPTION

**Teoman BAYRAK**  
 Building Design & Management  
 teomanbayrak@yahoo.ca  
 613-862-4000

PROJECT:  
 GABRIEL FONG RESIDENCE  
 ADDITION AND RENOVATION  
 PROJECT  
 6 Sturcliffe road, Ottawa

PAGE TITLE:  
**SITE PLAN**

DRAWINGS PROVIDED BY: Teoman BAYRAK

DATE: 2021-04-03

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Document 6 – Elevations



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**GABRIEL FONO RESIDENCE  
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 PROJECT**  
 8 Briarcliffe road, Ottawa

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RIGHT SIDE ELEVATION

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 8 Briarcliffe road, Ottawa

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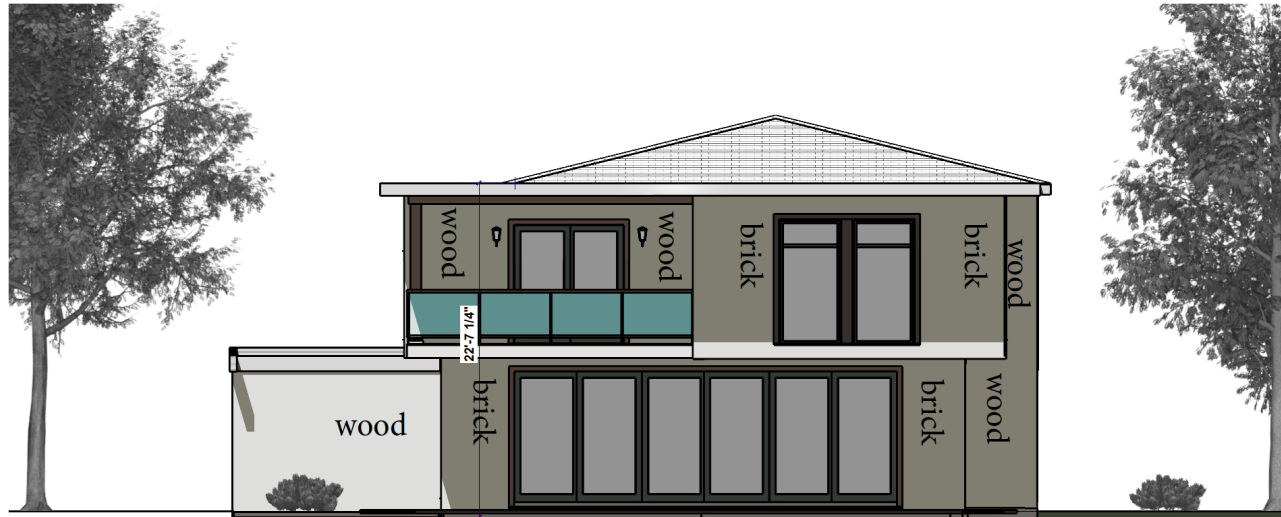
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REAR ELEVATION

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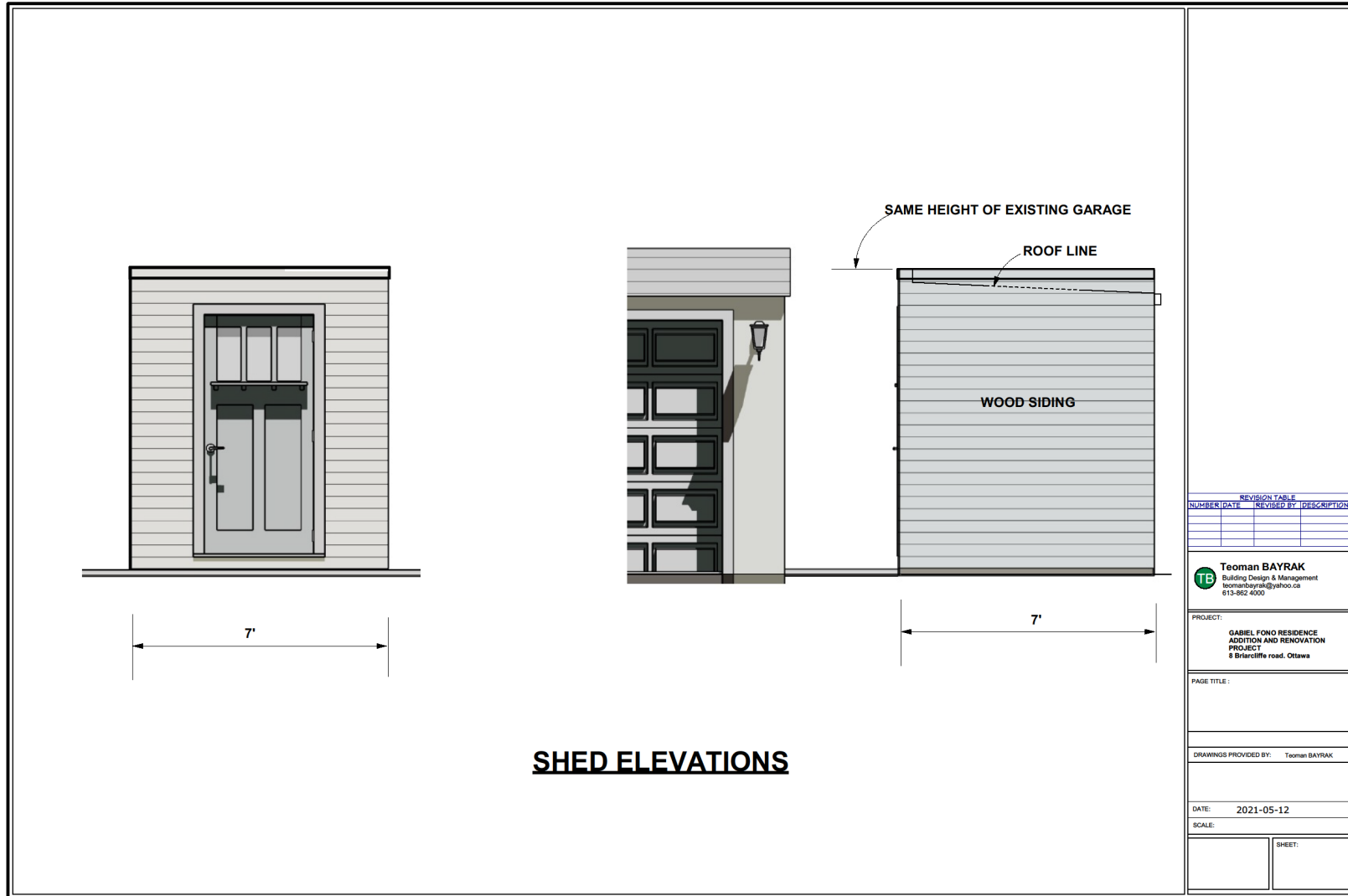
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Document 7 – Renderings



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