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BY-LAW NO. 2013 - 65

A by-law of the City of Ottawa to designate Briarcliffe Drive and Kindle Court as a heritage conservation district.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, C. O.18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, as heritage conservation districts;

AND WHEREAS the City of Ottawa has examined the lands described in Schedule "A" and Schedule "B" annexed hereto pursuant to the provisions of Section 40 of the Ontario Heritage Act;

AND WHEREAS the City of Ottawa has an approved Official Plan currently in effect that contains provisions relating to the establishment of heritage conservation districts;

AND WHEREAS subsection 41.1(1) of the Ontario Heritage Act requires that a municipality shall adopt a heritage conservation district plan for each district that is so designated;

THEREFORE the Council of the City of Ottawa enacts as follows:

1. There is designated, as a heritage conservation district to be known as the Briarcliffe Heritage Conservation District, the real property more particularly described in Schedule "A" and Schedule "B" hereto and known municipally as:

- (a) 1 Briarcliffe Drive;
- (b) 2 Briarcliffe Drive;
- (c) 3 Briarcliffe Drive;
- (d) 4 Briarcliffe Drive;
- (e) 5 Briarcliffe Drive;
- (f) 8 Briarcliffe Drive;
- (g) 9 Briarcliffe Drive;
- (h) 11 Briarcliffe Drive;
- (i) 12 Briarcliffe Drive;
- (j) 16 Briarcliffe Drive;
- (k) 17 Briarcliffe Drive;
- (l) 18 Briarcliffe Drive;
- (m) 21 Briarcliffe Drive;
- (n) 1 Kindle Court;
- (o) 5 Kindle Court;
- (p) 7 Kindle Court;
- (q) 9 Kindle Court;
- (r) 11 Kindle Court;
- (s) 12 Kindle Court;

- (t) 14 Kindle Court;
- (u) 15 Kindle Court;
- (v) 16 Kindle Court;
- (w) 17 Kindle Court;
- (x) 19 Kindle Court;
- (y) Kindle Court Park

2. The Briarcliffe Heritage Conservation District Plan is adopted as set out in Schedule "C" hereto attached.

3. The City Clerk is hereby authorized to cause notice of the passage of this By-Law to be served upon the owners of the property described in Section 1 and Schedule "A" and upon the Ontario Heritage Trust and to cause notice of the passage of this By-law to be published in a newspaper having general circulation in the City of Ottawa.

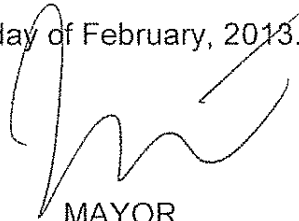
4. The City Solicitor is hereby authorized to cause a copy of this By-Law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office upon this by-law coming into force.

5. The Schedules attached hereto and marked Schedule "A" and Schedule "B" and Schedule "C" form part of this By-law and all notations, references and other information contained therein shall be as much a part of this By-law as if all matters and information set forth by the said Schedules were all fully described herein.

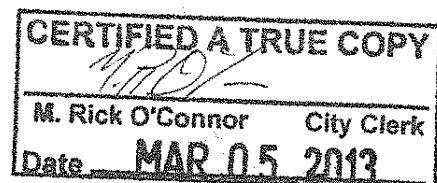
ENACTED AND PASSED this 27th day of February, 2013.



CITY CLERK



MAYOR



SCHEDULE "A"

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Ottawa, Province of Ontario, being composed of:

LOT 1, PLAN 753

LOT 2, PLAN 753

LOT 3, PLAN 753

LOT 4, PLAN 753

LOT 6, PLAN 753

LOT 7, PLAN 753

LOT 8, PLAN 753

LOT 9, PLAN 753

LOT 10, PLAN 753

LOT 11, PLAN 753

LOT 12, PLAN 753

LOT 13, PLAN 753

LOT 14, PLAN 753

LOT 15, PLAN 753

LOT 16, PLAN 753

LOT 17, PLAN 753

LOT 19, PLAN 753

PART LOT 20, CONCESSION 1 OTTAWA FRONT, AS IN GL76013 EXCEPT
GL76688; PART LOT 18 PLAN 753, AS IN GL67006 EXCEPT GL76688

PART LOT 20, CONCESSION 1 OTTAWA FRONT; PART LOT 18, PLAN 753 AS IN
GL76688

LOT 20, PLAN 753

LOT 21, PLAN 753

LOT 22, PLAN 753

LOT 23, PLAN 753

LOT 24, PLAN 753

BLOCK B, PLAN 753, EXCEPT THE EASTERLY 10 FEET FROM FRONT TO REAR

BLOCK C, PLAN 753, BEING THE EASTERLY 10 FEET FROM FRONT TO REAR

BLOCK A, PLAN 808

SCHEDULE "C"

