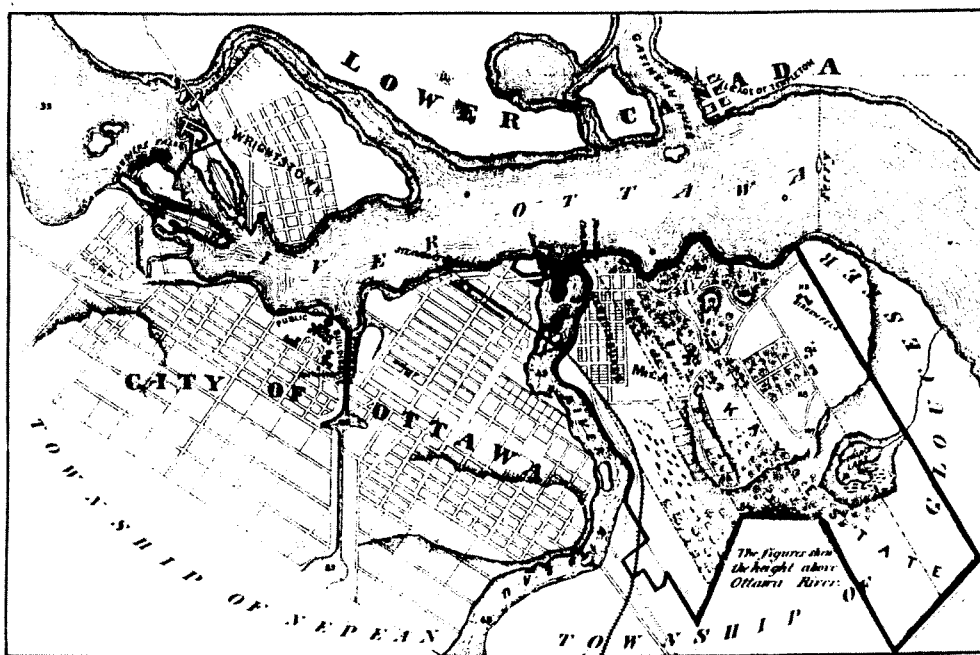


# VILLAGE OF ROCKCLIFFE PARK

## HERITAGE CONSERVATION DISTRICT

---



**Julian Smith & Associates**  
Architects

**Victoria Angel**  
Historian

in collaboration with Village of Rockcliffe Park LACAC

October 1997

---

**VILLAGE OF ROCKCLIFFE PARK**  
**HERITAGE CONSERVATION DISTRICT**

**TABLE OF CONTENTS**

EXECUTIVE SUMMARY .....	1
I. INTRODUCTION .....	4
II. HISTORICAL OVERVIEW .....	6
Introduction.....	6
.1 Purpose and Approach .....	7
.2 Historical Phases in the Development of Rockcliffe Park .....	8
i) Pre-1864: MacKay Estate .....	8
ii) 1864-1900: MacKay Estate Subdivision and Cottage Development.....	11
iii) 1900-1925: Police Village of Rockcliffe Park.....	14
iv) 1926-Present: Village of Rockcliffe Park.....	16
.3 Long-Term Themes.....	19
i) Pattern of Land Development.....	19
ii) Municipal Autonomy and Planning Controls.....	22
iii) Conservation of the Natural Landscape.....	29
iv) Transportation and Roads .....	31
v) Public Utilities and Local Services .....	32
vi) Local Institutions .....	34
vii) Recreational Land Use.....	36
viii) Associations with the National Capital.....	39
.4 List of Figures and Maps.....	42
.5 Architectural and Landscape Analysis.....	43
Introduction.....	43
i) Pre-1864 .....	44
ii) 1864-1907 .....	45
iii) 1908-1925 .....	45
iv) 1926 to the Present .....	46
v) Conclusion .....	47

III.	EVALUATION.....	48
	.1 Statement of Heritage Character.....	48
	i) Description.....	48
	ii) Reasons For Designation.....	48
	iii) Original design intentions.....	48
	iv) Continuity in evolution.....	49
	v) Current urban condition.....	49
	vi) Relationship with its wider setting.....	50
	vii) Historical associations.....	50
	.2 Proposed Boundaries.....	51
	i) Historical Evolution.....	51
	ii) Current Landscape Character.....	51
	.3 Recommendation.....	52
IV.	MANAGEMENT GUIDELINES.....	53
	Introduction.....	53
	.1 PHYSICAL PATTERNS.....	53
	i) Natural features.....	53
	ii) Circulation routes.....	54
	iii) Lot division.....	56
	iv) Buildings.....	56
	v) Soft and hard landscape.....	57
	vi) Services.....	59
	.2 ACTIVITY PATTERNS.....	60
	i) Property use.....	60
	ii) Traffic patterns.....	61
	iii) Security.....	62
	iv) Recreation.....	62
	v) Landscaping & gardening.....	63
	vi) Resource conservation.....	64
	vii) Development and governance.....	65
V.	CONCLUSION.....	66
	APPENDICES.....	67
	.1 Chronology of Streetscape Development.....	69
	.i) Sources cited in the 'Chronology of Streetscape Development'.....	79

**EXECUTIVE SUMMARY**

## EXECUTIVE SUMMARY

This Heritage Conservation District Study was undertaken to determine whether all or part of the Village of Rockcliffe Park should be designated as a Heritage Conservation District under Part V of the Ontario Heritage Act.

The following are the findings of this study:

1. Research findings:

The historical overview identifies the Village as an outstanding example of early 20th Century suburban development, anticipated at a very early date in Keefer's park estate plan for the area of 1864. The historical evolution has been divided into five phases: the early MacKay Estate phase, pre-1864; the Estate subdivision phase, 1864-1900; the Police Village phase, 1900-1925; and the incorporated Village phase, 1926 to the present. Some of the important historical themes include a consistent pattern of land development; an unusual degree of municipal autonomy and planning control; a commitment to natural resource conservation; an informal and picturesque approach to road design and public utilities and services; unique patterns of institutional development; an emphasis on recreational land use; and special associations with the National Capital.

The architectural and landscape overview identifies a consistent approach to development based on the picturesque traditions of English landscape design. Documentation of development patterns during all five phases shows slow but continuous evolution of a cultural landscape unique because of its emphasis on village character within a larger urban setting.

2. Based on the unique historical and architectural qualities of the Village, a Heritage Conservation District is proposed.

2.1 The Heritage Character Statement for the proposed District describes the Village of Rockcliffe Park as a planned residential community first laid out in 1864 by Thomas Keefer, and identifies five reasons for designation:

- the significance of its original design intentions
- the continuity in its evolution
- the richness of its current urban condition
- the relationship with its wider setting
- the importance of its historical associations.

2.1 The recommended boundaries of the District are exactly those of the present Village of Rockcliffe Park. These boundaries were

- 2.1 The recommended boundaries of the District are exactly those of the present Village of Rockcliffe Park. These boundaries were fixed in 1908. The recommendation is based both on the historical patterns of evolution and the current urban landscape.
3. A series of Management Guidelines is recommended as part of the District designation, to ensure the protection and enhancement of heritage character as set out in the Heritage Character Statement.

These management guidelines include the following:

- 3.1 Physical patterns:
  - Protection and enhancement of natural features.
  - Appropriate treatment of road, path and laneway design.
  - Control of patterns of lot division.
  - Protection of existing buildings of heritage value and review of alterations and infill developments for compatibility.
  - Protection and enhancement of soft and hard landscape features.
  - Sympathetic design of public services and amenities.
- 3.2 Activity patterns:
  - Maintenance of current patterns of land use, with a residential focus.
  - Control of traffic patterns consistent with heritage character.
  - Review of existing and proposed security measures.
  - Protection and enhancement of compatible recreational uses.
  - Encouragement of appropriate public and private landscape design and maintenance.
  - Ongoing commitments to natural and cultural resource conservation.
  - Protection of autonomy in governance and development control.
4. Source material and additional documentation is identified at the conclusion of the study.

With designation of the Village as a Heritage Conservation District, and implementation of the Management Guidelines, a firm basis will be established to protect and enhance the quality and historical significance of this unique community.

## I. INTRODUCTION

This study has been a cooperative venture between a consultant team, coordinated by Julian Smith & Associates, Architects, and the various public bodies of the Village of Rockcliffe Park, coordinated by the Local Architectural Conservation Advisory Committee (LACAC). The process has involved a unique combination of public and private sector contributions, in the true Village tradition of shared enterprise.

A Steering Committee was established at the outset, to guide the process. It consisted of the following individuals:

James Taylor, Councillor  
Murray MacLean, CAO, Village of Rockcliffe Park  
Anthony Keith, Chairman, LACAC

The Village LACAC played an integral role throughout, setting the terms of reference, collecting and editing relevant historical records and other documentation, arranging public meetings, and guiding the review and approval process. Their expertise is reflected throughout the report. Members of LACAC at the time of the study were as follows:

Anthony Keith, Chairman  
Christina Cameron, Advisor  
Martha Edmond  
Linda Dicaire  
Margaret Gerard  
S.A. Gitterman  
Joan Kingstone  
V.J. Lanctis  
Diana Rowley  
L.A. (Sandy) Smallwood  
Jonathan Bramwell

The firm of Julian Smith & Associates was represented by principal Julian Smith, who coordinated the study, developed the Statement of Heritage Character and the Management Guidelines, and led the discussions at the various public meetings; and by Amelia Ah You, Senior Research Associate, who organized the documentation and prepared the written and graphic material. They were joined by Victoria Angel, who as Project Historian undertook the primary historical research and wrote the Historical Overview and the Chronology of Streetscape Development. She worked closely with Diana Rowley and Martha Edmond of LACAC.

Important comments on draft material were received from the various Committees of Council, the Rockcliffe Park Conservation Association,

the Village Solicitor, and from numerous individuals within the community.

The process itself involved three primary phases.

Phase I, the Research Phase, focused on the history of the Village and the evolution of the present cultural landscape. The results of this phase were presented at a first public meeting 3 April 1997.

Phase II, the Evaluation Phase, reviewed the findings of the research phase to assess the surviving heritage resources of the Village, develop a Statement of Heritage Character, and set out potential boundaries for a Heritage Conservation District. The results of this phase were presented at a second public meeting on 24 April 1997.

Phase III, the Management Plan Phase, focused on the development of a detailed set of management guidelines designed to protect and enhance the heritage resources identified in the previous phases. These management guidelines were presented at a third public meeting on 25 June 1997.

Draft material was distributed to all Village residents before each public meeting, to enable informed discussion and comments. After the third public meeting, a revised draft of the management guidelines was distributed to all relevant Committees of Council, the Rockcliffe Park Conservation Association and the Village Solicitor. Finally, on 25 September 1997, a special Village meeting was called to consider a formal proposal by Council to designate the Village as a Heritage Conservation District under the Ontario Heritage Act.

On 6 October 1997, the Village Council passed a by-law designating the Village a Heritage Conservation District, with the exception of those properties already designated under Part IV of the Heritage Act.

The process itself confirmed the uniqueness of the Village as a vibrant community with a strong identity developed from years of careful balance between individual and collective interests.



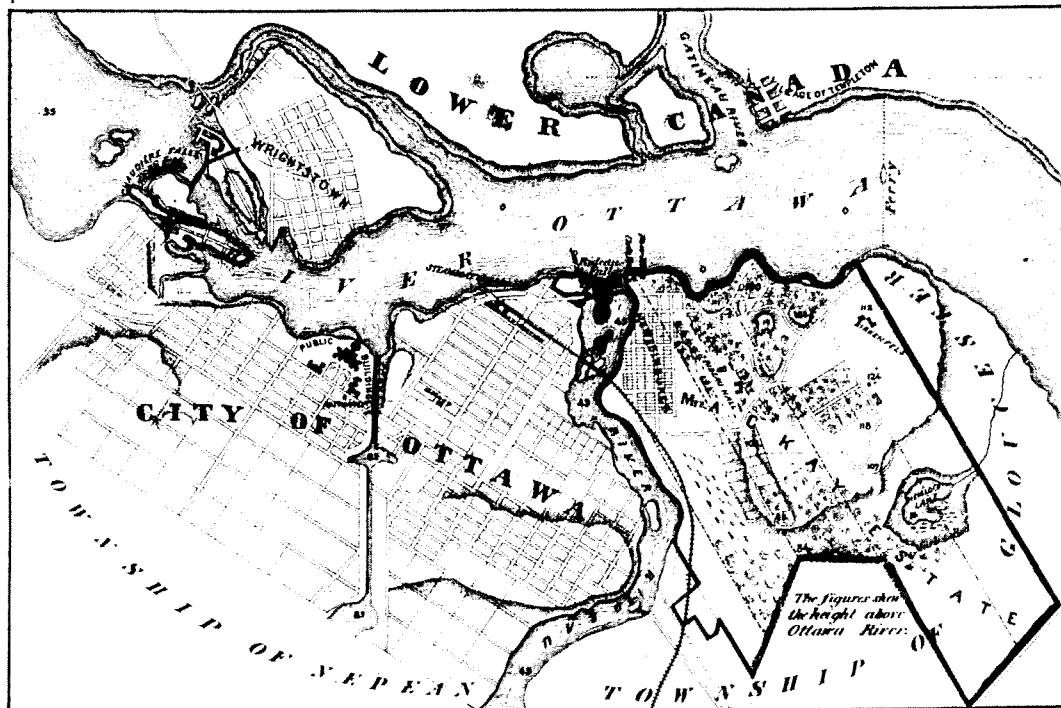


Fig. 1 The map which accompanied the 1864 prospectus advertising 'Park and Villa Lots on the MacKay Estate at Ottawa'. (National Archives)

## II. HISTORICAL OVERVIEW

### Introduction

Early residential suburbs appeared across Canada during the late-nineteenth and early-twentieth centuries, as cities grew in size and population. Few, however, continue to demonstrate their original design intentions as clearly as the Village of Rockcliffe Park.

The Village of Rockcliffe Park was laid out as a subdivision of a portion of the MacKay estate in 1864. Its original layout was strongly influenced by British and American suburban trends of the nineteenth century. Borderland suburbs were, to a large extent, a visual phenomenon. Adopting the ideals of the British Picturesque tradition (which took its name from the Italian word 'pittresco', meaning 'like a picture'), they were composed of a series of visual elements which remained popular between the late-eighteenth century through the 1930s. Carefully designed to enhance the existing character of an area, early residential suburbs were intended to inspire the sense of living in an arcadian environment. This form of early suburb also introduced political structures and planning strategies to protect the common interest of settlers and maintain strong control over the form of new development.

The distinguishing feature of Rockcliffe's development, through more than a century, has been its long-term ability to ensure the continuity of its early character. The Village is exceptional for the existence of domestic architecture and important landscape elements that evolved out of an uninterrupted process of settlement which began in the 1830s. It is currently characterized by its extensive plantings, the open spaces and vistas, the Lake and Pond, the informal road pattern, and the varied styles of its homes on small and large lots.

Several factors have contributed to this continuity. The Village of Rockcliffe Park is situated in an elbow of the Ottawa River, beyond the path of urban growth. The landscape setting - with views over the Ottawa River, the rocky cliffs, the Lake and Pond, and the surrounding National Capital Commission (NCC) park land - has, to a great extent, been maintained and conserved. Development has been carefully controlled by local residents through a series of formal and informal mechanisms. Finally, in most residential areas the large houses on estate properties have been vulnerable to redevelopment; in the Village they have proved to be specifically suitable for Embassy residences.

**.1 Purpose and Approach:**

The historical overview of the Village of Rockcliffe Park provides support and evidence for the heritage character statement, as well as background and context for the strategies proposed in the management plan. The area considered in this report includes all land within the boundaries of the Village, as they were defined in 1908, with the establishment of the Police Village.

The overview begins with a summary of the historical phases of Rockcliffe Park's development. This is followed by a discussion of the significant long-term themes which have shaped the Village. The choice of a thematic format was considered appropriate due to the fact that Rockcliffe Park's history is characterized by the endurance of particular traditions and patterns, many of which originated during the nineteenth century.

A variety of sources were used in the preparation of the overview. In addition to secondary sources, survey maps and plans, the 1948 Goad's fire insurance map (the only one which includes Rockcliffe Park), city directories, and archival photographs and maps from the National Archives served as the basis for the study. The overview also made use of the extensive research files prepared by a former Village resident, Mr. W.E.D. Halliday. These files, which were donated to the Rockcliffe Park LACAC, document the nineteenth-century development of the 'MacKay Estate'.

Finally, the overview relied heavily on the research findings of the Rockcliffe Park LACAC. A vast amount of information (including 'tombstone data', photographs, land deeds, and property descriptions) has been collected, and is currently maintained in building files which document the individual histories of many Village homes. In 1982 the LACAC published Walking in the Village of Rockcliffe Park, and in 1985 The Cultural Landscape of Rockcliffe Park Village by Humphrey Carver. They have also carried out an oral history project for several years, which documents the history of the Village in the words of present and former residents. These resources provide an incredibly rich source of information, which brings to life the history of the Village for residents and researchers, alike.

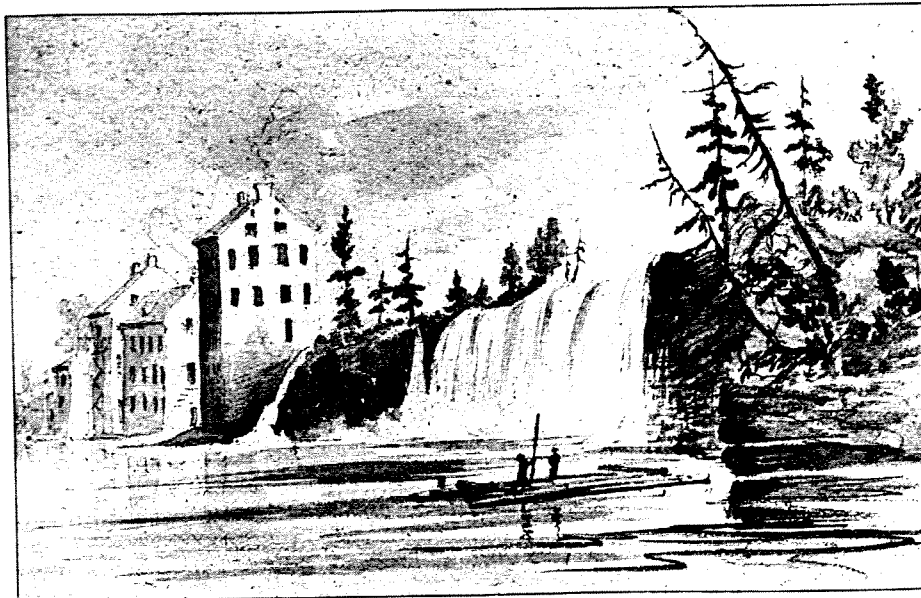


Fig.2 Thomas McKay's mills at the Rideau Falls in 1851. Wash drawing by Major General Charles Erskine Ford. (John H. Taylor. Ottawa: An Illustrated History. [Toronto: James Lorimer and Co. and the Canadian Museum of Civilization, 1986] p.26.)

## .2 Historical Phases in the Development of Rockcliffe Park:

### i) Pre-1864: MacKay Estate

Although much of the south shore of the Ottawa River in Gloucester Township had been surveyed and granted by the end of the eighteenth century<sup>1</sup>, it was not immediately settled<sup>2</sup> (Fig. 13). Before the War of 1812-15, most newcomers established themselves on the north side of the Ottawa River around the small community which had been

1 Lots 1,3 (front part) A (front part), and 6, Junction Gore, Gloucester Township, were granted to Captain John Munro in 1799, and Lot A was granted to Captain Dent Weatherley in 1824.

2 W.E.D. Halliday. 'Munro Patents' in Halliday Files, 1962.

founded by Philomen Wright in 1800. The War spurred the construction of the Rideau Canal, to create an alternative route for military traffic between Montreal and Kingston which avoided the St. Lawrence River. The construction of the canal, begun in 1826 under the direction of Colonel John By of the Royal Engineers, provided the catalyst for the founding of Bytown.