Briarcliffe

Heritage Conservation District Plan

City of Ottawa
Planning and Growth Management Department



Cover Photo: Exterior view of Ted (Tad) Duncan's home at 19 Kindle Court. 1966.
Copyright Library and Archives Canada. Hans-Ludwig Blohm fonds (R10628-0-0-E)

Original of this Plan may be viewed at City of Ottawa, 110 Laurier Avenue West, Ottawa,
Ontario

Contents

List of Figures	9
1.0 Heritage Conservation District Plan	10
1.1 Statement of Cultural Heritage Value and Description of Heritage Attributes	10
1.2 Statement of Objectives.....	12
1.3 Policy Framework.....	12
1.4 Boundaries of the Heritage Conservation District	13
1.5 Evaluation Process.....	16
1.6 Heritage Grant Program for Building Restoration.....	16
1.7 Heritage Permits.....	16
Work Not Requiring a Heritage Permit	16
2.0 Briarcliffe Management Guidelines	18
2.1 Purpose and Objectives.....	18
2.2 Guidelines for Contributing Buildings	19
2.2.1 Windows.....	19
2.2.2 Entrances.....	20
2.2.3 Roofs.....	20
2.2.4 Architectural Details.....	21
2.2.5 Balconies and Verandahs	22
2.2.6 Additions to Contributing Buildings	23
2.2.6 Demolition	24
2.3 Non-Contributing Buildings.....	24
2.4 Guidelines for Infill	25
2.4.1 General.....	25
2.4.2 Location and Design	26

2.4.3	Garages, Carports and Accessory Buildings	26
2.5	Guidelines for Streetscape, Landscape and Setting	27

List of Figures

Figure 2: Horizontal sliding windows with sashless window units in the basement	19
Figure 3: Vertical rectangular window grouping with one awning window	19
Figure 4: The front entrance at 12 Kindle Court features a wooden door, sidelight, spandrel panel, transom and a flat canopy.	20
Figure 5: The sketch on the left illustrates an existing flat roofed house. The sketch on the right illustrates an inappropriate alteration to the original building (addition of a gable roof).	21
Figure 6: Front entrance at 17 Briarcliffe Drive.....	21
Figure 7: Stone Chimney at 17 Briarcliffe Drive	21
Figure 8: Covered balcony and large windows at the rear of 11 Kindle Court	22
Figure 9: The balcony at 21 Briarcliffe Drive in 2011 and 1963. The balcony has been expanded since its construction but in a generally sympathetic manner.	22
Figure 10: The sketch on the left illustrates the existing building with a cantilevered second storey. The sketch on the right shows an inappropriate alteration that fills in the void created by the cantilevered upper storey.	24
Figure 11: Integrated carport at 11 Briarcliffe Drive.....	26
Figure 12: Images of the natural landscape and topography of Briarcliffe including Kindle Court Park	27

N.B. Unless otherwise noted, all photos property of the City of Ottawa.

1.0 Heritage Conservation District Plan

1.1 STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF HERITAGE ATTRIBUTES

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-operative¹, 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-20th century Modern neighbourhood and displays innovative concepts of site development and neighbourhood planning. The minimalist aesthetic of the Modern Movement was a 20th century reaction to the ornate styles of the 19th 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

¹ In the mid-20th 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.

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

1.2 STATEMENT OF OBJECTIVES

The primary goal of the Briarcliffe Heritage Conservation District Plan is to provide guidelines to ensure the preservation and enhancement of the area known as Briarcliffe located in Rothwell Heights east of Blair Road, in northeast Ottawa. The neighbourhood is an excellent example of experimental mid-20th century planning and domestic architecture. Many of the houses were designed by prominent local and international architects who were practicing in Ottawa at the time.

Specifically, this plan aims to:

- Ensure the retention and protection of buildings and landscapes that contribute to the cultural heritage value of Briarcliffe
- Encourage the ongoing restoration of buildings of cultural heritage value within the district
- Guide change so that new development or alterations to existing buildings are sympathetic to the heritage value of the district.

1.3 POLICY FRAMEWORK

The Briarcliffe Heritage Conservation District will be regulated by both municipal and provincial policies. These include Part V of the *Ontario Heritage Act*, revised 2005, the *City of Ottawa Official Plan* and the *Provincial Policy Statement (PPS)*.

Ontario Heritage Act

The *Ontario Heritage Act* regulates the protection of heritage resources within the province. A property that has been formally protected under the provisions of the *Act* is referred to as a “designated” property. According to Part V of the *Act*, as amended on April 28th 2005, the municipality may, by by-law, designate any area as a Heritage Conservation District for its cultural heritage value. If a municipality designates a Heritage Conservation District based on these provisions, a District Plan shall be adopted. The Plan must identify the cultural value and attributes of the District and provides principles for protection.

City of Ottawa Official Plan

The Official Plan is Ottawa’s guide for the future development of the city. The Official Plan provides a framework for the conservation of heritage buildings in Ottawa. The Briarcliffe Heritage Conservation District Plan was undertaken under Section 2.5.5.2:

“Groups of buildings, cultural landscapes, and areas of the city will be designated as Heritage Conservation Districts under Part V of the Heritage Act. Any application to alter or demolish buildings which are individually designated or within a designated Heritage Conservation District or to construct a new building within a heritage conservation district will be supported by a cultural heritage impact statement to ensure that the City’s conservation objectives are achieved.”

2005 Provincial Policy Statement

The purpose of the *Provincial Policy Statement*, issued under the *Planning Act*, is to provide municipalities in Ontario with policy direction on matters related to land use planning and development. Part V, Section 2.6 of the PPS provides direction regarding cultural heritage resources. It states:




- *“Significant built heritage resources and significant cultural heritage landscapes shall be conserved; and*
- *Development and site alteration may be permitted in adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”*

1.4 BOUNDARIES OF THE HERITAGE CONSERVATION DISTRICT

The recommended boundaries of the Briarcliffe HCD are based on the original land purchase by the Briarcliffe Partnership in 1959 and included on Plan 753. The boundary also includes part of Lot 20 Concession 1 Ottawa Front that was purchased by Thaddeus Duncan and added to the property at 19 Kindle Court in 1965, prior to the construction of a house on the lot. There are 23 houses and one vacant lot. The district boundary also includes the Kindle Court Park - an ecologically sensitive area of naturalized, forested landscape - that runs along the southeast edge of the district.



**Proposed Briarcliffe Heritage Conservation District /
District de conservation du patrimoine de Briarcliffe proposé**

-  Heritage Conservation District Boundary /
Limites du district de conservation du patrimoine
-  Contributing / enrichissante
-  Non-Contributing / non enrichissante

Ottawa 

Planning and Growth Management Department,
Mapping & Graphics Unit
Service de l'urbanisme et de la gestion de la croissance,
Unité de la cartographie et des graphiques

1.5 EVALUATION PROCESS

All buildings within the boundary were evaluated individually for their contribution to the district. The scoring formula was tailored to reflect the specific heritage values present in the district. The original reason for studying this district was its concentration of some of the best examples of Modernist houses in Ottawa set within a naturalized landscape. As such, architecture and environment were weighted at 40% of the total score and history was rated at 20%. A committee involving City staff and six volunteers from the community established the final scores by means of a majority ruling. The individual heritage survey forms are held on file with the City of Ottawa Planning and Growth Management Department. The vacant lot at 17 Kindle Court and Kindle Court Park were not evaluated. A summary of the scores is included in Appendix C. Because most of the buildings were built in the same architectural style, in the span of a few years, the scores were very similar. All buildings that scored 55/100 or higher are considered to be Contributing Buildings in the HCD. The demolition of contributing buildings will not be supported.

1.6 HERITAGE GRANT PROGRAM FOR BUILDING RESTORATION

The City of Ottawa offers a Heritage Grant Program for Building Restoration which provides matching grants to owners of eligible heritage properties for restoration work. Eligible projects include but are not limited to, restoration of cladding, repointing, window restoration, painting and paint analysis, and replication of missing architectural elements. For more information about the heritage grant program, property owners should contact the Heritage Section, Planning and Growth Management Department.

1.7 HERITAGE PERMITS

Only the exterior of buildings designated under Part V of the Ontario Heritage Act are regulated and protected. Property owners are free to alter the interior of the house as per usual requirements (Ontario Building Code etc.)

Property owners are strongly encouraged to consult with the Heritage Section, Planning and Growth Management Department prior to the submission of a permit application.

Work Not Requiring a Heritage Permit

The following are minor alterations that do not require a heritage alteration permit under the Ontario Heritage Act:

- Painting/paint colour
- Regular ongoing building maintenance such as repointing, re-roofing and foundation repairs.
- Repair or restoration, using the same materials, of existing features including roofs, cladding, balconies, porches and steps, windows and foundations.

Apart from the Minor Alterations listed above that do not require heritage approval, all other exterior work requires approval of the City. Projects could include additions, replace of windows, new accessory buildings, new balconies or decks. If you are unsure if your project requires a heritage permit, please contact the Heritage Section for advice.

Depending on the scope of work proposed, your heritage permit may be issued by City Staff, or in the instance of a larger project, or construction of a new building, you may be required to seek the approval of City Council for your project.