The first settlers on the land within the future Village boundaries were the MacNabs<sup>3</sup>, who purchased Lot A (approximately seventy acres of land<sup>4</sup>) for "two hundred pounds of lawful money of Upper Canada" on September 29, 1835<sup>5</sup>. Duncan MacNab began construction of a one-and-a-half storey stone cottage on the site, but died in 1837, at the age of thirty-six. The house, named 'Rockcliffe'<sup>6</sup>, was completed by his wife, Charlotte, and sons, Blankenburg and Campbell in 1838. The land on which the house was built was also referred to as Rockcliffe, from about that time.

Little information exists regarding the MacNab enterprises on Lot A. A steam sawmill was built and operated on the site, which Mrs. MacNab sold to her sons in 1853. The portion of the lot sold was described as 'part of the lot lying and being underneath the rock or highland of the Ottawa River, being the land on which the steam sawmill and the works and buildings constructed thereon are built'<sup>7</sup> (near the site of the present Ottawa New Edinburgh Canoe Club). The sawmill changed ownership several times, before it was burned to the ground in 1890.

Much of the land that lies within the current boundaries of the Village of Rockcliffe Park once formed part of Thomas McKay's<sup>8</sup> large estate, which he acquired during the 1830s. McKay (Fig. 14), a Scottish stone mason who had worked on the construction of the Lachine Canal, was awarded the contract to build the arches of the Union Bridge over the Ottawa River, in order to provide a link between Wrightville, and the site of the future Rideau Canal<sup>9</sup>. In 1827, he won a further contract, to

- 
- 3 The spelling of 'MacNab' varies in the sources consulted (McNab, Macnab). The form used by Ottawa historian, Courtney C.J. Bond (C.C.J. Bond. *City on the Ottawa*. Ottawa: Roger Duhamel, 1965, 1967, p.47) will be followed in this document.
  - 4 W.E.D. Halliday has noted that by 1868, Lot A comprised 240 acres of land, although the boundaries remained those set out in the original deed (W.E.D. Halliday. "Rockcliffe" in Halliday Files, Rockcliffe LACAC Archives, 1962).
  - 5 W.E.D. Halliday. "Rockcliffe" in Halliday Files, Rockcliffe LACAC Archives, 1962.
  - 6 The name of the house, 'Rockcliffe', has been variously spelled Rockcliffe and Rockliff in documents dating from the period of its construction.
  - 7 W.E.D. Halliday. "Rockcliffe Mills" in the Halliday Files, Rockcliffe LACAC Archives, 1962.
  - 8 The spelling of the name 'McKay' in this section was the form used by Thomas. The name appears as Mackay (or Mackay), in the Estate prospectus prepared in 1864 by Thomas Coltrin Keefer, and may have been used by the descendents of Thomas. For the sake of clarity, 'McKay' will be used for family members; 'Mackay' will refer only to the Estate.
  - 9 Robert W. Passfield. *Building the Rideau Canal: A Pictorial History*. Don Mills, Ont.: Fitzhenry and Whiteside, in association with Parks Canada and the Canadian Government Publishing Centre, 1982, p.46.

build the canal's first eight connecting locks leading up from the Ottawa River.

An astute businessman, McKay used the profits to purchase 1100 acres of land in Gloucester Township, which included Rideau Falls and Green Island. On this site, water-power was harnessed. McKay constructed the region's first grist mill in 1833, and purchased the existing sawmill on the Falls in 1837. By 1848, he also operated a five-storey flour mill (the largest in Canada at the time), and a cloth mill<sup>10</sup>. One of the leading figures in the region of this period, McKay served as the first Warden of Carleton County and as a member of the Legislative Assembly of Upper Canada. One year before his death, he became a railway promoter, helping to bring the first train to Bytown via New Edinburgh in 1854.

On the bank of the Rideau River, the first four blocks of New Edinburgh were laid out by McKay during the early 1830s. This area served as a company town for the mill workers and for the stone masons, involved with his many building projects. To the north, McKay constructed his own residence, 'Rideau Hall', in a manner which reflected his wealth and prestige (Fig. 15). The original house appears to have been heavily influenced by the Neo-Classical villas of Sir John Soane, as published in his book of 1793, entitled Cottages and Villas<sup>11</sup>. The house, 'constructed of the lime stone of the locality'<sup>12</sup>, and designed with a grand, two-storey bow front and a porch off each wing, was known locally as 'McKay's Castle'.

A Picturesque aesthetic guided the design of the house and surrounding estate. About 100 acres of land was cleared for a working farm, vegetable and ornamental gardens, an orchard, and extensive parkland. To the north of the house lay 1000 acres of untouched wilderness and a lake, which formed part of the larger estate lands. Until the late-nineteenth century, much of the parkland was used as pasture. Rideau Hall was acclaimed, in its early years, for its 'ornamental wooded grounds' and the 'serpentine drive and elegant hedges of cedar'<sup>13</sup>.

---

10 Landon French. Cultural Landscapes Project. MacKay Estate: Historical Study. National Capital Commission, July 1995, p.14.

11 R.H. Hubbard. Rideau Hall. Montreal and London: McGill-Queen's University Press, 1977, p.5.

12 F.P. Rubidge, 'Description of the Residence Situated on the MacKay Estate, adjoining the City of Ottawa, known as Rideau Hall, and being in the Township of Gloucester.' NAC RG11, B1(a), Vol.425, Subject 1028, p.415.

13 F.J. Audet, 1932, quoted in R.H. Hubbard. Rideau Hall. Montreal and London: McGill-Queen's University Press, 1977, pp.7-8.

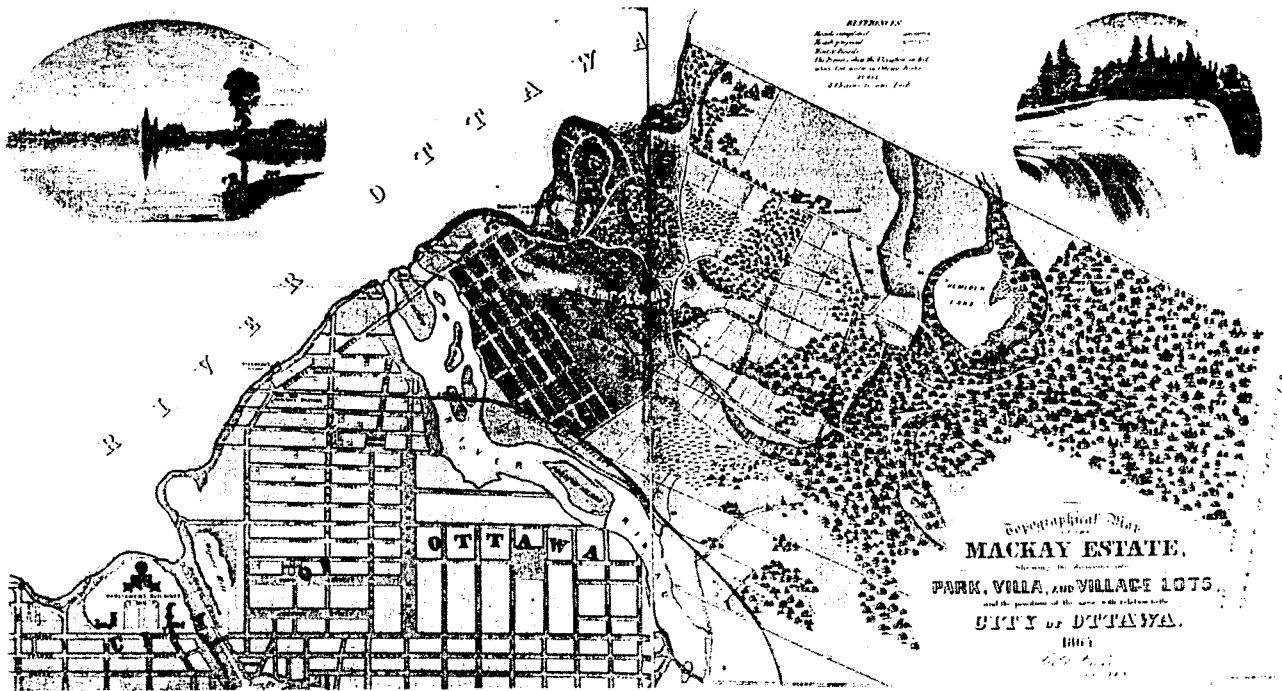


Fig. 3 'Topographical Map of the MacKay Estate, shewing the division into park, villa and village lots, and the position of the same with relation to the City of Ottawa. 1864. Prepared by Thomas Coltrin Keefer on behalf of the McKay family. (Thomas L. Nagy. Ottawa in Maps. A Brief Cartographical History of Ottawa. [Ottawa: National Map Collection, Public Archives Canada, 1974], p.23.)

### 1864-1900: MacKay Estate Subdivision and Cottage Development

The development of a portion of Thomas McKay's estate as a residential suburb, was, in part, a response to Bytown's transition around the mid-nineteenth century, when it began to develop a more unified infrastructure and identity. It was declared the nation's capital in 1857, following its incorporation as a city and change of name to Ottawa in 1855. The location of the federal government in Ottawa brought new residents to the city, to work as civil servants and politicians. It also stimulated the local economy and created a demand for residential land.

Thomas McKay sold the enterprises along the Rideau Falls to outside interests during the early 1850s. Following his death in 1855, his son, John, summoned Thomas Coltrin Keefer (Fig. 16) to Ottawa in 1863, to assist with the management of his late father's complicated estate. Keefer, a brother-in-law, who had married Elizabeth McKay in 1848, was at this time well-known in Canada, both for his practical work as a hydraulics engineer on the Erie and Welland canals, and as the author of the ground-breaking work, The Philosophy of Railroads, published in 1850. According to Keefer:

"...the Estate was placed in my hands by the late John MacKay for the purpose of being formed into a Park by

means of roads giving access to the numerous plateaux suitable for Park and Villa lots.”<sup>14</sup>

Upon John’s death, responsibility for the management of the entire estate fell into the hands of Keefer and John B. Lewis, a lawyer, who were appointed executors and trustees. Following the wishes of the family, a topographical map of the MacKay estate was prepared ‘Showing the division into Park, Villa, and Village Lots’ by Keefer, who appears to have been assisted in this endeavour by a New Edinburgh architect and engineer, Robert Surtees<sup>15</sup>.

During his career, Surtees worked on a variety of projects in the area. According to one source: “Besides laying out numerous roads and private buildings in various parts of the district, he did similar professional work on the MacKay estate and Beechwood cemetery...”<sup>16</sup>. He was also the engineer responsible for the design of the Minto Bridges (1900), built for the use of the Governors General, and was eventually appointed by the Ottawa Improvement Commission, to lay out the parks and parkways in Rockcliffe Park (1903).

Despite the beauty of the site, its proximity to New Edinburgh and Rideau Hall, and the lower taxes of Gloucester township, much of the Estate remained unsold during the nineteenth century. The slow development of the MacKay Estate reflected the demand for and availability of land within the City of Ottawa. One of the hallmarks of the nineteenth-century urban market was the premature nature of many subdivisions, and the surplus of building lots beyond the immediate needs for development<sup>17</sup>. At the same time that the MacKay Estate lots were advertised, Sandy Hill was only just beginning to establish itself as Ottawa’s fashionable residential neighbourhood, experiencing its building boom during the 1860s and 1870s<sup>18</sup>. This was followed by the subdivision and development of Centretown, during the 1880s and 1890s.

One notable exception to this trend was the sale of Rideau Hall, which was rented by the Dominion Government in 1864, to serve as the temporary residence of the Governor General. This situation was made permanent in 1868, when the government purchased the residence and eighty-seven acres, for \$82,000.00. The idea of having the

---

<sup>14</sup> Letter to the Hon. E.P. Taché from Mr. T.C. Keefer, April 21, 1864. RG 11, B1(a), Vol.425, p.413. (PAC)

<sup>15</sup> Surtees’ name appeared with T.C. Keefer’s on most documents relating to the park estate.

<sup>16</sup> Prominent Men of Canada. Toronto: G. Mercer Adams, 1892, p.199.

<sup>17</sup> Michael Doucet, ‘Speculation and the Physical Development of Mid-Nineteenth Century Hamilton’, in Gilbert Stelter and Alan F.J. Artibise. Shaping the Urban Landscape. Ottawa: Carleton University Press, 1982, p.177.

<sup>18</sup> Katharine Fletcher. Capital Walks. Toronto: McLelland and Stewart, 1993, p.177.

vice-regal residence located on the estate appealed to Keefer, since it might serve as an inducement for further settlement in the vicinity<sup>19</sup>.

Year-round settlement on the MacKay estate was largely limited, during the nineteenth century, to the three houses of the McKay and Keefer families. Their homes included the 'Manor House' (originally the MacNab residence, 'Rockcliffe') which was purchased, renamed, and enlarged, circa 1870, as a two-storey Victorian home by T.C. Keefer, for Thomas McKay's widow Anne (Fig. 17). It was later lived in by T.C. Keefer and his second wife, Annie McKay (daughter of Thomas and widow of John McKinnon), until Keefer's death in 1915. Birkenfels (Fig. 18), completed between 1864-8, was originally occupied by Keefer and his first wife, Elizabeth McKay. It remained in the family's possession until the 1890s, when the house and surrounding property were sold to Warren Y. Soper<sup>20</sup>.

Crichton Lodge also dated from this period, built about 1889 by Thomas McLeod Clark, who was married to Jessie McKay (another daughter of Thomas'). McLeod Clark had established a brick-making enterprise near the current site of the corner of Hillsdale and Cloverdale Roads. The award-winning white bricks were made using local resources, including the white marl from the deposit east of the lake. Crichton Lodge is the only remaining house of the initial McKay-Keefer family settlement within the Village boundaries.

The establishment of streetcar services to the Estate served as a catalyst for the construction of approximately a dozen cottages on or around Buena Vista and Lisgar Roads (the original access roads) during the 1890s<sup>21</sup>. The cottages, constructed for the families of civil servants, successful merchants, professionals, and businessmen, varied in form, although most were probably simple, single or one-and-a-half storey wood structures, with verandahs (Figs. 19, 20). Several cottagers became the first permanent residents in the following decades.

---

19 von Baeyer, p.3.

20 Walker, p.305.

21 Allan Keefer, 'Rockcliffe Recollections.' Silver Anniversary of the Village.





Fig. 4 Mr. Allan Gilmour Mather's residence at 585 Acacia Avenue, July, 1910. Acacia Avenue is still unpaved. (NAC, PA 42428)

### iii) 1900-1925: Police Village of Rockcliffe Park

Two main factors appear to have contributed to an increase in the year-round settlement of the MacKay Estate, during the first decade of the twentieth century. Improved transportation routes leading to the area, in addition to the existing streetcar service, made the Estate more accessible to those who worked in the city. Ottawa's population boom led to an outward expansion during this period (Fig. 21). Ottawa's population grew, as a result of federal government expansion, from 37 269 residents in 1891, to 87 062 residents in 1911<sup>22</sup>. The increase in the number of estate residents made it possible to petition the County of Carleton for the establishment of a Police Village in 1908.

The character of the early homes reflected the mix of residents who settled in the area. On MacKinnon Road, small but charming cottage-style homes were built. Some of the early residents on this street moved to the area at the turn-of-the-century from neighbouring New Edinburgh. Today, this street retains much of its early, small-scale character, despite subsequent modifications to the homes.

Comfortable, red-brick homes, typical of the Edwardian period, began to appear, in the early 1900s, on Buena Vista Road and in the surrounding area. They were frequently inhabited by the civil servants and merchants who had initially built cottages in the area (Figs. 22, 23).

<sup>22</sup> John H. Taylor. *Ottawa. An Illustrated History*. Toronto: James Lorimer and Company, 1986, p.210.

William Thackray, for example, who was the owner of a sash and door factory on Sparks Street, had previously owned a cottage on Buena Vista since the 1890s. He moved to the village in 1905, where he built a large house at the corner of Lisgar and Buena Vista<sup>23</sup>.

A small number of houses and cottages also existed on the high west side of McKay Lake, above the outcropping of shale. Like the lots overlooking the Ottawa River, these properties commanded scenic views and were ideal for residential development (Fig. 24). Transportation to these houses was provided by means of the electric streetcar, which extended to the Rifle Range.

Warren Y. Soper replaced his elegant cottage, 'Lornado' (Fig. 25), with a stone mansion of the same name, in 1908 (Fig. 12). Situated above the cliffs overlooking the Ottawa River, and surrounded by expansive lawns and gardens, the house was the first of the magnificent twentieth-century estates that were established along the northwest perimeter of the village.

Some of the homes built in Rockcliffe during this period were designed by Allan Keefer, an architect working in Ottawa, and the grandson of T.C. Keefer. His first house, 'Coltrin Lodge' was designed around 1910, while he was still a student, for his sister Mabel and her husband James F. Crowdy, the Assistant Secretary to the Governor General<sup>24</sup>.

Keefer went on to design 'Lindenelm', for Wilson M. Southam, the Managing Director of the Ottawa Citizen, in 1911 (Fig. 26), 'Casa Loma', for his brother Harry S. Southam, the Secretary-Treasurer of the Ottawa Citizen, also in 1911, 'Ardvar', in 1913 for his older brother, Major Thomas C. Keefer (acquired later by the Fauquiers), and 'Stornoway', for the wholesale grocer, Ascanio J. Major, in 1914 (Fig. 27), as well as many smaller houses. His final project in Rockcliffe Park was 'Waterstone', built in 1930 for Frederick E. Bronson.

Like the houses designed by Samuel Maclure in Shaughnessy Heights, Vancouver, and those of Eden Smith in Wychwood Park, Toronto, Allan Keefer's varied interpretations of British styles served to reinforce and enhance the picturesque character of the Village of Rockcliffe Park. Most of his large residences were eventually converted into diplomatic missions during the second half of the twentieth century.

---

<sup>23</sup> Rockcliffe LACAC. Walking in the Village of Rockcliffe Park. Ottawa, 1982, p.50.