2.0 Briarcliffe Management Guidelines

2.1 PURPOSE AND OBJECTIVES

These guidelines are intended to fulfill the requirements of Section 41.1 (5) (d) of the *Ontario Heritage Act* that states that a HCD Plan must include:

Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district.

These guidelines are to be used in conjunction with existing policy documents to specifically address the heritage character of Briarcliffe. All projects undertaken using these guidelines must also conform to Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada approved by City Council in 2008 as amended from time to time.

The guidelines reflect the original design intentions of Briarcliffe. Briarcliffe was carefully planned and designed using a set of principles that were articulated through the restrictive covenant. The contents of the original covenant form the starting point for these guidelines and are attached as Appendix A. These guidelines are to assist in managing change in the district. They are meant to ensure the conservation of individual heritage resources as well as the overall cultural heritage value of the Briarcliffe Heritage Conservation District. The guidelines were developed with regard to the following principles:

1. Briarcliffe's unique sense of place will be maintained. This includes both the buildings and the landscapes.
2. The historic appearance of contributing structures should be preserved.
3. The historic fabric of contributing structures should be preserved. Repair should be attempted before replacement.
4. Replacement elements should match as closely as possible the original in material, design and finish.
5. Restoration projects should only be undertaken where there is historic evidence. Conjecture should not form the basis of a project.
6. New additions (additions, infill, new accessory buildings) to Briarcliffe will be compatible with and sympathetic to the cultural heritage value of the neighbourhood as defined in this study.
7. Contributing buildings will not be demolished.

2.2 GUIDELINES FOR CONTRIBUTING BUILDINGS

2.2.1 Windows

Windows are an integral part of the historic appearance of a building. The size and placement of windows are known as the fenestration pattern. Material and profile of individual windows are also important. The profile includes the construction, operating mechanisms, sill profile and width and design of the window frame. Some windows have been replaced over time, but where original windows remain, they should be retained.

Briarcliffe features Modern windows which are characterized by clear expanses of glass, with thin frames of wood or metal. Most windows are oriented horizontally and operate as sliding windows. Some casement and awning windows are also present.

Repair

Ongoing maintenance of historic windows will result in a window that lasts much longer than a replacement window. Well maintained historic windows tend to last much longer than contemporary replacements. There are practical and economical approaches that can be taken to repair historic windows including painting, re-puttying or caulking, weather stripping and waxing the track of a sliding window. Heritage staff can provide advice on appropriate methods of restoration for historic windows and appropriate replacement windows as necessary.

Guidelines

1. Historic windows and hardware should be repaired instead of replaced.
2. If replacement is necessary, windows should only be replaced on an as-needed basis instead of complete replacement.
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. Grant funding is only available when the historic window material is used.

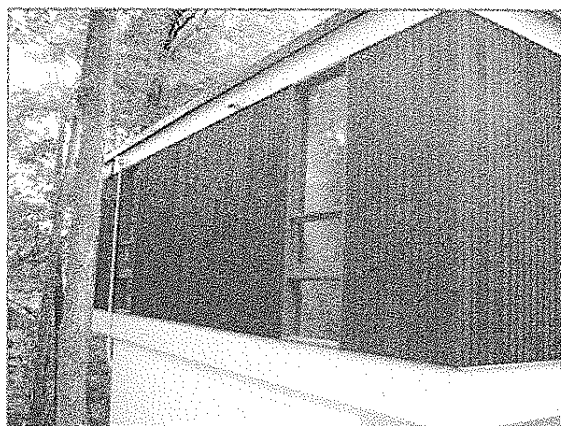


Figure 2: Vertical rectangular window grouping with one awning window

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.

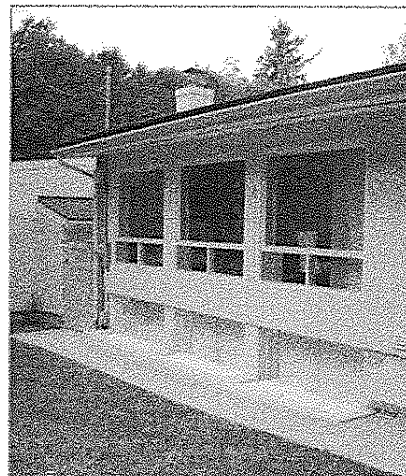


Figure 1: Horizontal sliding windows with sashless window units in the basement

6. Filling in existing window openings or altering the size of window openings is not appropriate and will not be approved.
7. New round, arched or semi-circular windows are not appropriate and will not be approved.

2.2.2 Entrances

Typical of the Modern style, the houses in Briarcliffe have few decorative features and the rhythm of the façade is established in part by the entrances. In many cases entrances are detailed with sidelights, transoms, canopies, louvres and other architectural details. Most historic doors in Briarcliffe are simple veneered wood slab doors with no glazing.

Guidelines

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.
6. New entrances should not be introduced on the street facing façade.
7. Original canopies and recessed entrances should be preserved.

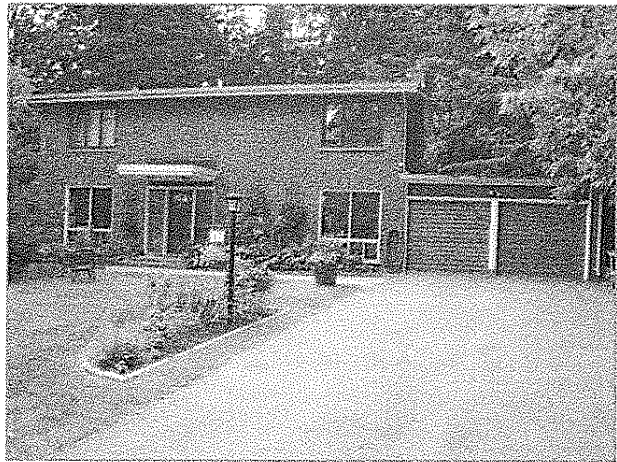


Figure 3: The front entrance at 12 Kindle Court features a wooden door, sidelight, spandrel panel, transom and a flat canopy.

2.2.3 Roofs

Most roofs in Briarcliffe are either low-slope gabled roofs or flat roofs. Hipped roofs, mansard roofs, gambrel roofs, steeply pitched gabled roofs and other roof types are not characteristic of Briarcliffe.

Guidelines

1. Existing rooflines will be retained.
2. Where a flat roof needs to be repaired or replaced, modern roofing materials may be used to ensure the safety and longevity of the roof.
3. Where a gabled roof requires repair or replacement, asphalt shingles are the most appropriate roofing material. Slate, metal and cedar were not historically used in Briarcliffe and are not considered appropriate.

4. In considering the addition of solar panels to existing houses, a property owner must select an installation method and location that does not damage the original materials or design of the building. For instance, solar panels should be installed in the middle of a flat roof so that they are less visible from the street.

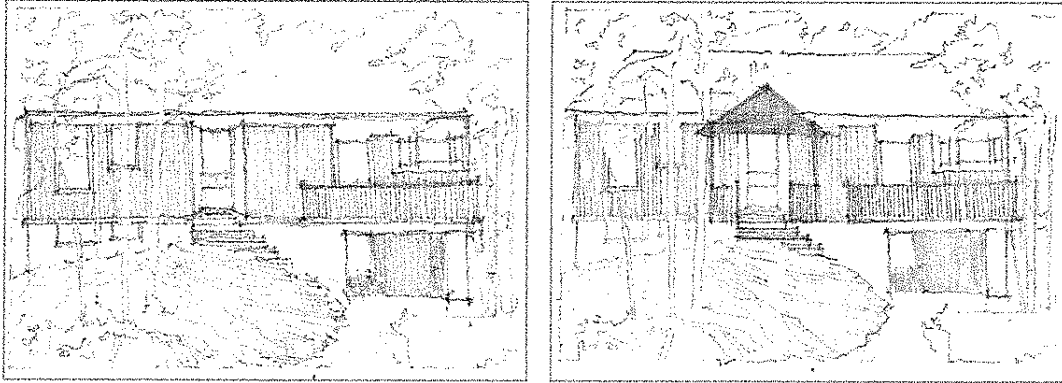


Figure 4: The sketch on the left illustrates an existing flat roofed house. The sketch on the right illustrates an inappropriate alteration to the original building (addition of a gable roof).
Sketch by: Blessy Zachariah

2.2.4 Architectural Details

While the Modern style is typified by a lack of decorative ornamentation, there are several common architectural details that contribute to the overall architectural character of the heritage conservation district.

1. Architectural details such as chimneys, spandrel panels, brise soleils and louvres will be retained.
2. Inappropriate new decorative architectural elements will not be approved.



Figure 5: Front entrance at 17 Briarcliffe Drive

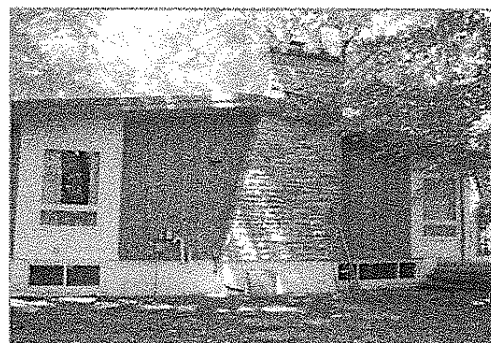


Figure 6: Stone Chimney at 17 Briarcliffe Drive

2.2.5 Balconies and Verandahs

Many houses in Briarcliffe feature side and rear balconies or verandahs that take advantage of the dramatic scenery of the neighbourhood. These balconies are characteristic of the Modernist philosophy to blend the indoor and outdoor spaces of a house.