<sup>24</sup> Nini MacDougall. 'Coltrin Lodge', p.1. (Rockcliffe LACAC Archives)

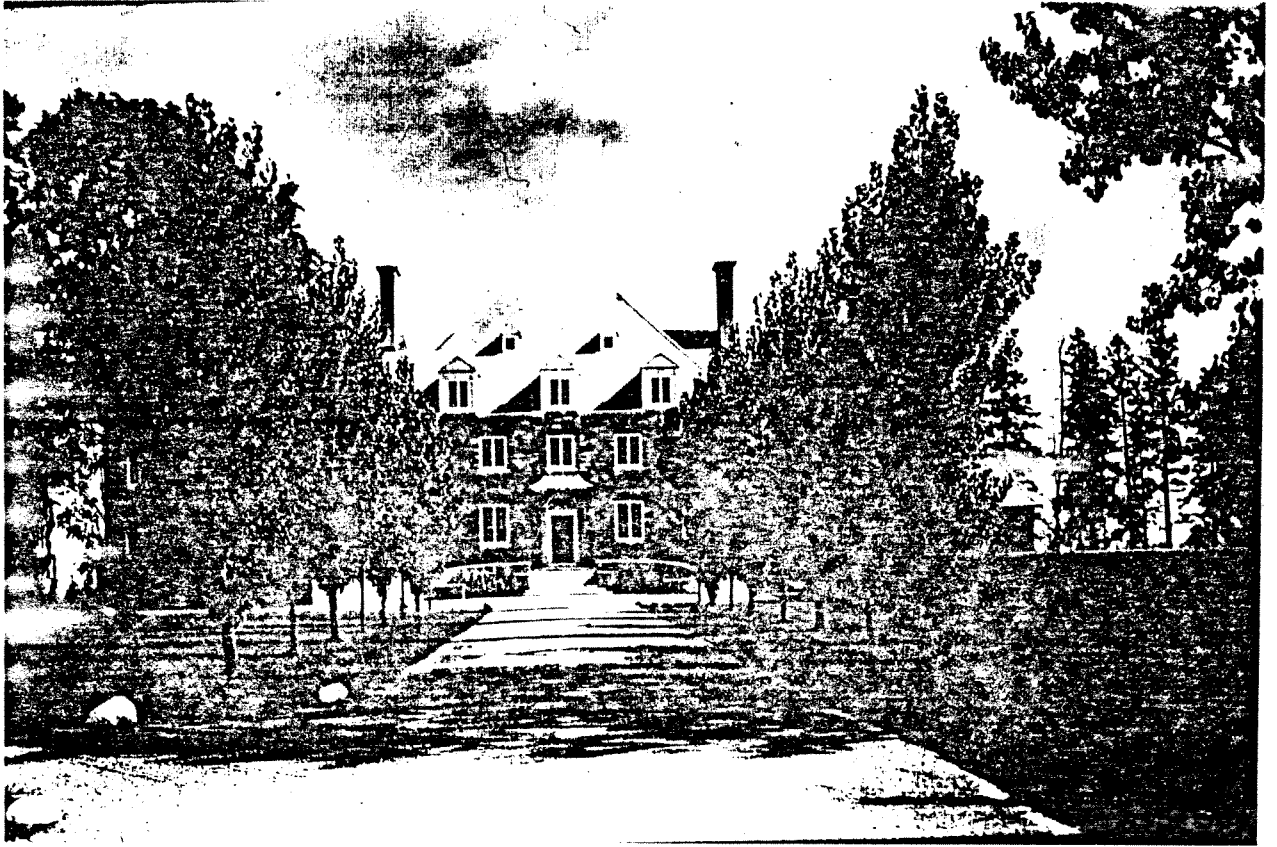


Fig. 5 The 'Manor House', 724 Manor Avenue, designed in 1929, in the style of a French Chateau, by the well-known Boston architect, J.W. Ames, for Senator Cairine Wilson and her husband, Norman Wilson, a prominent Ottawa lumberman. The Wilsons' residence replaced the Keefer family's home of the same name. (NAC, C8414)

#### iv) 1926-Present: Village of Rockcliffe Park

The scenic location of the Village of Rockcliffe Park, overlooking the Ottawa River, its privacy and relative isolation from the city, as well as the presence of local amenities serving families with young children, contributed to the continued growth in popularity of the area.

Prominent Ottawa residents chose to relocate to Rockcliffe Park from the 1920s, by which time services had been established and local schooling was available (Fig. 28). Further control over local planning initiatives and economic development was secured in 1926, when Rockcliffe Park was incorporated as a Village. Angus Wilson, the son of Senator Cairine Wilson, Canada's first female senator, recalled during an interview:

"I was quite young when my parents bought the Manor House, as a matter of fact I believe they bought it in 1927 and that would make my age 6, so I really was not too familiar with reasons for buying it. Although at the time Rockcliffe was the 'in' place. A lot of people moving out of Sandy Hill and Centretown to Rockcliffe and we just followed the trend I think. Because I think the Bronson

family and some of the others were just a little ahead of us in moving out there.”<sup>25</sup>

Higher-density development and crowding in downtown Ottawa during the early decades of the century resulted in the gradual flight of a number of families from Ottawa’s downtown neighbourhoods to what were perceived to be more healthy and peaceful residential environments (Fig. 29). Relatively permissive zoning by-laws resulted in the infilling and intensification of the neighbourhoods of Sandy Hill and Centretown, where duplexes, row houses, and apartment buildings began to appear with increasing frequency.

The gradual displacement of families from downtown neighbourhoods resulted in a combination of old and new Ottawa residents in the Village. During this period, for example, several of Ottawa’s old lumber families moved to Rockcliffe. Some of them, including the Bronsons, the Edwards, the Wilsons, and the Maclarens, continued in the business. Others, such as the Perley-Robertsons, the Gilmours, and the Hughsons, were the descendants of nineteenth-century lumber families<sup>26</sup>.

Another prominent group who began to settle in the village at this time, and who continued to do so for decades, were the ‘mandarins’, an extraordinary group of powerful civil servants, who had a tremendous impact in Canada and abroad. They were largely responsible for the creation of a modern federal public service, from the Depression through the late 1950s. Most of these men worked in the East Block of the Parliament Buildings, forming a tight, coherent group. Often brought to Ottawa from across the country, they tended to live within close proximity to one another, socialize together, and were members of the same clubs.

The first to move to Rockcliffe was O.D. Skelton, who was appointed Under-Secretary of State for External Affairs in 1925<sup>27</sup>, and who moved to Rockcliffe during the late 1920s. Others who followed him to the village included Norman Robertson (Dept. of External Affairs), W. Clifford Clark (Dept. of Finance), Graham Towers (Bank of Canada), A.F.W. Plumptre (Dept. of Finance), John Deutsch (Bank of Canada), Louis Rasminsky (Bank of Canada), and the Hon. J.W. Pickersgill (Privy Council/P.M.O. and Liberal M.P.), among many others. Rockcliffe has also been the home of former Prime Ministers, Lester B. Pearson and John Diefenbaker. Queen Juliana of the Netherlands lived in the Village during the Second World War.

---

<sup>25</sup> Interview with Angus Wilson, by Joan Kingstone, April 9, 1991.

<sup>26</sup> From information contained on Municipal Voters’ Lists.

<sup>27</sup> J.L. Granatstein. The Ottawa Men. The Civil Service Mandarins 1935-1957. Toronto: Oxford University Press, 1982, p. 2.

Much like earlier development, the architectural legacy of this period was one of tremendous variety. The lumber families were generally inclined to build spacious houses, designed for lavish entertaining, which were maintained by large domestic staffs. Civil servants, by contrast, tended to inhabit more modest homes. The majority of homes were designed by Ottawa architects and custom built for the families moving in. Among the best known architects were W.E. Noffke, A.J. Hazelgrove, and Allan Keefer.

A small number of speculative houses appeared, which were built by David Youngusband and by the Hopper Brothers. In an interview with Joan Kingstone, the Hon. J.W. Pickersgill, who rented an apartment on Oakhill Road during the late 1930s, recalled the subsequent purchase of his house at 550 Maple Lane (part of the Juliana development) (Fig. 30):

"We bought it brand new in this series of houses that start at the corner of Hemlock and Lansdowne. There were about ten of them built and they were all sold shortly thereafter 1950 and 1951...all these houses were built from a standard plan, there is only one variant on it, that some have a bigger bedroom and a double garage."<sup>28</sup>

Despite council opposition<sup>29</sup>, the untouched woodland, east of McKay Lake, was subdivided in 1949 by the Rockcliffe Realty Company into about one hundred lots. The Blenheim and Lakeway developments were unusual for their time, since the properties were sold as undeveloped lots, and independent architects were commissioned to design the individual houses.

Like the Juliana development to the west of the Lake, the Blenheim and Lakeway subdivisions sold very quickly, a new phenomenon in Rockcliffe. The post-war boom created a constant demand for residential properties in the Ottawa area. Furthermore, Rockcliffe's location was no longer perceived as being at a great distance from the downtown core, at a time when suburbs such as Alta Vista were becoming popular.

A pattern of long-term residency by a significant numbers of families over generations has provided a measure of stability in the Village. The presence of long-term residents has been complemented by Rockcliffe's gradual but continuous growth and development which has attracted a steady influx of new residents, and has provided a level

---

<sup>28</sup> Interview with the Hon. J.W. Pickersgill by Joan Kingstone, May 22, 1990.

<sup>29</sup> Interview with Mrs. Daniel H. Lewis (the former Miriam Cruikshank), by Joan Kingstone, March 9, 1991.

of dynamism within the local population. Rising property values in the Village since the 1960s have resulted in a shift in the pattern of new residents, who have increasingly been made up of people from the business sector.

Rockcliffe-on-the-Lake, a 1983 subdivision south of the Pond, or Sand Pits<sup>30</sup>, broke with the traditional pattern of lot development in the Village, with the construction of some higher-density cluster housing. The higher density was agreed to in exchange for public open space on the east side of the Lake. The most recent lot to be subdivided has been the Birkenfels estate. It is one of the last estate properties of sufficient size to allow for subdivision, under the Village zoning by-laws. The character of the new development has undergone a shift from smaller houses, typical of the mid-twentieth century, to larger, more fanciful estate villas. In some respects, this form of development is reminiscent of the estate homes of the pre-war era.

### .3 Long-Term Themes:

Throughout the history of the Village of Rockcliffe Park a number of themes have remained constant, and have provided the area with a distinct and relatively fixed identity. Here eight major themes are discussed. Many of them can be traced to Thomas C. Keefer's era, during which time the subdivision plan was prepared and major roads were laid in anticipation of later development.

#### i) Pattern of Land Development:

The original design of T.C. Keefer's park estate subdivision represents a highly-developed expression of Picturesque ideals. The definition of the lots on the Estate was guided by the topographical features of the natural landscape. According to Keefer the general layout of the subdivision was established 'by means of roads giving access to the numerous plateaux suitable for park and villa lots'<sup>31</sup>.

The topographical map which Keefer commissioned from W.C. Chewett and Co. (Fig. 3), emphasized the natural features of the landscape, illustrating the contours and elevations of the wooded hills bordering the Ottawa River, the wetlands of "Beaver Meadow", the marshland on the east side of Hemlock Lake<sup>32</sup>, and the deposit of white marl to the north east. Idealized views of surrounding scenery were included on the map, inset in ovals.

---

<sup>30</sup> The Pond, or Sand Pits, situated east of McKay Lake, is a former quarry from which sand and gravel were excavated.

<sup>31</sup> T.C. Keefer. Letter to Sir E.P. Taché, April 21, 1864. PAC, RG11, B1(a), Vol.425, Subject 1028, p.413.

<sup>32</sup> The Lake was known both as 'Hemlock' and 'McKay' Lake in the nineteenth century. It was officially given the name 'McKay' during the twentieth century.



Fig. 6 An aerial photograph, taken on May 21, 1928, of the land west of McKay Lake. Crescent Road is shown in the centre of the image. (M.N.R.)

The development of the MacKay Estate was gradual, but maintained the approach set out in the initial plan. Charles Osborne Wood, who was appointed estate manager and engineer by T.C. Keefer in 1903, stated that: 'The lots at first were sold by metes and bounds and made large so as to make the Village a Residential District'<sup>33</sup>. When the roads were widened during this period, he noted that: 'I also made on Acacia Avenue where it was winding, natural curves'<sup>34</sup>.

---

<sup>33</sup> Statement by C.O. Wood, 'In connection with a talk on History and Folk Lore of the Village of Rockcliffe Park.' 1940s.

<sup>34</sup> *ibid.*

When land speculation occurred in the early twentieth century, it is evident that the scenic qualities of the landscape were used to promote the sale of lots. The 1911 advertisement for the 'Connaught Commons' lots (Fig. 31), a subdivision of part of Thomas McLeod Clark's property, described:

"A long low ridge extending diagonally across the estate is entirely covered with majestic maple, elm and other attractive shade trees...Some ten acres have been for years devoted to fruit growing, and every Lot in this portion of the property is covered with vines or high class fruit trees, now in full bloom...Another corner of this estate has apparently been used as tennis and cricket grounds, for this land is perfectly level, covered with rich green grass and this part of the grounds is entirely screened from the driveway and neighbouring streets by long rows of beautiful, tall, evergreen, pine, balsam, and cedar trees."<sup>35</sup>

The 'Connaught Commons', named in anticipation of the arrival of the new Governor General, the Duke of Connaught, was bounded by Lisgar Road, Mariposa Avenue, Springfield Road and Maple Lane. It advertised 'City Water and Country Air Combined', as well as a prestigious location, adjacent to the Governor General's residence<sup>36</sup>. As was characteristic of early suburban development, sales of the lots proceeded gradually, and due to their small size, multiple lots were often purchased by the families building homes on them. By 1924, only twenty out of 150 of the lots had been sold<sup>37</sup>

Other subdivision of this period included the area bounded by Acacia, Maple Lane, Springfield and Mariposa, which was divided into lots in 1908 by the Rockcliffe Property Company<sup>38</sup>. V.V. Rogers advertised assorted lots in 1909, 'fully protected by a building restriction', varying in size from 65 x 115 feet to 100 x 200 feet<sup>39</sup>. Noulan Cauchon's survey map indicates that by 1924, the latter area comprised roughly 200 forty-foot lots. Much of the land remained undeveloped for some time, since it included the wet land known as 'Beaver Meadow'.

The conclusion of the Second World War heralded a new phase in the property industry, characterized by 'packaged suburbs', and a more integrated approach to property development. Since most areas in the Village, west of McKay Lake, had already been shaped and occupied by previous generations, the community was not greatly affected by this trend. New development occurred in small pockets, which served to

35 Ottawa Citizen, Tuesday, May 23, 1911, p.12.

36 'Connaught Commons', Ottawa Citizen, May 10, 1911, p.10.

37 Humphrey Carver. The Cultural Landscape of Rockcliffe Park Village. Village of Rockcliffe Park, 1985, p.13.

38 Plan #251, County of Carleton Registry Office, June 30, 1908.

39 'Rockcliffe Lots For Sale', Ottawa Citizen. April 5, 1909, p.11.



intensify the built environment without overwhelming the existing character of the village.

Coltrin Place, a 1960 subdivision of a portion of the Bronson family estate which retained significant elements of the original garden, serves as a modern example which has attempted to follow the traditional pattern of land development in the area (Fig. 32). Andrew Hazeland, who was then the Director of Canada Mortgage and Housing Corporation, was responsible for the design and development of the small subdivision, consisting of eight lots. He stated that:

"It was important to try to retain the gateways, walls, pond, trees and hedges. While the roadway and turn around was short a positive effort was made to lay it out so as to stop the eye with buildings, walls, and other natural elements."<sup>40</sup>

The presence of Canadian housing experts among Village residents, in particular Humphrey Carver and Sam Gitterman, both of whom worked for the Canada Mortgage and Housing Corporation, has had an important impact on the form of modern development which has taken place in Rockcliffe Park. Sam Gitterman, for example, worked closely with the developers and property owners on the 'Blenheim' and 'Lakeway' developments and on the 1983 developments around the Pond. His influence and advice ensured the preservation of important elements of the natural landscape and the continuity of the overall character of Rockcliffe Park.

ii) **Municipal Autonomy and Planning Controls:**

The detailed set of rules and regulations in Keefer's park estate prospectus created a framework for estate management, and has provided the basis for subsequent formal and informal planning initiatives. These initiatives have been realized through the active role assumed by local residents and estate trustees throughout Village history.

The configuration of local controls adopted in Rockcliffe mirrors those of affluent, early-twentieth century suburbs across Canada. These communities differed from older residential neighbourhoods in their emphasis on land use regulations, which was in some cases strengthened with municipal autonomy. Both Westmount, in Montreal, and Forest Hill, in Toronto (from 1924 to 1967), were incorporated. Shaughnessy Heights, in Vancouver, was unable to achieve municipal autonomy, as was attempted in 1910. In its place, a special act of the provincial legislature was secured during the 1920s,

---

<sup>40</sup> Letter to Sam Gitterman from Andrew Hazeland, July 17, 1972, describing the design intentions for Coltrin Place.

which provided protective zoning to the community. Other suburbs of the early-twentieth century, such as those in Halifax, Calgary and Winnipeg relied primarily on restrictive covenants in land deeds<sup>41</sup>.

Another common characteristic of these communities was the enforcement of land use restrictions and regulations by local residents, who tended to maintain a powerful and active role in community affairs. Organizations such as ratepayers' and property owners' associations became a standard feature in the suburbs developed during this period<sup>42</sup>.

Keefer's original rules and regulations governing proposed lot development demonstrated a sophisticated interpretation of the concept of the park estate. In particular, they stressed a cohesive approach to landscape design, in which the individual lots were conceived of as components of the larger Estate. The prospectus stated, for example, that:

"All purchasers will be bound to enclose their lots and plant the road fronts of the same within twelve months after purchase, and to covenant not to erect any manufactory or tavern upon the Estate, and not to place any outbuilding upon the front of any avenue or leading road, or erect anything objectionable or inconsistent with the maintenance of the Estate as a park for private residences."<sup>43</sup>

The aforementioned controls appeared as restrictive covenants in the deeds, a mechanism of local control which continued in the Village well into the twentieth century. The Estate used restrictions to control land use, setbacks, and imposed minimum building values on all prospective development. In Deed #1111 of 1907 in which land was conveyed from Charles H. Keefer, T.C.'s son, to Joseph Eldege Morrier, it was stated, for example, that:

"...the said lands shall not be used at any time for the period of twenty-five years...for any other than residential purposes, that for the period of ten years...no building shall be erected upon the said lands, other than one single detached dwelling house (and the outbuildings necessary and usually erected in connection with or to be used with the dwelling house of the character in this clause mentioned) and the said dwelling shall be of at least

---

<sup>41</sup> D.F. Ley, 'Past Elites and Present Gentry: Neighbourhoods of Privilege in the Inner City', in Larry S. Bourne and David F. Ley eds. *The Changing Social Geography of Canadian Cities*. McGill-Queen's University Press, 1993, p.226.

<sup>42</sup> Ley, p.227.

<sup>43</sup> T.C. Keefer, 'Park and Villa Lots on the MacKay Estate at Ottawa', prospectus, 1864.

outbuildings, said outbuildings to be of unobjectionable character and built so as not to injure the appearance of the property and that no buildings erected upon such lands shall be placed nearer than twenty-five feet from the adjacent highway."<sup>44</sup>

Later deeds, such as those relating to the Connaught Commons lots, introduced the regulation of building materials: "...the outer wall of which to the height of the first storey must consist of brick, brick veneer, stone, or cement..."<sup>45</sup>

While the deeds restrictions were used to control the physical form of development, they did not impose ethnic restrictions, as was common in the deeds of other suburban developments from the early-twentieth century<sup>46</sup>.

Very little is known of the arrangement reached, during the nineteenth century, between the Estate and the Township of Gloucester. T.C. Keefer maintained the position of sole Estate trustee until 1908. According to Sam Short, one of the earliest residents, who built a house at 224 Springfield Road in 1889: "It was an arrangement between Gloucester and the MacKay Estate, managed by T.C. Keefer that Mr. Keefer would be responsible for all roads and services in the Rockcliffe area in lieu of taxes." <sup>47</sup>

In 1908, the group of residents settled on the MacKay Estate petitioned the County of Carleton for the establishment of a Police Village. This form of municipal status conferred limited (policing) power on the community, but was the only option available to such a small population<sup>48</sup>. The decision to organize municipally, at this time, may have been motivated by the difficulties which were encountered in bringing services to the area. It was not, for example, until 1904, that residents succeeded in having the first water main laid by a reluctant Gloucester Township government<sup>49</sup>. The by-law establishing the Police Village of Rockcliffe Park defined the municipal boundaries, which have remained unchanged since that time<sup>50</sup>.

---

<sup>44</sup> Deed #1111, County of Carleton Land Registry Office, December 3, 1907.

<sup>45</sup> Deed, re: north half Lot 81, Howick Street, Plan M-33, County of Carleton Land Registry Office, April 4, 1921.

<sup>46</sup> John C. Weaver, 'From Land Assembly to Social Maturity: The Suburban Life of Westdale (Hamilton), Ontario, 1911-1951', in Gilbert A. Stelter and Alan Artibise eds., Shaping the Urban Landscape. Aspects of the Canadian City-Building Process. Ottawa: Carleton University Press, 1982, p.333.

<sup>47</sup> Walker, p.318.

<sup>48</sup> The 1910 City Directory indicates a total of approximately 59 homes in the Police Village.

<sup>49</sup> Walker, p.318.

<sup>50</sup> With the exception of the land donated to the Federal District Commission, by the Bronson and Southam families for the Rockeries.