Guidelines

1. Original balconies or verandahs should be retained. Elements such as railing and supports should be repaired rather than replaced. Where replacement of an element is required it must be made in kind in terms of size, shape and material.
2. Where an existing balcony or verandah requires replacement, the new balcony or verandah must maintain the original size, shape and character as the original.
3. Where an existing balcony does not conform to current Ontario Building Code regulations and the property owner wishes to bring the balcony into conformity, every effort should be made to retain the original design intention of the structure. For instance, adding tempered glass or plexi-glass panels to railing assemblies can be a sensitive intervention. Consultation with the heritage planner and a design professional is strongly encouraged prior to the submission of a permit application.

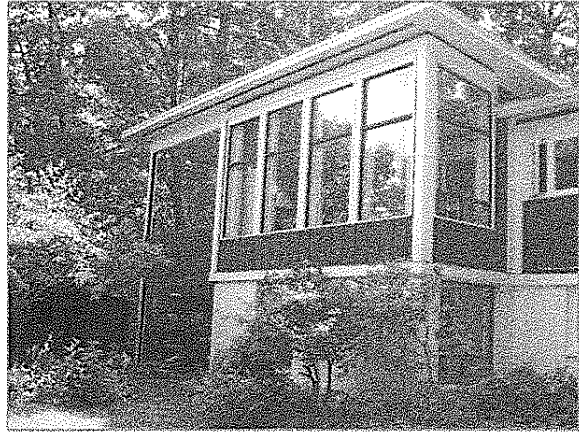


Figure 7: Covered balcony and large windows at the rear of 11 Kindle Court

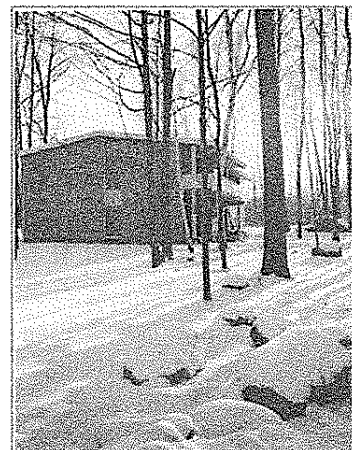
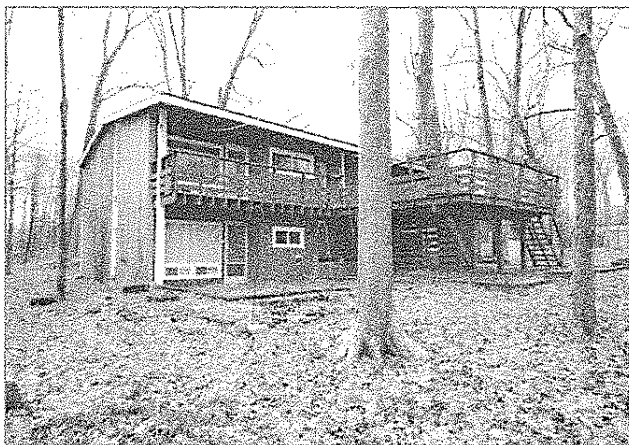


Figure 8: The balcony at 21 Briarcliffe Drive in 2011 and 1963. The balcony has been expanded since its construction but in a generally sympathetic manner.

Source : Schreier, W.

2.2.6 Additions to Contributing Buildings

Additions to contributing buildings may be appropriate, but special care must be taken in the design, scale and siting of additions. Buildings in Briarcliffe were sited to minimize their impact on the natural landscape and to maximize privacy between neighbours. These intentions must be considered when planning an addition.

Guidelines

1. Property owners are encouraged to engage an architect, designer or heritage professional when designing an addition to a contributing building.
2. If a heritage committee is established within the local community association, the committee will be consulted early in the process on all applications for new construction in the heritage conservation district.
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.
5. Additions that require the removal or obstruction of significant architectural features such as chimneys or overhanging eaves are not appropriate and will not be recommended for approval.
6. Second or third storey additions are not appropriate and will not be recommended for approval.
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.
8. Additions will have an orientation and window placement in keeping with the original intent of the subdivision to preserve privacy between houses.
9. Additions will have flat or low-sloped gable roofs.
10. Exterior cladding materials for additions will be sympathetic to the character of the neighbourhood and should be chosen from the following palette²:
 - 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.

² Stone was also a permitted material in the original restrictive covenant for the Briarcliffe neighbourhood. However, stone was not used in the design of the houses. As such, it is not included as part of the palette of appropriate materials. Stone may be appropriate for architectural elements such as chimneys.