Three generations of Keefers served as trustees of the Estate. When T.C. Keefer resigned in 1908, Charles H. Keefer became an important link between the Police Village and the Estate. Assuming responsibility from his father, C.H. Keefer served as trustee until 1927, and served as the first Chairman of the Board of Trustees of the Police Village of Rockcliffe Park. His son, T.C. Keefer jr. became a trustee in 1914.

The Police Village operated very informally, for years usually meeting in the private homes of the trustees. Elections were never necessary, as someone was always willing to step aside if there were more people running than positions available. Much of the early work of the Police Village was dedicated to the improvement of local roads and the establishment of basic services in the small community. These included street lighting (1908), supplied by the Ottawa Electric Company, water and sewer services, the appointment of a part-time constable (1911), and postal service (1913)<sup>51</sup>.

In 1926, Rockcliffe Park was incorporated as a Village under by-law #895 of the Township of Gloucester, maintaining the same boundaries established as a Police Village. In practical terms, this meant that Rockcliffe had the power to borrow money and no longer required the approval of Gloucester Township to proceed with local improvements. Furthermore, the council was provided with the power to pass by-laws regulating land use.

The threat of commercial penetration in the area in 1922 (by an ice cream saloon), inspired the Police Village council to pursue a more comprehensive approach to planning<sup>52</sup>. The area described as 'Rockcliffe Park south', west of McKay Lake, excluding the 'Panhandle', south of Corona Avenue, was declared a restricted area, and a land use by-law was drafted by the Police Village council. The draft was passed by Gloucester Township Council in 1923 (By-law #23), prohibiting the use of land within the restricted area for any other purpose than that of detached private residences, and establishing twenty-five foot setbacks for buildings constructed on Acacia Avenue, Buena Vista Road, Coltrin Road, and Manor Road. A fifteen foot setback was required for new houses built elsewhere in the Police Village, excepting Beechwood Avenue.

Subsequent planning by-laws passed by the Village are summarized below:

- By-law 188, 1936: the restricted area was extended to include the streets bounded by Corona Avenue, Butternut Terrace (lower Acacia), and Beechwood, as well as land

---

<sup>51</sup> Minutes of the Police Village of Rockcliffe Park, Dec. 6/08, Aug.3/11, Feb. 4/13.

<sup>52</sup> Minutes of the Police Village, May 16/22.

east of McKay Lake. A fifteen foot setback was required on lots within these boundaries.

- By-law #264, 1939: any new buildings erected in Rockcliffe would have to respect the setback of the nearest building on a lot in the block on that side of the street. Council could, however, pass a by-law providing the owner with a variance (the practice of passing by-laws on a case-by-case basis continued until 1974, when the first Committee of Adjustment was appointed).
- By-law #45-1, 1945: introduced a required 100 foot frontage on a road for all lots falling within the area bounded by Maple Lane, Lansdowne Road, Lakeview Avenue, and Mariposa Avenue.
- By-law #46-2, 1946: no fence should be constructed of a greater height than four feet (unless a special by-law permit was granted by Council). No fences to be constructed of barbed wire or barbed material, unless adequately protected. All fences required the approval of the Village engineer.
- By-law #46-18, 1946: reiterated previous land use restrictions and introduced both a minimum square footage and a minimum value for all new buildings. In the area previously defined as 'Rockcliffe Park south', this was a 1600 sq. ft. floor area and \$12 000.00. In the area including and south of Corona, the figures were reduced to 1000 sq. ft. and \$8000.00. A setback of fifteen feet was required for accessory or out buildings. This by-law, with amendments, was in effect until 1974.

Beginning in the late-1960s, the Village became involved in debates over the shape and composition of the greater Ottawa area. Rockcliffe's relationship with its greater context changed in 1969, with the creation of the Regional Municipality of Ottawa-Carleton, a regional district run by a thirty-member council. Despite the massive annexation of land in Gloucester and Nepean Townships in 1950 by the City of Ottawa, growth had continued to extend beyond its borders during the following decade<sup>53</sup>. It became apparent that a level of co-operation would be required among neighbouring municipalities, in order to manage infrastructure and the provision of services. Dennis Coolican, a former reeve of Rockcliffe Park, served as the first chairman.

---

<sup>53</sup> Taylor, p.198.

A discussion paper entitled "Some Possible Adjustments in Ottawa-Carleton" was released by the Municipal Affairs branch of the provincial government in 1972. One of its recommendations included the proposal to amalgamate Ottawa and the Village of Rockcliffe Park<sup>54</sup>. Although the proposal by the province was not seriously pursued, it served as warning to the Village that local autonomy could no longer to be taken for granted.

In response to discussions over regional reorganization, the first Official Plan was prepared for Rockcliffe Park in 1972, followed by a zoning by-law, #74-12, in 1974. The primary objective of the Plan was to define goals for the future and the means of achieving them in accordance with the new Planning Act of 1971<sup>55</sup>. Its preparation signalled a new phase in local planning which was to become a more formal process from this time forward. The emphasis of the Official Plan was clearly directed towards the preservation of the existing character of the Village, by that time well-established, and on the conservation of the natural landscape. Cluster housing was discussed as an option for the conservation of natural landscape features. Under the General Policy, it was stated that:

"The Village of Rockcliffe Park is a quiet residential neighbourhood of tree-lined roadways and single-family houses, set in a well-preserved natural landscape. It is the policy of this Plan therefore to maintain this character and to encourage similar developments within the areas designated for residential purposes."<sup>56</sup>

Pressure to develop the sensitive marshland surrounding the east side of McKay Lake throughout the 1960s resulted in the designation of the land surrounding the Lake as an Open Space Conservation Zone in By-law #74-12, which served to freeze all development within its boundaries.

The Conservation Zone proved to be unworkable. Following battles between developers and the Village council, which were heard by the Ontario Municipal Board and the Regional Planning Committee, By-law #80-26 was passed, replacing 74-12. The new zoning by-law allowed for higher-density (cluster) residential development in exchange for the establishment of the COPP (Corridor of Public Passage).

---

<sup>54</sup> Grant Parcher. Rockcliffe Park Conservation Association. A History, 1968-1990. Rockcliffe Park, 1990, p.24.

<sup>55</sup> *ibid.*

<sup>56</sup> Project Planning Associates Limited. Official Plan 1972. Prepared for the Rockcliffe Park Planning Board, 1972, Section 4.2.

The threat of amalgamation returned in 1977, following the regional review and the report of the provincially established Ottawa-Carleton Review Commission. The Mayo Report, by Dr. Henry B. Mayo, a professor at Carleton University, proposed the amalgamation of the municipalities of Vanier and Rockcliffe Park, in order to address the representational inequality on the regional council.

In a White Paper of the following year, issued by the Ontario Minister of Intergovernmental Affairs, Darcy McKeough, a proposal was made to amalgamate Rockcliffe with the City of Ottawa rather than Vanier. McKeough's paper also argued that the Village continued to fail to share local purpose taxes with the rest of the region. Rockcliffe Park residents were quite prepared for adjustments to the structure of regional council in order to create a more balanced and equitable system. The latter point made by McKeough, however, was refuted by Villagers, who produced facts and figures to the contrary<sup>57</sup>. The Village of Rockcliffe Park again succeeded in retaining its municipal autonomy, following a battle with the province, which at times appeared hopeless.

Amidst serious issues which have confronted the Village in recent years, certain features of its governance have remained constant. Rockcliffe Park continues to be governed by a volunteer council and mayor. They are assisted in their duties by an increasing number of municipal committees, which are comprised of local residents. Participation on a voluntary basis, which has characterized the community since its establishment as a Police Village, has continued.

---

<sup>57</sup> Parcher, p.25.

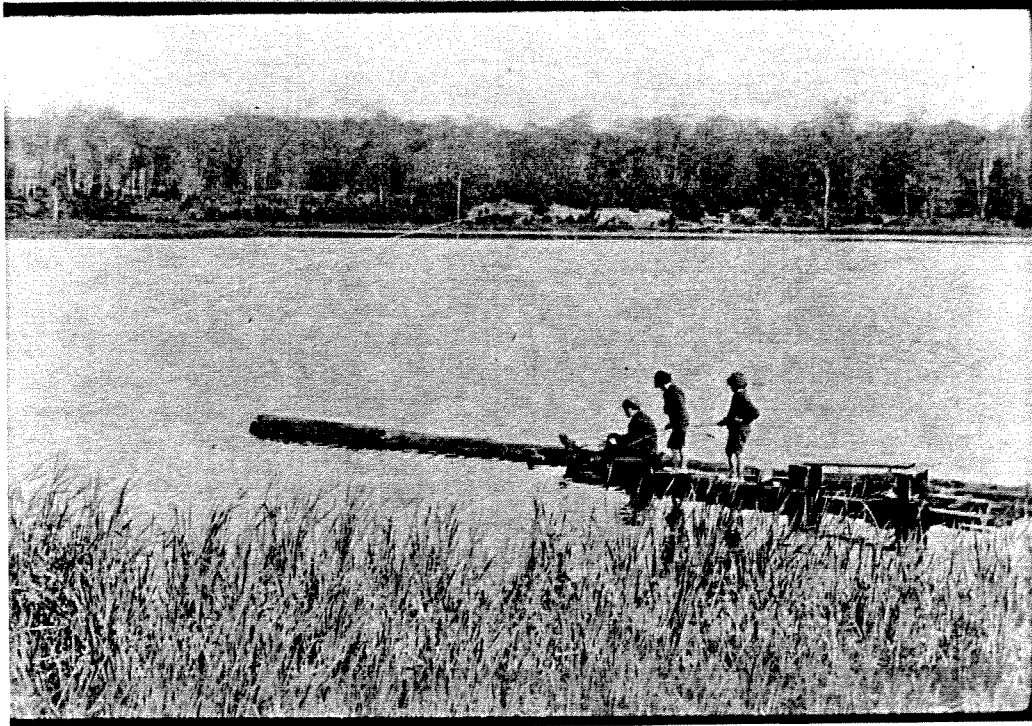


Fig. 7 Boys fishing on McKay Lake, circa 1920. (NAC, C22668)

**iii) Conservation of the Natural Landscape:**

The rural character of the area, and the dramatic features of the earlier natural landscape, form the basis of the character of the Village of Rockcliffe Park. The preservation of these features has therefore been of particular interest to local residents, whose conservation activities have been continuous since the 1920s. A conservation approach has also guided local improvements which have been carefully planned to interfere as little as possible with the existing trees and landscape. In the Annual Report of the Village Council of 1934, it was stated, for example, that:

“It has been necessary from time to time to cut down certain trees in connection with the rounding of corners at dangerous intersections, and others which were considered unsafe. The rate payers may, however, rest assured that no tree was taken down without the most careful consideration, and where a fine tree could be saved by employing tree surgeons, this has been done. It is in the highest degree desirable that the rural character of the Village should be preserved to the fullest possible extent.”<sup>58</sup>

Scientific interest in the natural landscape of the area first occurred during the nineteenth century, when the white marl bed on the estate

<sup>58</sup> Annual Report of the Village of Rockcliffe Park, 1934, p.5.



land was noted by the Geological Survey in 1845<sup>59</sup>. Further studies, focussing on the unusual characteristics of McKay Lake and its flora and fauna, were carried out by the Geological Survey and by the Ottawa Field-Naturalists' Club, during the late-nineteenth century and early twentieth centuries.

Concern by local residents for the protection of these features was evident in 1929, when on May 14, the 'Rockcliffe Park Crown Game Preserve' was established by Order-in-Council. The sanctuary extended from Rideau Gate to the far end of the airport<sup>60</sup>. Perhaps the inspiration of Dr. Hoyes Lloyd, the Dominion Ornithologist, and long-term resident of the village, the Order-in-Council stated that:

"the hunting, taking or killing of any bird or animal protected under the provisions of the Ontario Game and Fisheries Act, or the Migratory Birds Convention Act, or any unprotected bird or animal, in or upon such preserve, except under the authority and supervision of the District Superintendent of the Department of Game and Fisheries, shall be prohibited."<sup>61</sup>

A Crown Game Preserve Committee was established, which worked in co-operation with the village council, and signs were posted with copies of the Order-in-Council. The Order lapsed following the Second World War.

Since the 1960s, a shortage of vacant land within Village boundaries, for subdivision and development, has placed increasing pressure on the existing physical form of the community, and on some of the more environmentally sensitive areas. Rockcliffe Park's challenge, in recent decades, has been to maintain a reasonable balance between the interests of the developers and the preservation of the natural landscape.

The ecosystem of McKay Lake and its marsh became the focus of a major conflict which continued over a period of twenty years, from 1963 to 1981. Infilling of the marsh for the purpose of development resulted in an extended legal battle between the developer and a group of Villagers. This prompted the formation of the Rockcliffe Park Conservation Association in 1968.

The Rockcliffe Park Conservation Association has continued to work on issues arising in the village, since that time. These issues have included the fight which arose in 1986, over the proposal to locate the

---

59 Diana Rowley. History of McKay Lake, p.2.

60 Walker, p.313.

61 Diana Rowley, p.3.

new American Embassy on the Mile Circle site. The proposed location was eventually changed and Mile Circle remains federal park land.

Following the loss of virtually all of the elm trees, which succumbed to Dutch Elm Disease during the 1970s, the RPCA was instrumental in organizing a reforestation project, which continues under the careful guidance of the village arborist.



Fig. 8 Hillsdale Bridge and McKay Lake looking southeast, c.1910. (National Archives)

#### iv) Transportation and Roads:

The current road pattern provides evidence of the incremental development of the Village, and demonstrates the deliberate level of informality which has characterized local planning initiatives. The road widths are narrower and more winding than standard configurations, and sidewalks are absent on all but three streets. The sidewalks which exist were installed for the safety of school children in the area.

T.C. Keefer's Estate plan of 1864 indicated Buena Vista Road, used to access Elmwood Farm and Hemlock Lake, Lisgar Road, which continued to the MacNab's 'Rockcliffe' property, and Mariposa Avenue and Springfield Road, among others. Coltrin Road appears to lie along the boundary line between the original Lot A and Lot 1. While the significant access routes to building lots were laid out by the MacKay Estate during the nineteenth century, the majority of smaller roads have been provided during the twentieth century, as settlement occurred.

Within the Village, walking is a favourite pastime along the quiet roads, which are shaded by a dense canopy of trees. This local ritual is eloquently described by Humphrey Carver in Compassionate Landscape (1975):

“To say that I have ‘left my footprints’ on this familiar neighbourhood might be a figurative expression, but in this place it is literally true, for it is a great place for walking. We walk here because it is a pleasant landscape that has never lost its woodland character, as it was when there were just a few summer cottages scattered through the Rockcliffe woods,...People walk in family groups on Sundays, they walk their dogs in the early morning or evening, or they walk in lonely cogitation when they have a problem to solve. For walking is the best aid to creative thought.”<sup>62</sup>

Some local inhabitants have chosen to walk to work. The ‘Walking Club’ became a ritual during the Second World War. Arnold Heeney, Jack Pickersgill, Louis Rasminsky, and Lewis Clark, the Chargé d’Affaires at the American Embassy from 1943, regularly walked to Wellington Street together from Rockcliffe<sup>63</sup>.

The Village is currently served by a bus route which passes along Maple Lane and down Acacia Road, along the boundary of the Village. Historically, the Village was serviced by the Ottawa City Passenger Railway Company, a horse-drawn tramline, from 1889 to 1893. The service ran as an extension of the line during summers only, and brought visitors to Keefer’s picnic park to the terminus at Mushroom Lodge. The O.C.P.R.C. was replaced by the Ottawa Electric Street Railway, in 1893 (Fig. 33), which extended the route, and operated in the area until 1953. Five small streetcar shelters along the stone wall on the Park Driveway, which were built for the private use of estate residents, are now maintained by the National Capital Commission.

v) **Public Utilities and Local Services:**

The level of utilities and services in the Village has consistently been determined on the basis of the needs of local residents, in contrast to the standardized levels established in more urban environments. The level of services in the Village has, consequently, remained very low compared to the levels established by the City of Ottawa.

---

62 Humphrey Carver. Compassionate Landscape. Toronto: University of Toronto Press, 1975, p.205.

63 Granatstein, p.11.

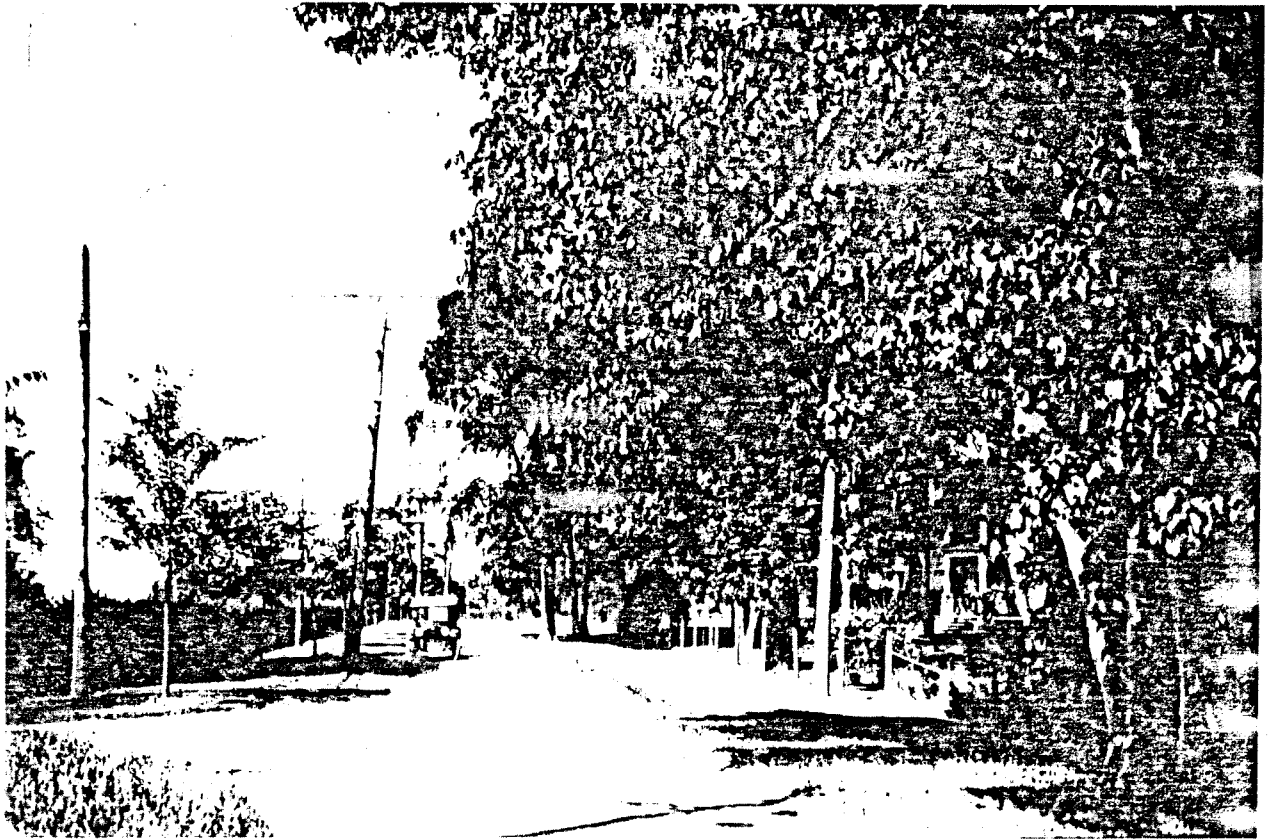


Fig. 9 View of Acacia Avenue, in the 1930s, showing utility poles on the sides of the road. (NAC, PA 34269)

Public utilities and services were brought to the area during the first decade of the twentieth century, in response to year-round settlement on the MacKay Estate. Water mains were laid on a gradual basis, the first ones installed in 1904. Initially, the Village was charged for water by the City of Ottawa based on a single meter in the local pump house, and residents paid a yearly flat rate per hook-up. This system was replaced by individual meters in 1948.

Sanitation presented a significant challenge for many years. The local limestone made sewers an expensive proposition, and made it difficult for septic tanks to operate efficiently<sup>64</sup>.

Electric street lights were introduced to the Village in 1908. The original 32 candle power (carbon filament) lights were replaced with 100 watt (tungsten) lights in 1912. Like the water mains, new streetlights were installed as residents moved to the Village and new streets were laid.

Policing, garbage collection, and snow removal have been managed by the Village Council. The first constable was hired in 1911 'for Sundays and holidays during summer months'<sup>65</sup>. Corporal Sidney Fish became

<sup>64</sup> Interview with Mr. Dennis Coolican, conducted by Joan Kingstone, March 4, 1987.

<sup>65</sup> Minutes of the Police Village Trustees, March 2, 1911.

the first full-time constable in 1931. Since his retirement in 1945, policing has been provided to Rockcliffe Park through a contract with the Ontario Provincial Police (now with the Regional police). Fire protection, by contrast, has been purchased through the City of Ottawa since the establishment of the Police Village.

**vi) Local Institutions:**

Local schools, a common feature in early suburbs, were established in the Village of Rockcliffe Park between 1910 and 1922. Their presence has been of great significance, both functionally and symbolically, to the development of the Village. They became valuable neighbourhood assets, increasing the desirability of the area to families with young children. They have also served to consolidate the community around their only local institutions, which have been largely sustained, over the years, through the philanthropic efforts of many of the Village families.



Fig. 10 Physical training at Ashbury College in 1917. The class is shown behind the school, with the original gymnasium to the rear. (Tony German. *A Character Of Its Own: Ashbury College 1891-1991*. [Carp, Ontario: Creative Bound Inc., 1991] p.48.)

The first to appear in Rockcliffe was Ashbury College, which moved to the village in 1910 from Centretown. Founded in 1891, by Rev. George P. Woollcombe, Ashbury was a boarding and day school for boys, several of whom were or would become residents of Rockcliffe Park. A ten acre site was purchased from the Rockcliffe Property Company in 1909, and a Queen Anne-style building was designed by the firm of (Allan) Keefer and Weeks (Fig. 34). Allan, himself, attended the school

during the 1890s, when it was located on Wellington St.<sup>66</sup>. When the new school opened in 1910, day boys took the streetcar to a newly established Ashbury stop at the bottom of Park Road, near the end-of-the-line loop at Buena Vista<sup>67</sup>.

The Rockcliffe Preparatory School for boys and girls, founded by Mrs. H. Philpot (whose husband taught at Ashbury), followed, in 1915. At first, it was housed in the old Keefer farmhouse on Buena Vista, and served the families in Rockcliffe Park. With the support and assistance of these families, in particular, Mrs. Harry Southam, who was backed by Mrs. Edward Fauquier and Senator Cairine Wilson, the Preparatory School was developed into Elmwood School for Girls, in 1923<sup>68</sup>. The farmhouse was demolished in 1925, in order to make way for a new building, constructed on the site in 1925 (Fig. 35). Ashbury and Elmwood were linked by a wooden walkway, during their early years, which took the students to the streetcar shelter<sup>69</sup>.

The third school to open was Rockcliffe Park Public School, in 1922, at its present site on Springfield Road (Fig. 36). Initially, it had four rooms and forty-one students. The establishment of the public school represented a great victory on the part of Villagers and trustees. Since 1908, the trustees had fought for the creation of a new school section in Rockcliffe Park, because the Village taxes were being directed towards the operation of the Janeville Public School, which none of the local children attended<sup>70</sup>. This was awarded to them in 1922, with their separation from the Union Public School Section of the Town of Eastview and the creation of School Section #29.

Village growth necessitated the enlargement of the public school, to accommodate additional classrooms, as well as a building in which to provide a Village Council Chamber and municipal offices, in 1928. The grounds were enlarged in 1935 with the addition of two and one half acres of land, acquired from the Keefer Estate. This called for the closing of Park Road in front of the school property<sup>71</sup>. In 1952, the 'Queen Juliana Hall' was added, which has since served as the gym and Village hall.

The public school has had an interesting history, managed by the Rockcliffe Park Public School Board (made up of local residents) until 1970, when it was taken over by the Ottawa Board of Education. During the early years of its existence, a 'country' curriculum prevailed and

---

66 Tony German. A Character of Its Own: Ashbury College 1891-1991. Carp: Creative Bound Inc., 1991, p.23.

67 *ibid.*

68 German, p.37.

69 *ibid.*

70 Minutes of the Police Village, December 16/08.

71 'The Village of Rockcliffe Park. A Brief History and a proposal to keep The Village a Rural Suburb and allow room for School Expansion.' Friday, November 1, 1935.

students tended little garden plots on the grounds. In 1963, the School Board initiated an experimental French immersion programme at the kindergarten level, the first in the Ontario Public School system.

The schools were complemented by the establishment of a local club, the Rockcliffe Lawn Tennis Club, in 1926. Wilson and Harry Southam facilitated this enterprise by renting land for four clay courts and a clubhouse, at the corner of Lansdowne Road and Lakehurst Road, for a nominal rent<sup>72</sup>. Since that time, the clubhouse has been replaced and an additional four courts have been added. A Lawn Bowling Club was active from 1955 to 1977.

vii) **Recreational Land Use:**

The landscape both in and around the Village of Rockcliffe Park has been associated with recreation and pleasure since settlement occurred in the area. Rockcliffe Park, Mile Circle, and the Ottawa and New Edinburgh Canoe Club, which are situated on the land surrounding the Village, reflect activities which developed in the area during the nineteenth century. These activities complemented the settlement of Rockcliffe Park, whose new residents were often drawn to the healthy, pastoral environment which was provided to them in the area.



Fig. 11 Two skilöbners in Rockcliffe Park, photographed by M.O. Hammond in 1904. It has been suggested that they might be Annie and Jessie Clark, daughters of Thomas Mcleod Clark, who lived at Crichton Lodge and at 17 Mariposa Avenue (from 1909). (Sandra Gwyn. *The Private Capital*. [Toronto: Harper and Collins, 1984], p.408.)

Recreational activities were introduced to the area during Thomas McKay's occupancy of Rideau Hall. In a report prepared in April 1864,

<sup>72</sup> Rockcliffe Park LACAC. *Walking in the Village of Rockcliffe Park*. Rockcliffe Park, 1982, p.37.

by F.P. Rubidge, of the Department of Public Works, he described the existing grounds of Rideau Hall. In addition to the farming operations and stables, "...From three to four acres are set apart for the Garden Ground and bowling green..."<sup>73</sup>.

Bored and frustrated by the absence of a sophisticated culture and amusements in the under-developed city of Ottawa, the successive vice-regal families at Rideau Hall were responsible for the establishment of skating, curling, tobogganing (Fig. 37) and cricket on the premises of the estate during the second half of the nineteenth century. Their winter parties became legendary affairs, serving to break the monotony of an otherwise drab existence in what was then a rough-and-tumble city.

Recreational activities eventually spilled over into the surrounding MacKay Estate property. The 'Wanderers', an exclusive snowshoeing club, organized frequent expeditions in the woods of the MacKay Estate which surrounded the property of Rideau Hall, and skiing (or 'skilöbning', as it was then called) was introduced on its hills in 1887, by Lord Frederick Hamilton. According to Hamilton, the initial reception to the sport was mixed:

"In January 1887, I brought my Russian skis to Ottawa, the very first pair that had ever been seen in the New World<sup>74</sup>. I coasted down hills on them amidst universal jeers; everyone declared they were quite unsuitable to the Canadian conditions."<sup>75</sup>

Boating was a popular summer activity. Initially, its function in the area was of a practical nature, providing an alternative means of transportation between Rideau Hall and Parliament Hill, which avoided the dreadful road. The first Governor General, Lord Monk, was taken daily up the Ottawa River to a stage at the foot of Parliament Hill in a six-oared boat with a canopy and a crew "dressed man of war fashion"<sup>76</sup>.

Boating clubs were eventually established in the area. The Ottawa Rowing Club was founded in 1867, Sir John A. Macdonald serving as its first president<sup>77</sup>. The Ottawa Canoe Club also dated from this period, founded in 1883. It became a tradition for the Governor

---

<sup>73</sup> F.P. Rubidge, 'Description of the Residence Situated on the MacKay Estate, adjoining the City of Ottawa, known as Rideau Hall, and being in the Township of Gloucester.' Ottawa, April 5, 1864. PAC, RG11, B1(a), Vol. 425, Subject 1028, p.415.

<sup>74</sup> This is an unsubstantiated claim.

<sup>75</sup> Sandra Gwyn. *The Private Capital*. Toronto: Harper and Collins, 1984, 1989, p.238.

<sup>76</sup> Jane Harrison, *Mile of History Tour*. National Capital Commission, n.d.

<sup>77</sup> Robert Haig. *Ottawa, City of the Big Ears*. Ottawa: Haig and Haig Publishing Co., 1969, p.124.



General to serve as its patron for several decades<sup>78</sup>. In 1894, the Canoe Club moved its floating clubhouse from its original location at the St. Patrick Street Bridge, to its present site on the edge of the river near Rockcliffe<sup>79</sup> (Fig. 38).

T.C. Keefer clearly recognized the recreational potential of the waterfront property on the estate. He purchased the land fronting the river to the north of Lisgar Road from the MacKay estate, for the purpose of establishing a picnic park. The New Edinburgh terminus of the Ottawa City Passenger Railway Company, the horse-drawn tramline (in which Keefer had interests), was extended in 1889, to take passengers to a new terminus at 'Mushroom Lodge', via the road leading to the Gatineau Point Ferry landing<sup>80</sup>. The horse-drawn tramline was replaced by electric streetcars, in the area, in 1893.

An article, published in 1890, described some of the work which had been carried out on the park site:

"They have cleared the underbrush, and constructed walks along the slopes far beyond the ferry landing, and not only that, but wells have been sunk, and one or two of the springs which exist there have been fenced in, thus giving a bounteous supply of pure, fresh water."<sup>81</sup>

The opening of a picnic park brought city people to the area by the thousands, during the hot summers. Prior to the establishment of popular resorts, serviced by the streetcars, vacations to the countryside had been limited to a small segment of the population who could afford to travel. During the 1890s, the cheap and easy day-trip to parks like Rockcliffe allowed a greater portion of society an escape to fresh air and a scenic landscape. Similar summer resorts were opened at the same time at Britannia-on-the-Bay, and at Queen's Park in Aylmer.

Keefer sold his land to the City of Ottawa for \$34 000.00, in July of 1897, with the condition that it be used only as a park. In 1905, the land was leased to the Ottawa Improvement Commission, becoming the first federal park in the National Capital Region. The park was extended that year through the purchase of land from local property owners, along the southern edge of the Ottawa River. According to the O.I.C. reports, several stone and rustic bridges were constructed in Rockcliffe

---

78 'Yearbook', Ottawa Canoe Club, 1904.

79 Courtney C.J. Bond. Where Rivers Meet: An Illustrated History of Ottawa. Windsor Publications Ltd., 1984, p.82.

80 W.E.D. Halliday, 'Ottawa City Passenger Railway Company'. Halliday Files, Rockcliffe LACAC Archives, 1962.

81 'A Charming Resort', Ottawa Free Press. September 17, 1890.

Park. The bridges built included the Hillsdale Bridge, at the northern outlet of McKay Lake, now a landmark in the Village.

Together with the Beechwood Cemetery, which was laid out in 1873, the effect that parks have had on village growth has been important. They have provided natural boundaries around a large portion of the Village, and established treed buffer-zones, creating a feeling of privacy.

Within the boundaries of the Village, Humphrey Carver, author of the influential book, Cities in the Suburbs (1962), designed the community's 1967 Centennial project, the Village Green. In 1935, the acquisition of additional property for the Rockcliffe Park Public School had been carried out in anticipation of the future creation of a park or civic centre<sup>82</sup>, as well as for expansion of the school buildings. Prior to 1967, however, this space had been used primarily as a dump for tree-cuttings. The lawn-bowling club established in 1955, was on the end of the property, facing Ashbury College.

The design of the Village Green was guided by the desire to conserve and enhance the existing landscape, which included a grove of acacias. Many Villagers and ambassadors participated in the laying out of the park, planting trees and flowers. A group of Art Price small bird and squirrel sculptures was donated by the children of Wilson and Henrietta Southam, continuing their family tradition of philanthropy in Rockcliffe Park. The adjacent lawn-bowling club was transferred to the Village and transformed by the Environment Committee in 1977 into the "Jubilee Garden", designed by Humphrey Carver, and named in recognition of contributions made by the Province of Ontario from the Jubilee Fund.

#### viii) Associations with the National Capital:

Through the twentieth century, the Village has served as the home for many public figures, including politicians, Canadian and foreign diplomats, and high-ranking civil servants. This function has been strengthened by the evolution of Sussex Drive, since 1864, as the ceremonial route between Parliament Hill and Government House.

The road leading to Rideau Hall, following its purchase, remained in very poor condition during the nineteenth century. Commercial and industrial enterprises lined the street on either side. By 1897, Lady Aberdeen called for : "...a beautiful and stately drive or esplanade from Major's Hill right down Sussex to Government House grounds, with

---

<sup>82</sup> 'The Village of Rockcliffe Park. A Brief History and a proposal to keep The Village a Rural Suburb and allow room for School Expansion.' November 1, 1935, p.3.

only buildings of an approved type on the east side, leaving the river side free and open.”<sup>83</sup>



Fig.12 'Lornado', 500 Lisgar Road, built by W.Y. Soper in 1908. The house was the first diplomatic mission to be established within Village boundaries, purchased by the American government in 1930, to serve as the Ambassador's residence. (Rockcliffe Park LACAC. *Walking in the Village of Rockcliffe Park*. [Village of Rockcliffe Park, 1982], p.15.)

The planning of Ottawa as the Nation's Capital began in 1899, with the establishment of the Ottawa Improvement Commission, whose mandate was to beautify the city by cleaning up the waterfronts and establishing a system of parks and parkways (Rockcliffe Park became the first in 1905). Three subsequent federal reports had particular influence in shaping Ottawa as a capital city. They are: The Todd Report (1903), The Holt Report (1915), and the Greber Report (1950). The reports shared certain principles, which included the relocation of railway lines which crisscrossed the downtown core, and the development of ceremonial routes and government precincts in Ottawa.

From the first decade of the twentieth century, property on the west side of Sussex Street was expropriated, and industrial and commercial buildings were replaced with federal offices and institutions. Several historic buildings on the east side of the street were acquired and restored during the 1960s, as part of a centennial project, but continue to be used for commercial and residential purposes. Official residences

<sup>83</sup> Lucien Brault. *The Mile of History*. Ottawa: National Capital Commission, n.d., p.57.

and diplomatic missions have been located on Sussex Drive beginning with the purchase of Earncliffe, by the British government, in 1930. The establishment of diplomatic missions within Village boundaries began with the acquisition of Warren Y. Soper's estate, Lornado, by the American legation, in 1930. By 1954, seven additional embassies - Switzerland, Sweden, the Netherlands, Pakistan, India, Norway and Israel - had purchased residences in Rockcliffe Park, and approximately twenty homes were being rented by diplomats<sup>84</sup>. At present, approximately ten per cent of the buildings in the Village serve as embassy residences, and Stornoway has been the official residence of the Leader of the Opposition since 1948.

---

<sup>84</sup> Bill Stephenson, 'The Haughtiest Suburb of Them All', in MacLean's Magazine, September 15, 1954, p. 69.

#### .4 List of Figures and Maps

##### Figures

1. Map accompanying prospectus advertising MacKay Estate, 1864
2. Thomas McKay's mills at the Rideau Falls, 1851
3. Topographical map of MacKay Estate, 1864
4. Allan Gilmour Mather's residence, 585 Acacia Avenue, in 1910
5. The Manor House, 724 Manor Avenue, built 1929
6. Aerial photograph of part of the Village, 1928
7. Boys fishing on McKay Lake, c. 1920
8. Hillsdale Bridge, c. 1910
9. Acacia Avenue, 1930s
10. Physical training at Ashbury College, 1917
11. Skiing in Rockcliffe Park, 1904
12. "Lornado", 500 Lisgar Road, built 1908
13. Section of Belden Map, 1879
14. Thomas McKay
15. Front elevation of Rideau Hall, 1838
16. Thomas Coltrin Keefer
17. The Manor House, altered by T.C. Keefer, c. 1870
18. Birkenfels, T.C. Keefer on verandah
19. Askwith cottage, 420 Lisgar Road, c. 1900
20. "The Shack", McKay Lake, c. 1900
21. Part of the 1911 map of the City of Ottawa
22. Fotheringham house, early 1930s
23. 124 Manor Avenue in 1950, built 1915
24. Lloyd family on ice on McKay Lake, 1926
25. Summer cottage, c. 1904, later replaced by 1908 "Lornado"
26. "Lindenelm", 11 Crescent Road, in the 1920s, built 1911
27. "Stornoway", 541 Acacia Avenue, in 1918, built 1914
28. Junction of Birkenfels, Buena Vista, and Lisgar Roads, 1930s
29. Mortimer Company map, 1929
30. Hon. J.W. Pickersgill and family, 1952
31. Map advertising "Connaught Commons", 1911
32. Coltrin Place planned by Andrew Hazeland in 1960
33. Inaugural run of Ottawa Electric Street Railway, 1893
34. Ashbury College, 1912
35. Elmwood School, 1925
36. Rockcliffe Park Public School building in 1923
37. Composite photograph of Dufferin tobogganing party, c. 1874
38. Regatta, Ottawa Canoeing Club, 1896

##### Maps

1. 1863
2. 1864-1907
3. 1908-1925
4. 1926-1948
5. 1949-1972
6. 1973-Present

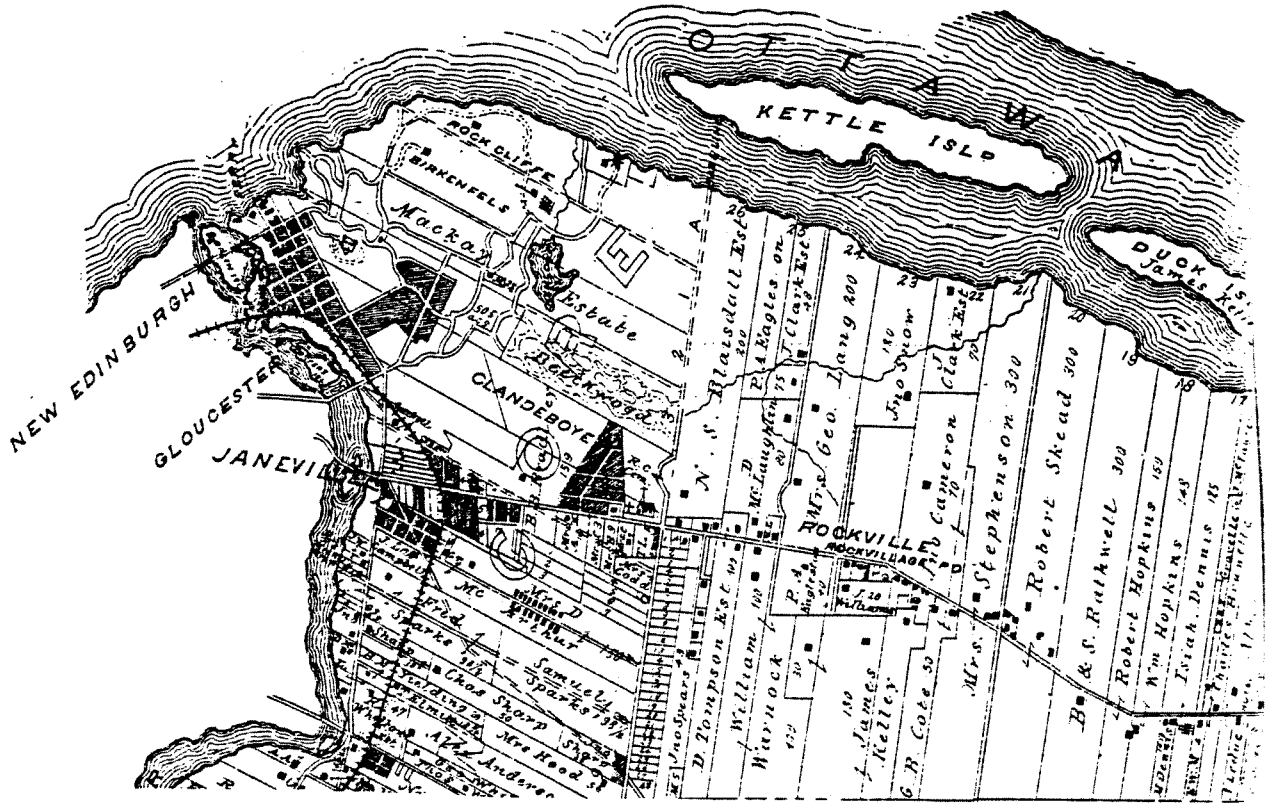


Fig. 13 Section of H. Belden and Co. map of 1879, showing the configuration of the original lots surveyed by John Stegmann in 1793. (H. Belden and Co. Illustrated Historical Atlas of the County of Carleton. Reprint of 1879 edition. [Stratford, Ont: Cummings Atlas Reprints, 1976].