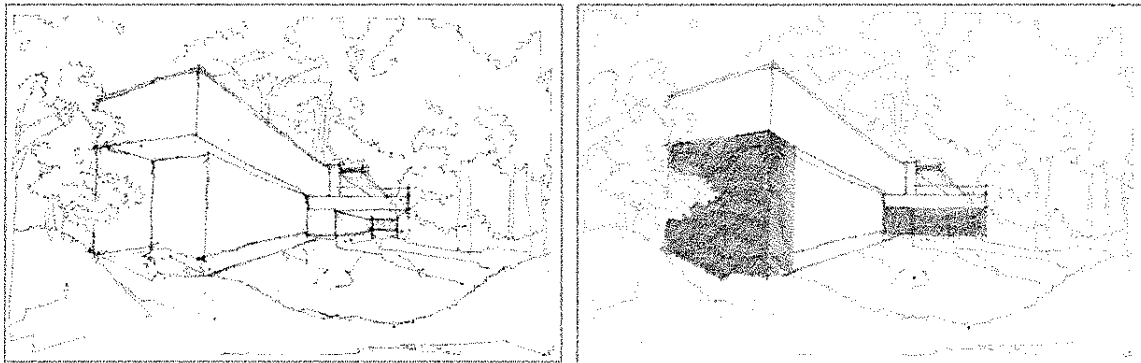


Figure 9: The sketch on the left illustrates the existing building with a cantilevered second storey. The sketch on the right shows an inappropriate alteration that fills in the void created by the cantilevered upper storey.
Sketch by: Blessy Zachariah

2.2.6 Demolition

1. Demolition of contributing buildings will not be recommended for approval

2.3 NON-CONTRIBUTING BUILDINGS

There are three non-contributing buildings in the Briarcliffe Heritage Conservation District. While these buildings are not considered significant to the cultural heritage value of the HCD, alterations to these buildings can have a detrimental impact on the character of the district. The following guidelines are meant to guide change to Non-Contributing buildings to ensure it is sensitive to the cultural heritage value of Briarcliffe.

Guidelines

General

1. Replacement building elements should be sympathetic to the cultural heritage value of Briarcliffe. For instance, replacement windows should not have muntin bars.
2. Alterations to Non-Contributing buildings should be of their own time and not attempt to recreate a historical architectural style.
3. Where a non-contributing building is demolished, the property's natural landscape and concentration of trees must be retained.

Additions

1. Property owners are encouraged to engage an architect, designer or heritage professional when designing an addition.
2. If a heritage committee is established within the local community association, the committee will be consulted early in the process on all applications for new construction in the heritage conservation district.
3. Second or third storey additions are not appropriate and will not be recommended for approval.
4. Additions will have an orientation and window placement in keeping with the original intent of the subdivision to preserve privacy between houses.
5. Additions will have flat or low-sloped gable roofs.
6. Exterior cladding materials for additions will be sympathetic to the character of the neighbourhood and should be chosen from the following palette of materials³:
 - e. Natural wood, painted or stained
 - f. Brick
 - g. Stucco
 - h. Concrete block (pointed and painted)
7. Additions may use more than one type of exterior cladding.

2.4 GUIDELINES FOR INFILL

There is presently one vacant lot in Briarcliffe; however, fire or demolition may create other vacant lots in the neighbourhood.

Guidelines

2.4.1 General

1. New buildings will contribute to and not detract from the heritage character of the district.
2. New building should be of their own time and sympathetic to the heritage character of the district.
3. Property owners are encouraged to engage an architect, designer or heritage professional when planning a new building in the heritage conservation district.
4. If a heritage committee is established within the local community association, the committee will be consulted early in the process on all applications for new construction in the heritage conservation district.
5. Infill buildings must take the form of single family houses.

³ Stone was also a permitted material in the original restrictive covenant for the Briarcliffe neighbourhood. However, stone was not used in the design of the houses. As such, it is not included as part of the palette of appropriate materials. Stone may be appropriate for architectural elements such as chimneys.

2.4.2 Location and Design

1. New buildings will be sited to ensure the retention and protection of topography, natural landscape elements and the forested character of the neighbourhood.
2. Building footprints must reflect the neighbourhood character which is typified by a small house to lot ratio. On balance, the building footprint should be a small proportion of the lot area.
3. The existing lot pattern in Briarcliffe consists of generous sized lots of one half acre (0.2 hectares) or greater and retention of this character is essential to the cultural heritage value of Briarcliffe. Lots over two acres (0.80 hectares) in area may be severed to create new building lots. Any new lot must be a minimum of one half acre (0.2 hectares) in area and must reflect the character of the existing lot pattern. New private roads are discouraged.
4. The height of new buildings will not exceed two storeys or nine metres.
5. Rooflines on new buildings must be flat or low-sloped gable (maximum slope 4:12)
6. Exterior cladding materials for new buildings will be sympathetic to the character of the neighbourhood and should be chosen from the following palette of materials:
 - a. Natural wood, stained or painted
 - b. Brick
 - c. Stucco
 - d. Concrete block or similar (pointed and painted)
7. More than one type of exterior cladding should be used.
8. New buildings should be rectangular or cubic in form.