Fig. 14. Thomas McKay (1792-1855). (John H. Taylor. Ottawa: An Illustrated History. [Toronto: James Lorimer and Co. and the Canadian Museum of Civilization, 1986], p.16.)



Fig. 15. Drawing of the front elevation of Rideau Hall, built by McKay in 1838. (Marion MacRae and Anthony Adamson. *The Ancestral Roof*. [Toronto and Vancouver: Clarke, Irwin and Co. Ltd., 1963], p.102.)



Fig. 16. Thomas Coltrin Keefer (1821-1915). (Harry and Olive Walker. *Carleton Saga*. [Ottawa: The Runge Press, 1968], p.307.)

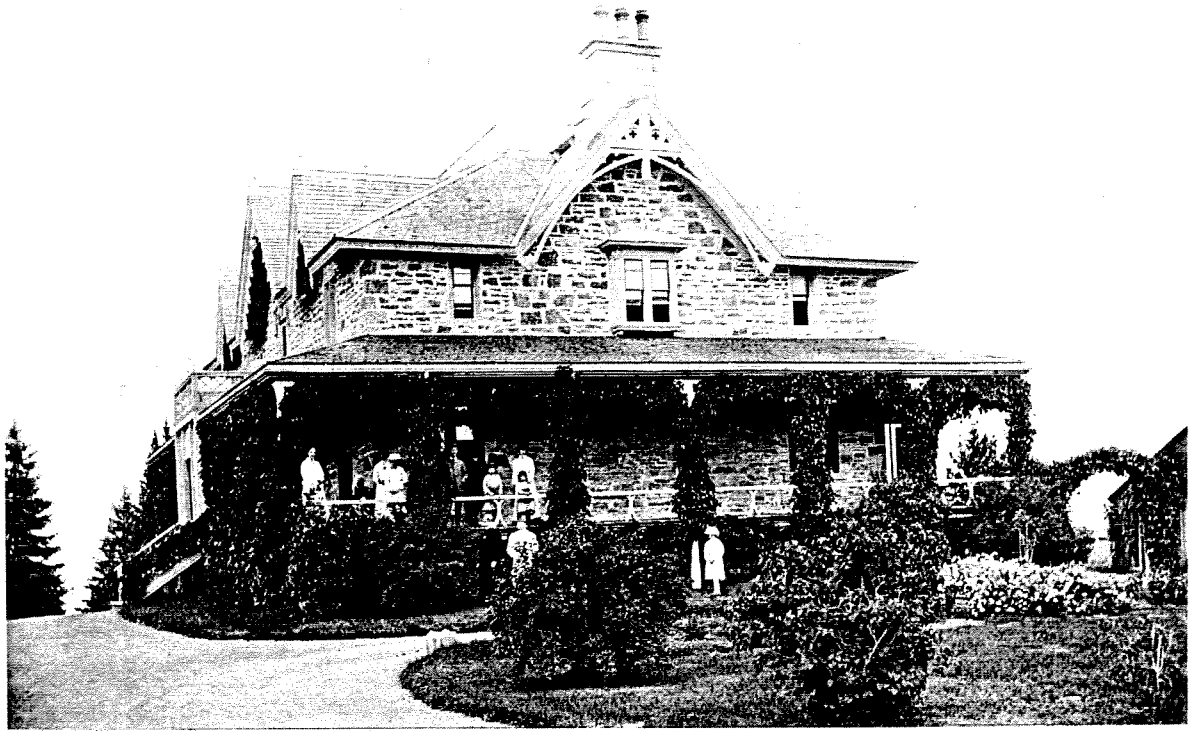


Fig. 17. The west elevation of the Manor House (since demolished), as altered by T.C. Keefer. (NAC, C09983)



Fig. 18. Birkenfels (since demolished). T.C. Keefer is in the grey top hat. (NAC, C09982)



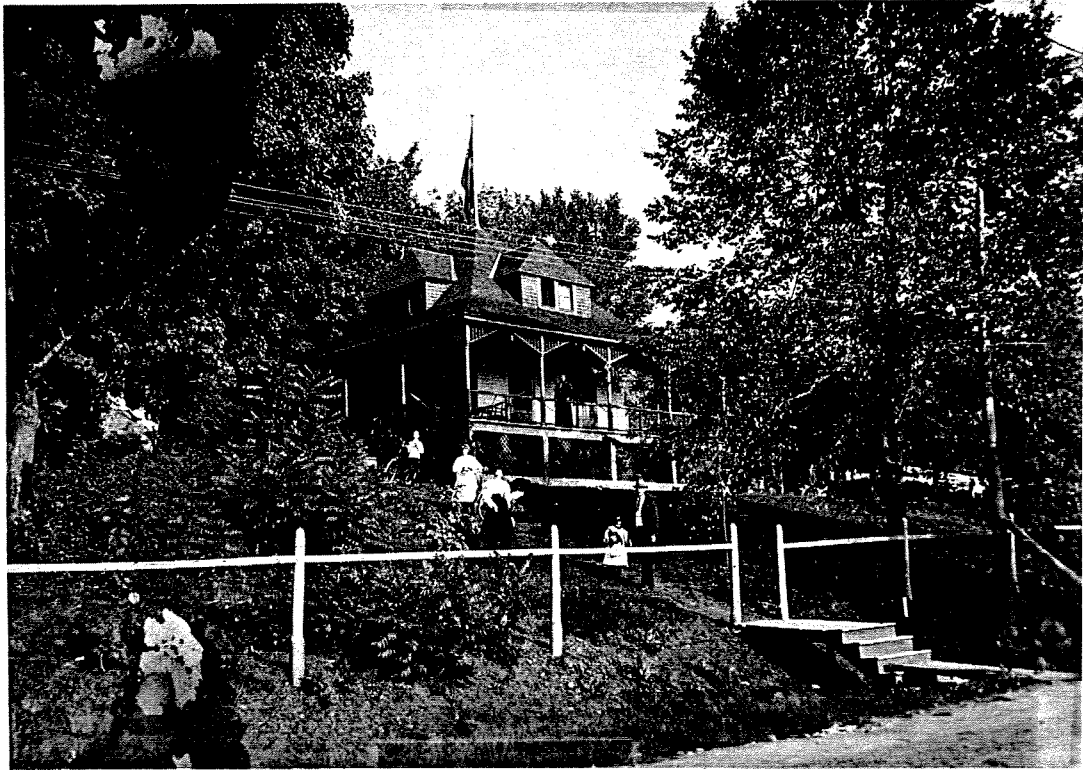


Fig. 19 The Askwith family's summer cottage at 420 Lisgar Road, circa 1900. (Village of Rockcliffe Park LACAC Archives)



Fig. 20. 'The Shack', the summer cottage of Dr. and Mrs. Thomas Gibson on McKay Lake, circa 1900. (Village of Rockcliffe Park LACAC Archives)



Fig. 21 Section of a 1911 map of the City of Ottawa (The Water-Power-Lumber-Centre & Capital of Canada), published by C. Fred McAlpine Company, Ottawa. By 1911, only Rockcliffe Park's major roads were indicated, and the east side of McKay Lake remained undeveloped. (Thomas L. Nagy. Ottawa in Maps. A Brief Cartographical History of Ottawa. [Ottawa: National Map Collection, Public Archives Canada, 1974], 37.)



Fig. 22 The Fotheringham house at the corner of Buena Vista and Birkenfels Road in the early 1930s. The Fotheringhams were among the early cottagers on the Estate. (Village of Rockcliffe Park LACAC Archives)



Fig. 23 124 Manor Avenue in 1950, originally the home of the Donnelly family (built in 1915). The Donnellys operated a small-scale farm on the property. (Village of Rockcliffe Park LACAC Archives)



Fig. 24 The Lloyd family and friends on McKay Lake, circa 1926. Note the three permanent residences and summer cottage on the left, overlooking the Lake. (Village of Rockcliffe Park LACAC Archives)

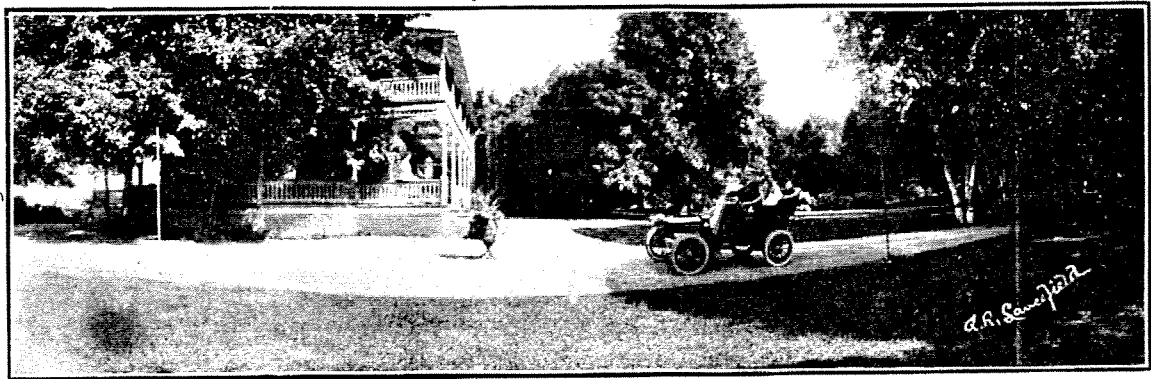


Fig. 25 'Lornado', the summer residence of Warren Y. Soper, circa 1904. An estate home was built by Soper in 1908 that replaced the cottage. (Anson A. Gard. The Hub and the Spokes. 'Ottawa' of Today. [Ottawa and New York: The Emerson Press, 1904], p.56.)

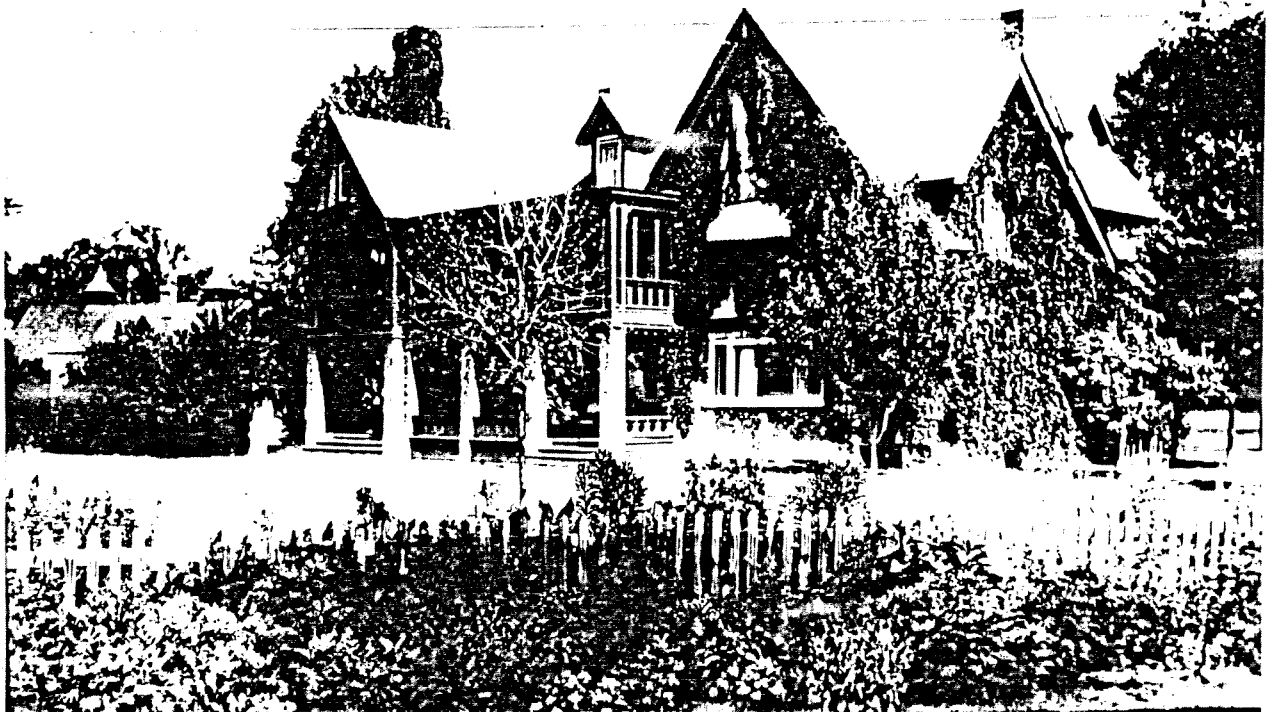


Fig. 26 'Lindenelm', 11 Crescent Road, in the 1920s, showing the rear elevation and garden. Frederick Todd, a well-known Montreal landscape architect was hired to advise Mr. Southam on the siting of the house on the grounds. (NAC, PA 34271)

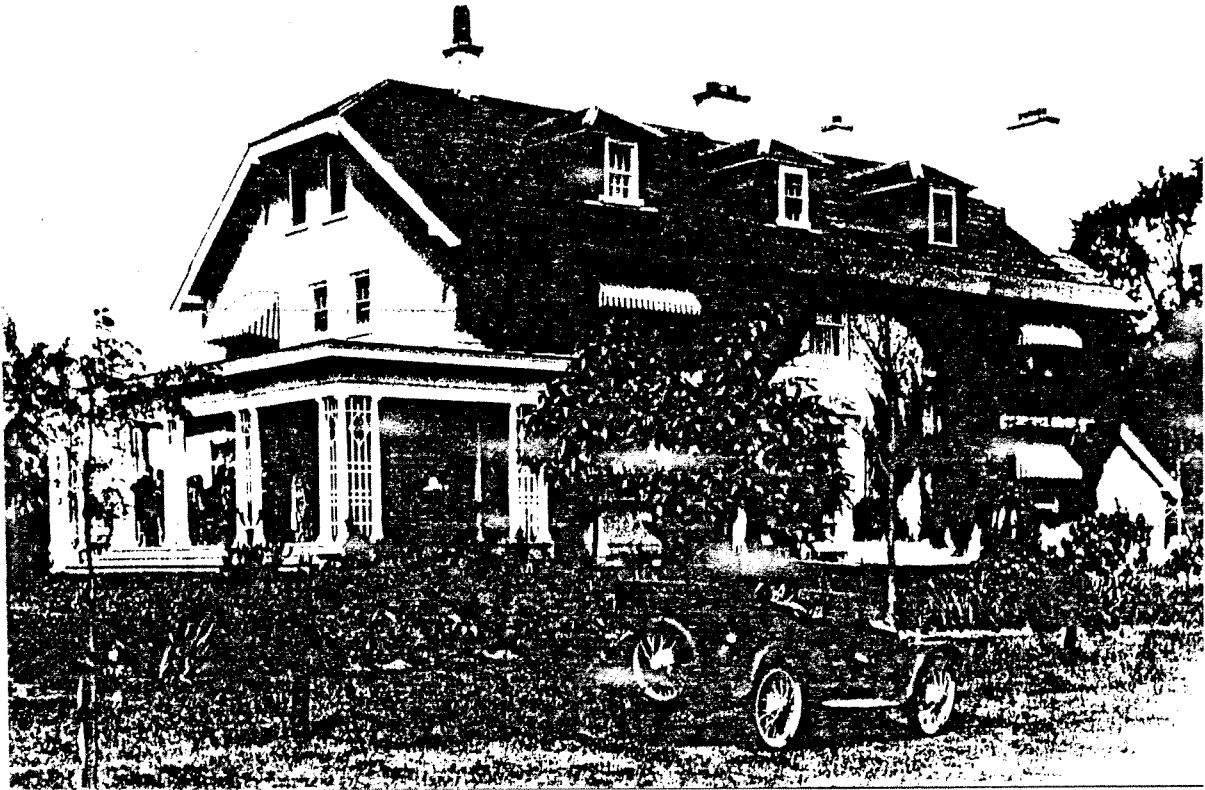


Fig. 27 'Stornoway', 541 Acacia Avenue, in 1918, designed by Keefer in 1914 for Ascanio Major and his family. Major found the journey into Ottawa to be too inconvenient, and moved back to the city in 1923. Since 1948, the house has served as the Official Residence for the Leader of the Opposition. (Maureen McTeer. Residences, Homes of Canada's Leaders. [Scarborough: Prentice-Hall Canada Inc., 1982], p.76.)



Fig. 28 Junction of Birkenfels, Buena Vista, Lisgar and Rockcliffe Parkway in the early 1930s, showing the Law house behind the streetcar shelter, the Fotheringham residence on the far right, on Berkenfels Road, and cottages on Buena Vista. (Village of Rockcliffe Park LACAC Archives)

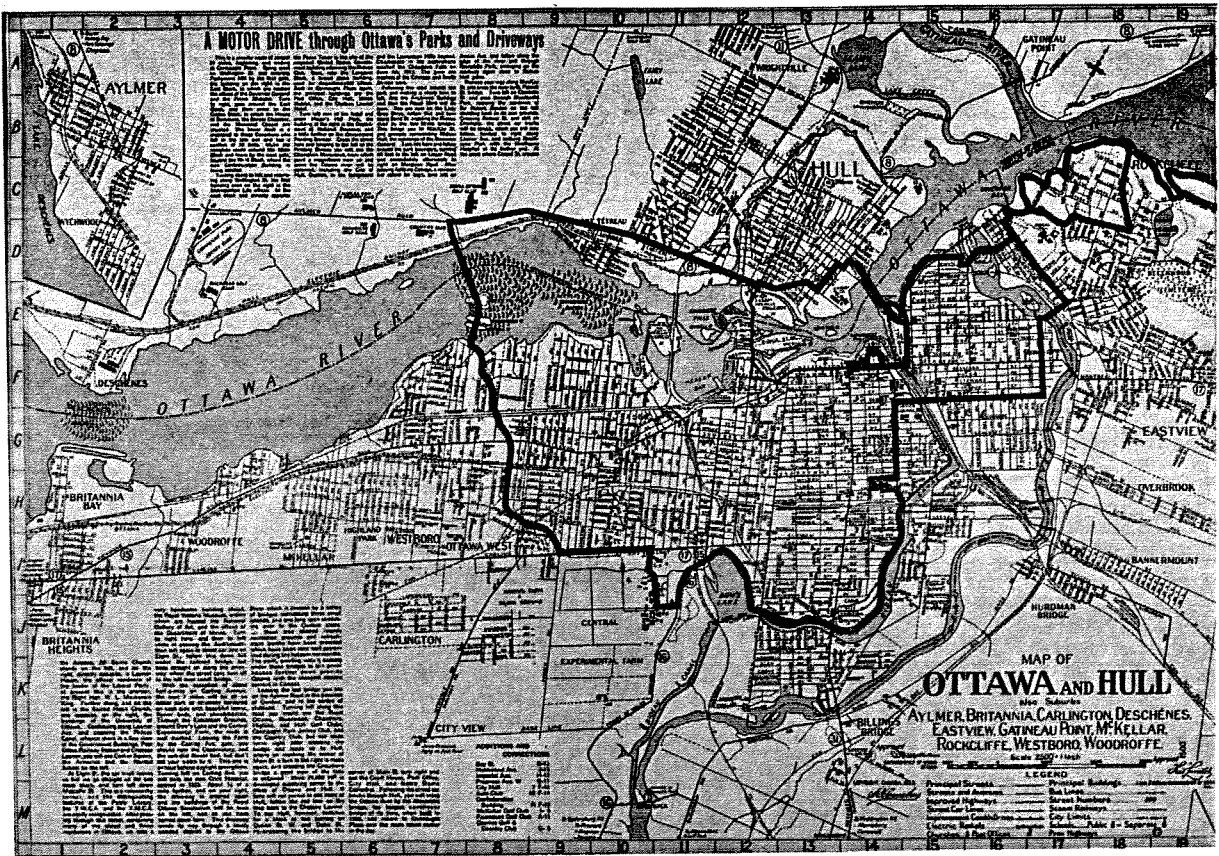


Fig. 29 The Mortimer Company map of 1929, included Ottawa and Hull, as well as the growing suburbs of Aylmer, Britannia, Carlington, Deschenes, Eastview, Gatineau Point, McKellar, Rockcliffe Park, Westboro, and Woodroffe. The caption 'A Motor Drive through Ottawa's Parks and Driveways', indicates the increasing popularity of cars at the time. (Thomas L. Nagy. Ottawa in Maps. A Brief Cartographical History of Ottawa. [Ottawa: National Map Collection, Public Archives Canada, 1974], p.47.)

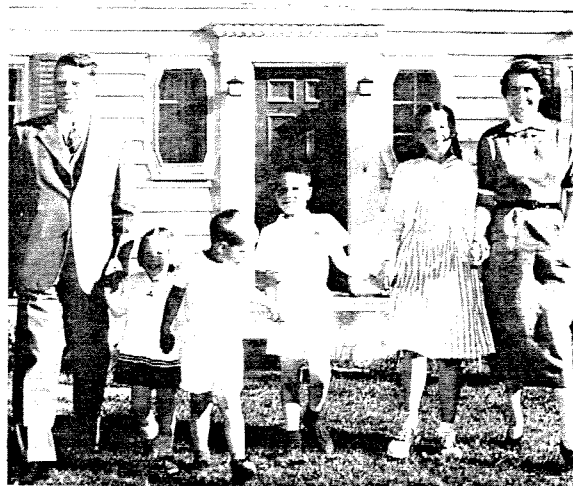


Fig. 30 The Hon. J.W. Pickersgill photographed with his family outside their home at 550 Maple Lane in 1952. (J.W. Pickersgill. Seeing Canada Whole. A Memoir. [Markham, Ontario: Fitzhenry and Whiteside, 1994], p.378.)

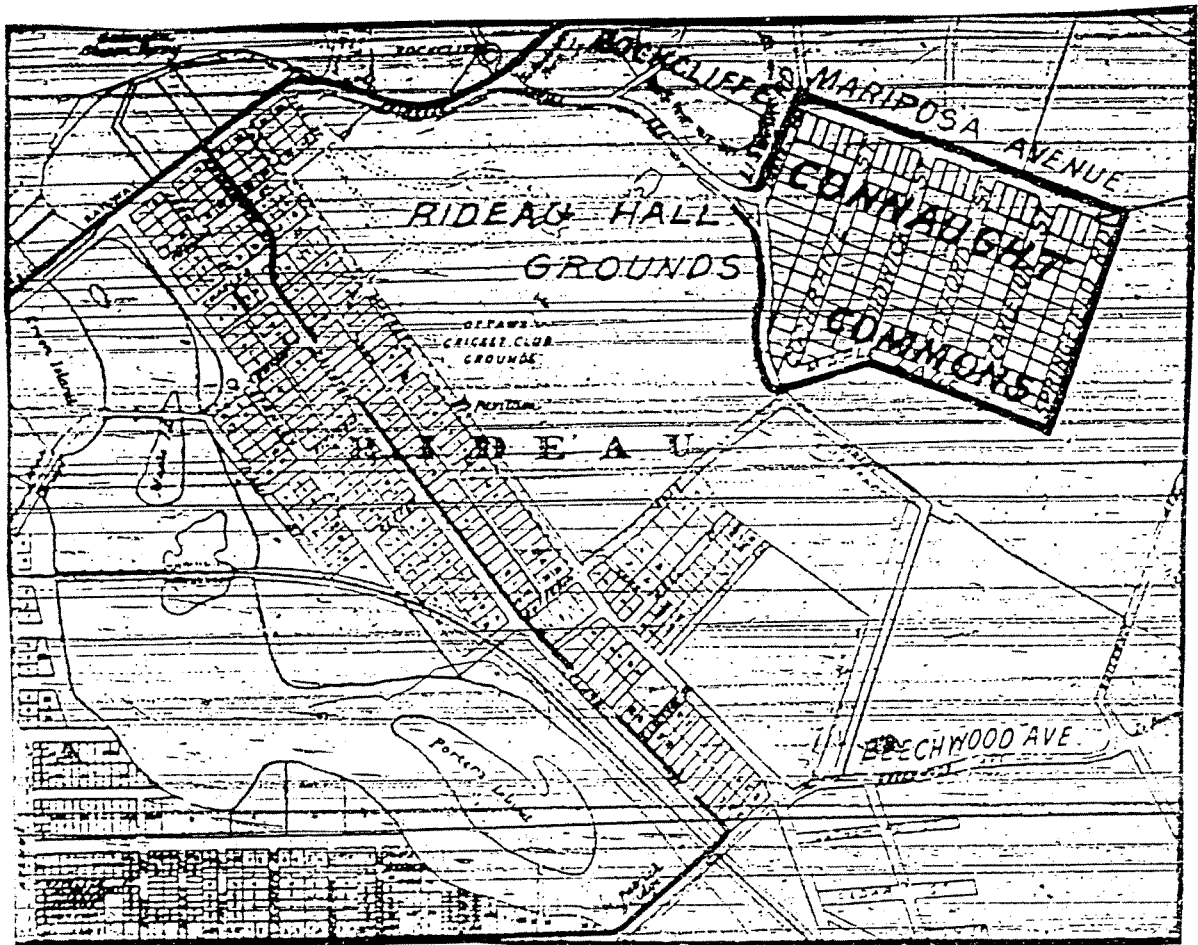


Fig. 31 The map which accompanied the 1911 advertisement for lots in the 'Connaught Commons'. (Ottawa Citizen, Tuesday, August 22, 1911, p.2.)

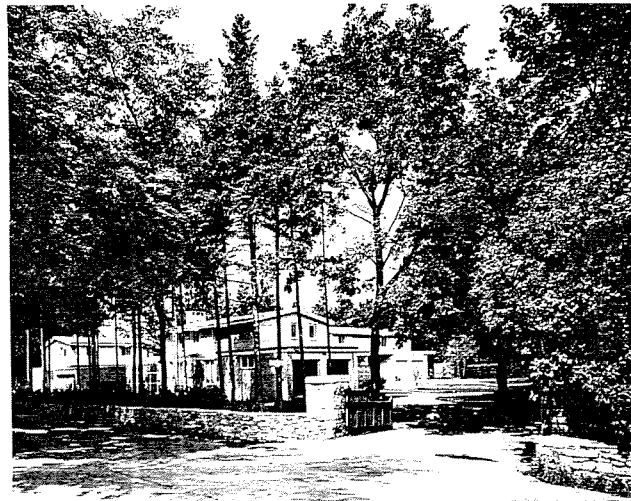


Fig. 32 Photograph of Coltrin Place by Andrew Hazeland, as built. (Rockcliffe Park LACAC Archives)



Fig. 33 The inaugural run of the Ottawa Electric Street Railway to Rockcliffe, May 15, 1893, 3 p.m., at the intersection of Rockcliffe Parkway (the old Limekiln Road) and Lisgar Road. (National Archives)



Fig. 34 Ashbury College in 1912, designed by the Ottawa firm of (Allan) Keefer and Weeks. (Tony German. A Character Of Its Own: Ashbury College 1891-1991. [Carp, Ontario: Creative Bound Inc., 1991], p.47.)





Fig. 35 Watercolour of Elmwood's school building which replaced the farmhouse in 1925. (NAC, C13898)



Fig. 36 The original Rockcliffe Park Public School building in 1923. The current school has been greatly expanded. (Village of Rockcliffe Park LACAC Archives)



Fig. 37 A composite photograph of a Dufferin tobogganing party. (Sandra Gwyn. *The Private Capital*. [Toronto: Harper and Collins, 1984], p.176.)

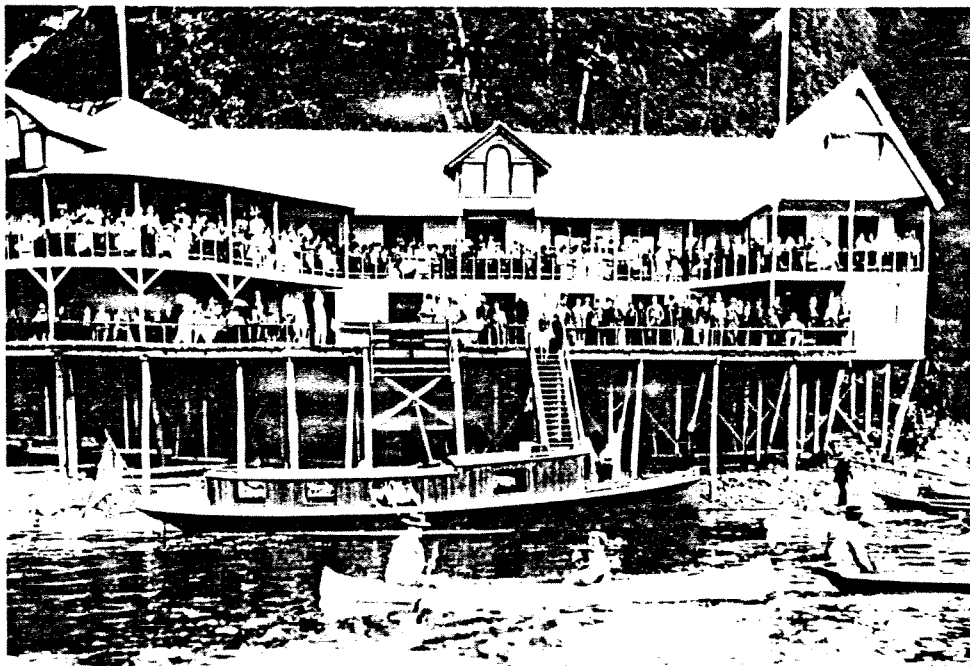
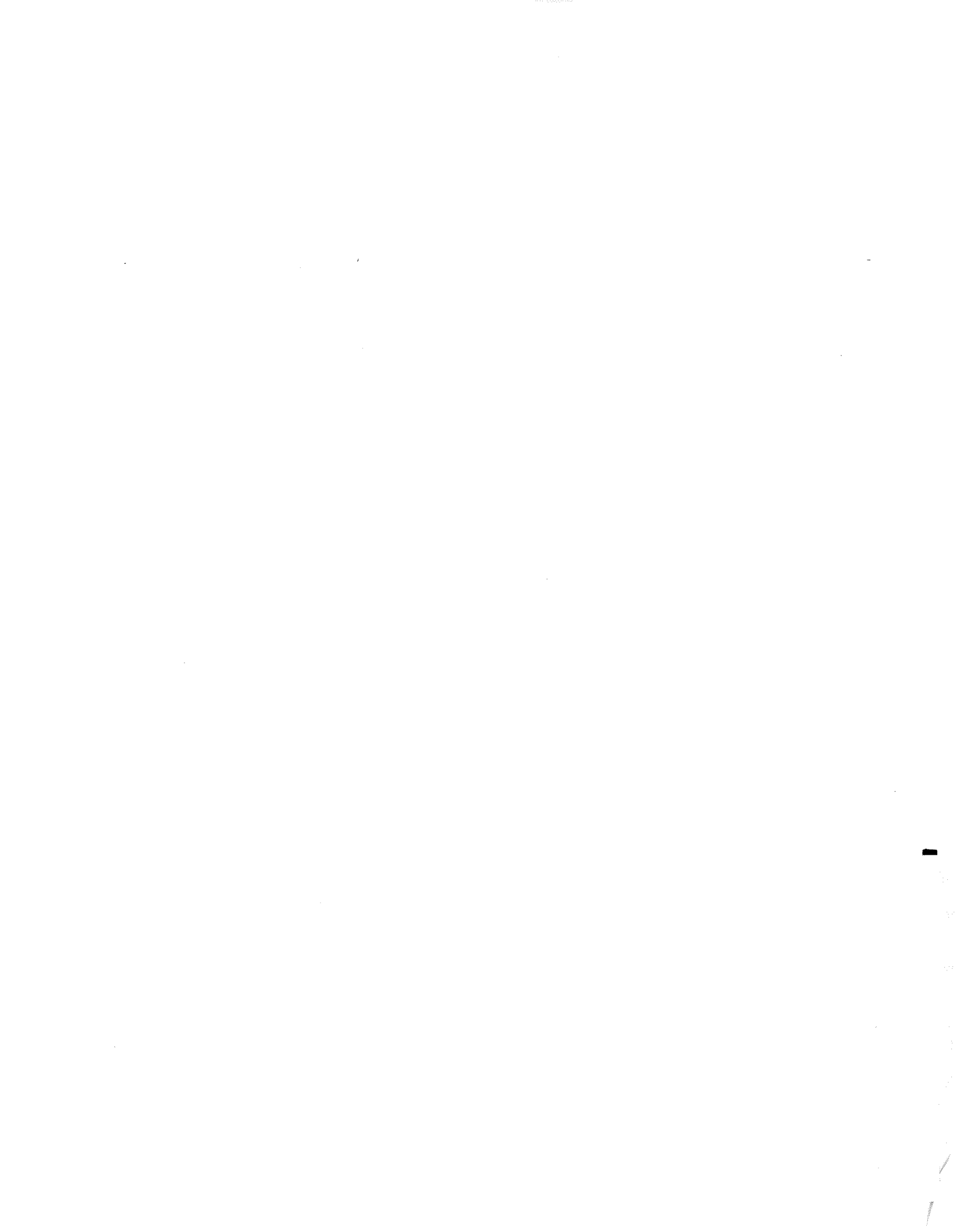


Fig. 38 Regatta at the Ottawa Canoeing Club, 1896. (Tom Morin. *Ottawa Flashbacks*. [Willowdale: Firefly Books Ltd., 1990], n.p.)








MAP 1

Village of  
Rockcliffe Park  
Heritage District Study

Prepared by:  
JULIAN SMITH & ASSOCIATES, ARCHITECTS

In collaboration with:  
VILLAGE OF ROCKCLIFFE PARK, LACAC

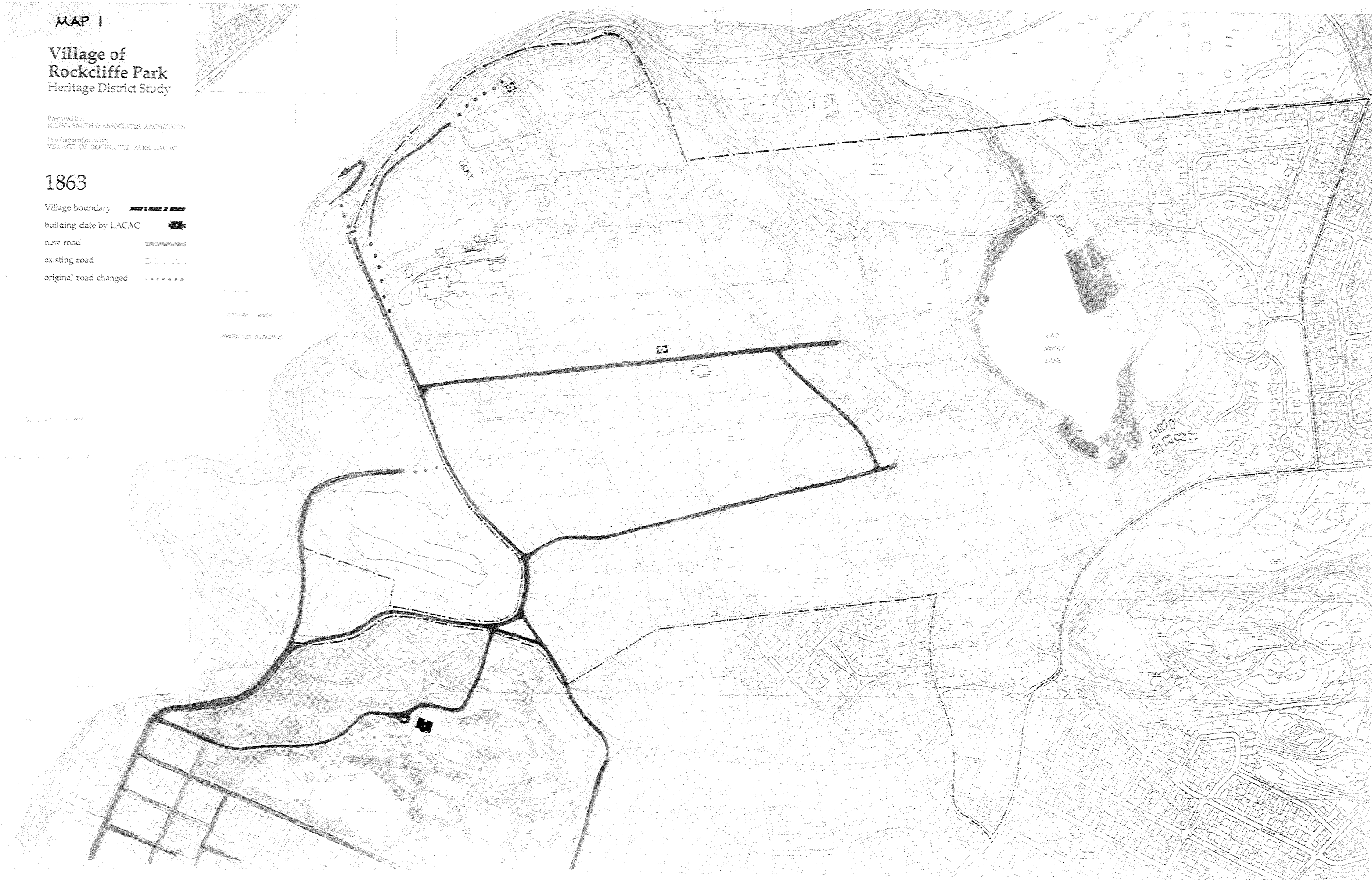
1863

- Village boundary: 
- building date by LACAC: 
- new road: 
- existing road: 
- original road changed: 