2.4.3 Garages, Carports and Accessory Buildings

Most buildings in the Briarcliffe HCD have garages or carports that are integrated into the design of the house. Some houses have detached carports.

1. Attached garages or carports should be integrated into the design and must provide no more than two parking spaces.
2. Detached garages or carports will be compatible with the character of the HCD 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.
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.

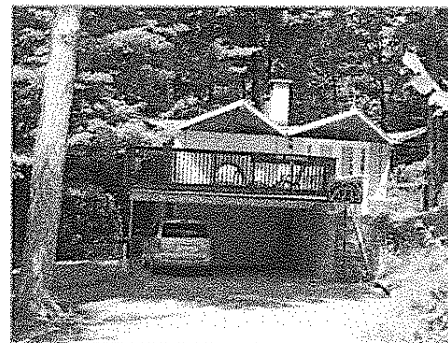
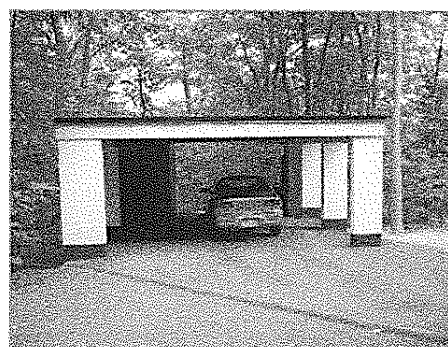


Figure 10: Integrated carport at 11



Detached carport at 1 Kindle Court

2.5 GUIDELINES FOR STREETScape, LANDSCAPE AND SETTING

Founding partner and architect Walter Schreier wrote of Briarcliffe's design intentions,

The prime consideration has been the preservation of the natural beauty of the site whose heavy growth of deciduous and coniferous trees together with emphatic changes of ground levels, combine to make this one of the most attractive spots in the Ottawa landscape.⁴

Accordingly, lots were at least half an acre in size and roads were constructed at the minimum width permitted by the municipality at the time. Electrical services were hidden from street view. To preserve the rural ambience, there were no streetlights or sidewalks. The most beautiful parcel of land was reserved as the parkland that became Kindle Court Park

Guidelines

1. Existing natural landscape elements must be retained including rocky outcroppings and existing grading.
2. Existing concentrations of trees and the forested character of Briarcliffe will be retained.
3. The existing lot pattern will be retained.
4. Hard landscaping (ie. driveways, paved walkways) should be minimized. Soft landscaping should dominate over hard.
5. New landscape elements must be sympathetic to the character of Briarcliffe. Inappropriate new landscaping will not be recommended for approval.
6. Front yard fences are not in keeping with the character of Briarcliffe and will not be recommended for approval. Rear yard fences should not be visible from the street and where practical, screening with vegetation is encouraged.
7. Where mature trees are lost due to disease, old age or storms, property owners are encouraged to plant new trees in the same species or in a different native species with a similar habit.
8. The existing streetscape of Kindle Court and Briarcliffe Drive should be retained. Sidewalks, curbs and streetlights should not be introduced and neither street should be widened.
9. The existing naturalized open space in the centre of the cul-de-sac of Kindle Court will be retained.
10. Kindle Court Park will be retained as a naturalized, forested park.

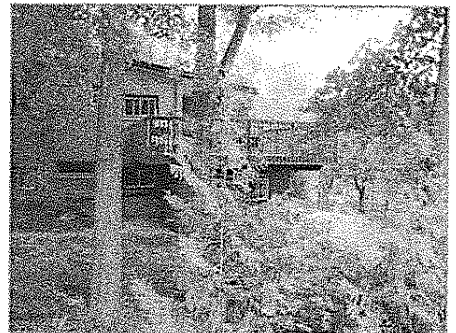


Figure 11: Images of the natural landscape and topography of Briarcliffe including Kindle Court Park

⁴ Schreier, W.

BY-LAW NO. 2013 - 65

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A by-law of the City of Ottawa to designate Briarcliffe Drive and Kindle Court as a heritage conservation district.

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Enacted by City Council at its meeting of February 27, 2013.

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COUNCIL AUTHORITY:
City Council – February 27, 2013
Bulk Consent Agenda,
(PC Report 44A, Item E)