OTTAWA RIVER  
RIVE DES OUTAOUAIS

LAC  
MORAY  
LAKE

OLD  
ROAD








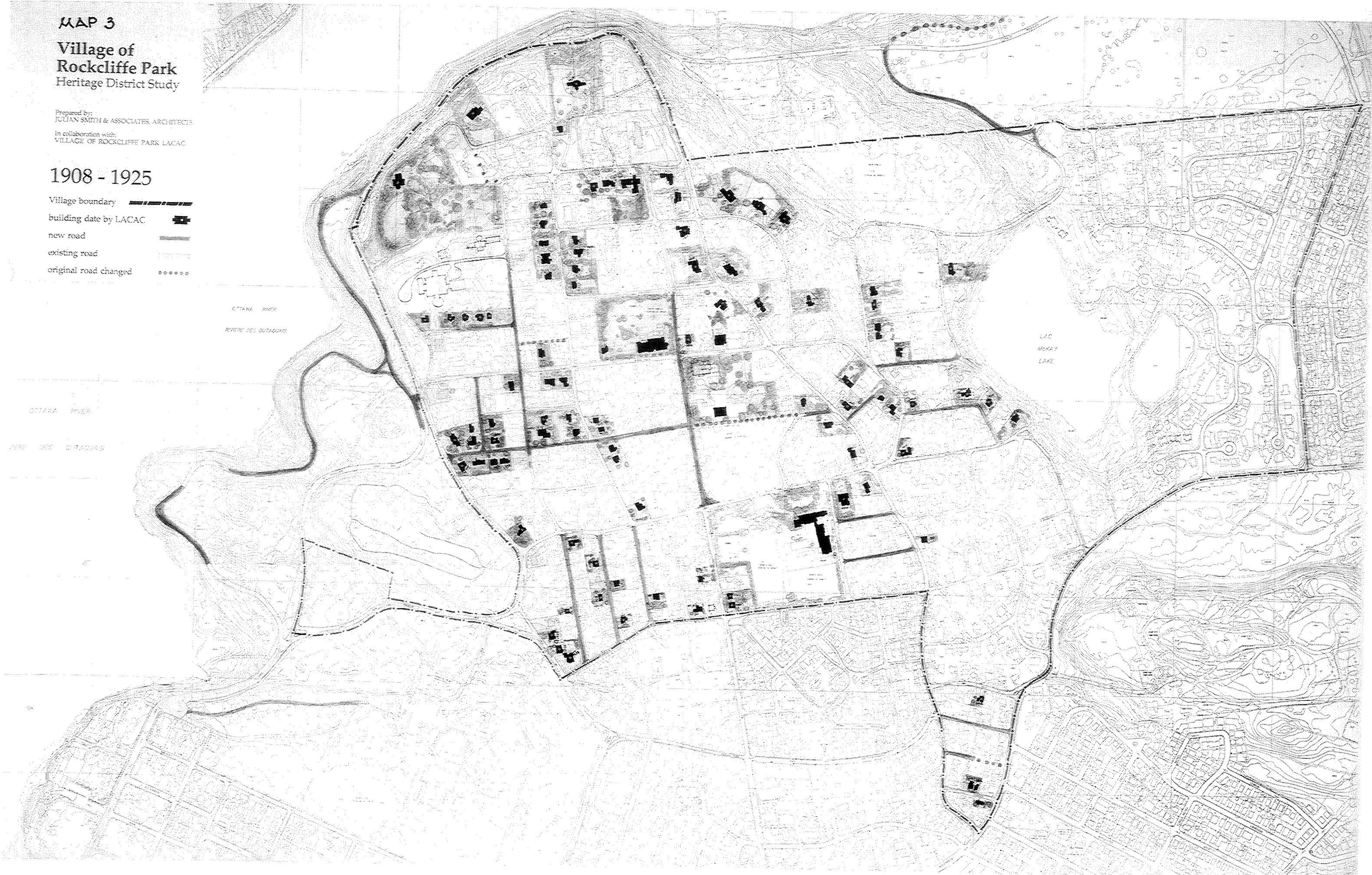
MAP 3

Village of  
Rockcliffe Park  
Heritage District Study

Prepared by:  
JULIAN SMITH & ASSOCIATES, ARCHITECTS  
In collaboration with:  
VILLAGE OF ROCKCLIFFE PARK LACAC

1908 - 1925

- Village boundary 
- building date by LACAC 
- new road 
- existing road 
- original road changed 








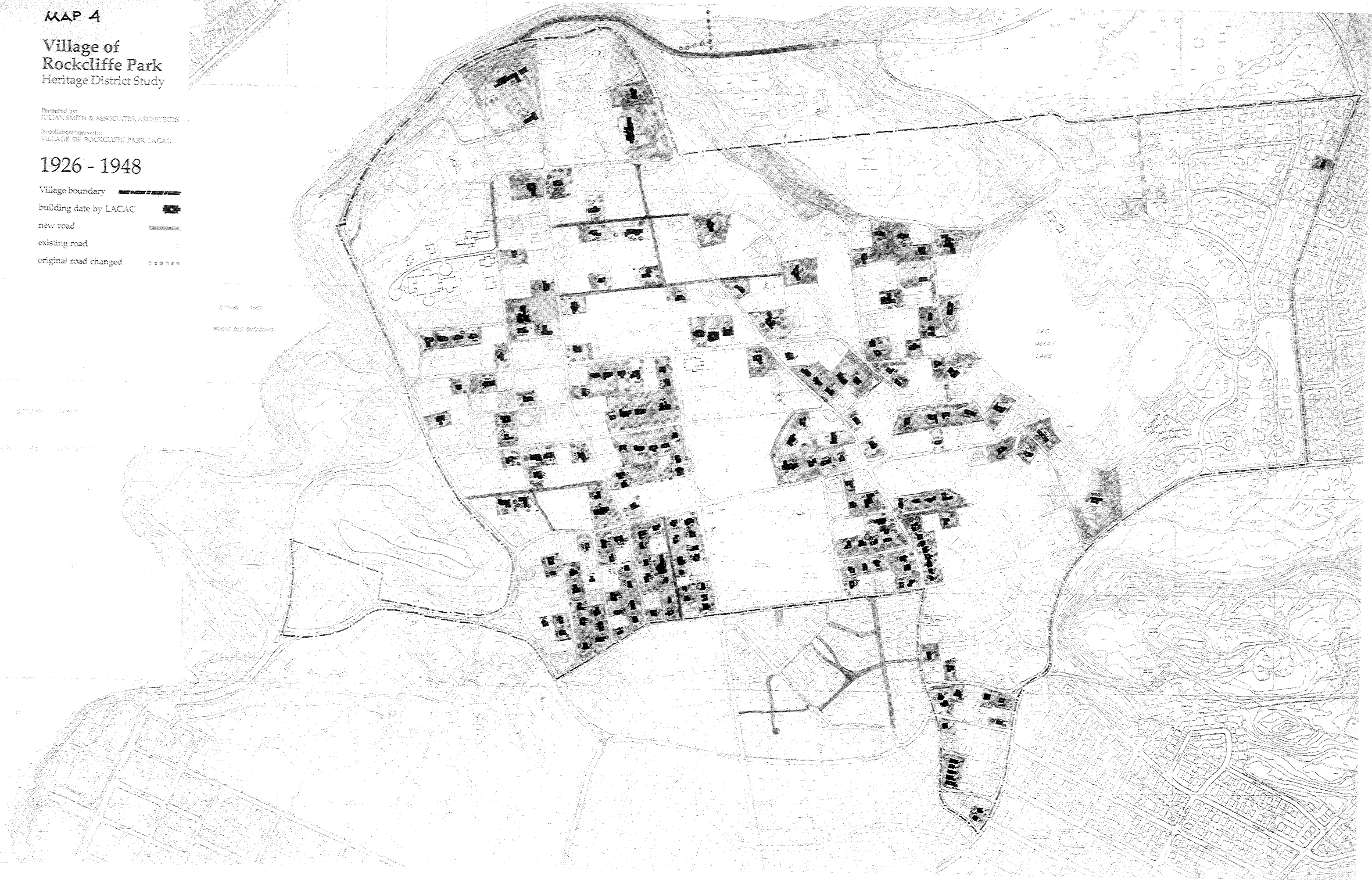
MAP 4

Village of  
Rockcliffe Park  
Heritage District Study

Prepared by:  
JULIAN SMITH & ASSOCIATES, ARCHITECTS  
In collaboration with:  
VILLAGE OF ROCKCLIFFE PARK LACAC

1926 - 1948

- Village boundary 
- building date by LACAC 
- new road 
- existing road 
- original road changed 








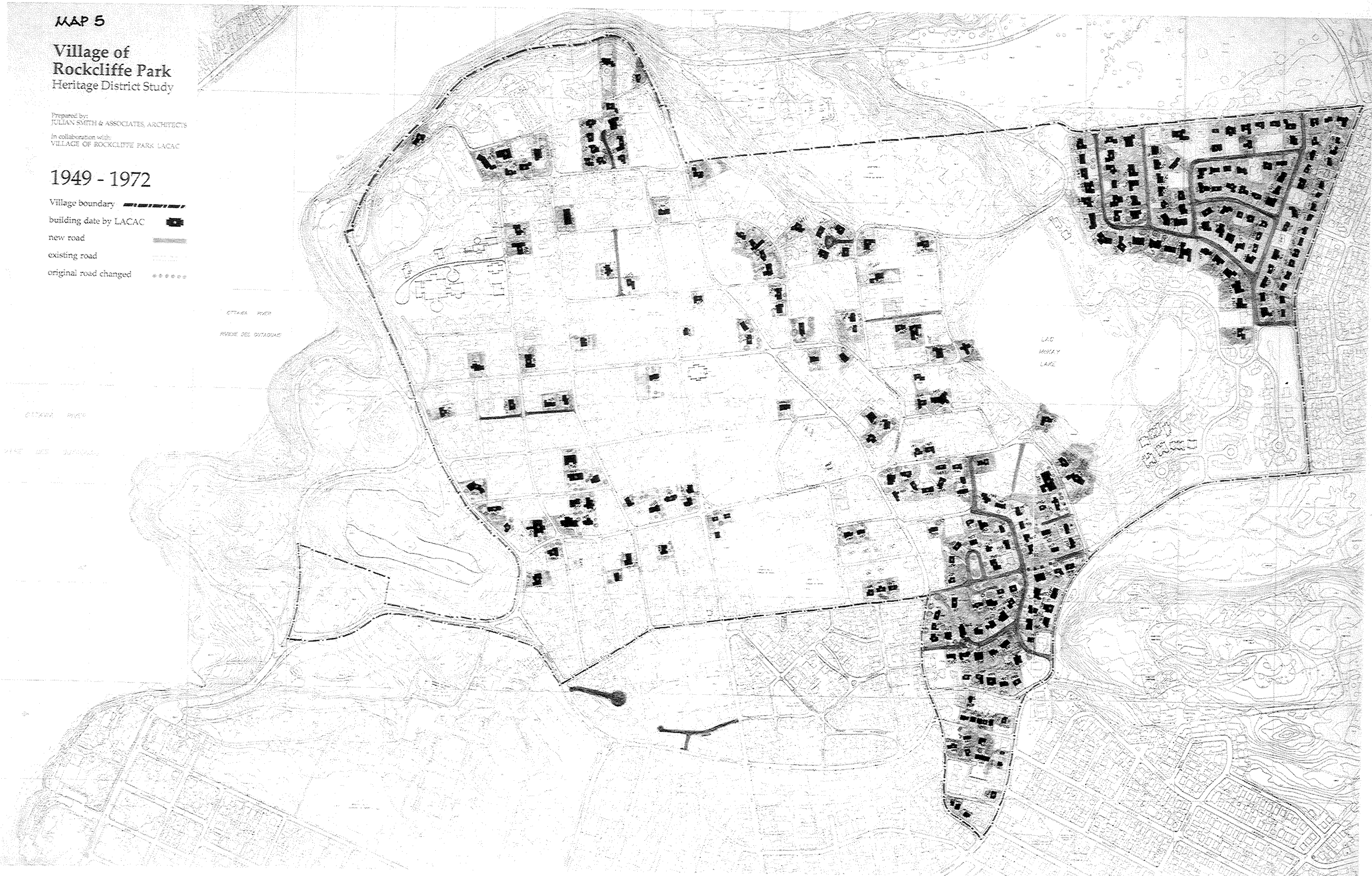
MAP 5

Village of  
Rockcliffe Park  
Heritage District Study

Prepared by:  
JULIAN SMITH & ASSOCIATES, ARCHITECTS  
In collaboration with:  
VILLAGE OF ROCKCLIFFE PARK LACAC

1949 - 1972

- Village boundary 
- building date by LACAC 
- new road 
- existing road 
- original road changed 








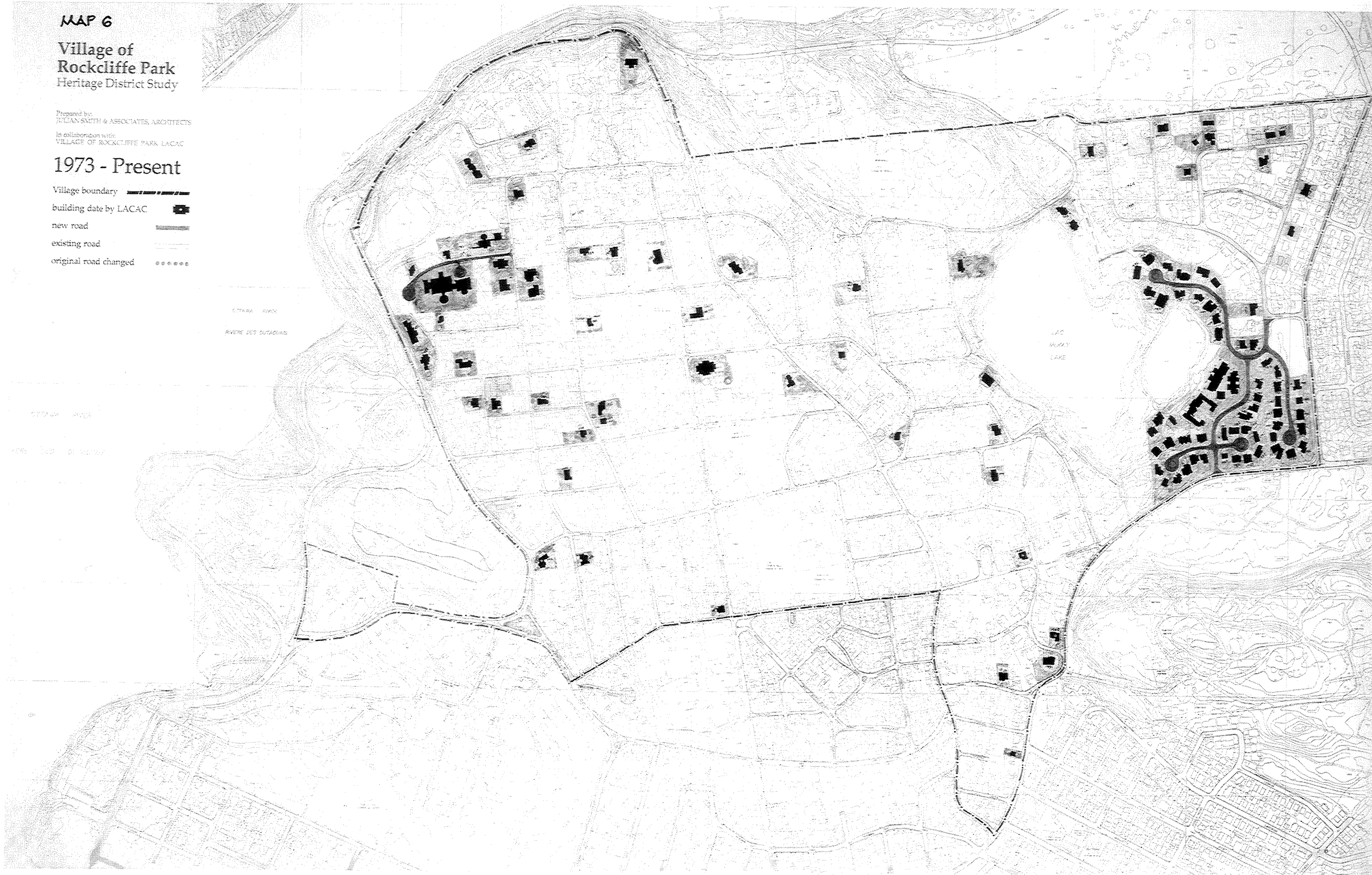
MAP 6

Village of  
Rockcliffe Park  
Heritage District Study

Prepared by:  
JULIAN SMITH & ASSOCIATES, ARCHITECTS  
In collaboration with:  
VILLAGE OF ROCKCLIFFE PARK, LACAC

1973 - Present

- Village boundary 
- building date by LACAC 
- new road 
- existing road 
- original road changed 





## .5 Architectural and Landscape Analysis

### Introduction

Some Heritage Conservation Districts derive their primary significance from a dominant architectural style or period. In the case of the Village of Rockcliffe Park, however, the architectural character of individual residential and institutional properties is secondary to their landscaped settings. A diverse collection of styles and periods is represented, tied together by a shared approach to site development and a self-conscious development of village character.

If there is a theme to the architectural diversity, it is a use of revival styles such as the Tudor, Georgian and Queen Anne, celebrated in the 18th and 19th Century country villas and cottages of the English countryside and known to Canadian architects through their own travels and through trade publications such as Academy Architecture. The country villa and cottage theme was taken up in the 19th Century in the U.S. by A.J. Downing, Calvert Vaux, and others, whose books were also widely available in Canada. Translated into a Canadian idiom, the country theme is expressed in Rockcliffe by an architecture that uses careful siting, natural materials, and careful proportioning to create an informal elegance appropriate to the idea of rural ambience within a larger urban setting. This style was eventually celebrated in Canadian Homes and Gardens, a twentieth century journal that recorded the architecture and landscape of the new borderland communities springing up across Canada. Their 1930 publication, Canadian Homes and Gardens First Book of Homes celebrates the English cottage style as part of an emerging Canadian idiom. "City Water and Country Air Combined" - the slogan used to advertise lots in the Village at the turn of the century - suggests the urban/rural overlay characteristic of the architecture and landscape of Rockcliffe through most of its history. There are exceptions, of course - the occasional gable-fronted brick house of narrow proportions transplanted from Centretown or the Glebe, or a much more formal Beaux Arts estate with rigid plantings - but these are surprisingly few in number.

The houses are not necessarily large. Cottages of modest scale could fit within the idiom of informal elegance. Unlike other urban neighbourhoods, even modest homes in Rockcliffe were often architect-designed and used subtle arts and craft detailing and other devices to give sophistication to the designs. In the 1930 publication referred to above, an architect-designed house typical of Rockcliffe is described as follows: "The use of half-timber and stucco with groups of leaded windows produces a house of character in the English domestic manner. The exterior is suggestive of the status of such a dwelling - the small house in which all the standards of the larger house have been preserved and brought into scale, while being practically adapted

to the life of the smaller family." Professional landscape architects were also involved in many instances in the siting of the buildings and the development of appropriate settings.

Maps 1 to 6 indicate which properties date from each significant phase of Village development. The phases correspond roughly to the phases outlined in the Section II.2 above. This mapping illustrates a number of significant points. First of all, every phase has seen significant building activity. Unlike many urban areas in Ottawa and elsewhere, there is no one dominant period of development. Secondly, despite this very gradual development, there is surprising consistency in the pattern of lot development and in the siting and design of residential properties. In every period, the natural features and topography are respected and used to advantage; the houses have generous front and side yard setbacks; the private laneways continue the informal and picturesque qualities of the public rights-of-way; and there is a focus on the richness and continuity of the soft landscape.

i) **Pre-1864**

The first house in the Village was the MacNab residence, Rockcliff House. Phase I, pre-1864, is marked primarily by the development of Rideau Hall, Thomas McKay's original estate. Based on the neo-classical romanticism of Sir John Soane and his contemporaries in England, the original house combined the formality of elegant curves, careful proportion, and fine ashlar masonry with the more informal quality of its colonnaded verandahs and asymmetrical entrance. The estate itself, with its curving entrance drive, forest glades, sweeping lawns, formal gardens, and working farmland is still today one of the best examples in Canada of the principles of picturesque estate design in the English tradition. Although the original house is all but lost in the overlay of later additions, Rideau Hall provides a point of reference for all later development in the Village of Rockcliffe Park.

Also shown are the roads which predate the 1864 prospectus. These early roads reflect a compromise between the rigid geometry of the original land survey lines and a more picturesque response to local topography - a compromise which colours road patterns throughout the Village's history. The first roads - Lisgar, Buena Vista, Mariposa - still provide a basic framework for the west Village.

The other major remnants from the pre-1864 period are the natural features that were illustrated in Keefer's original prospectus and that still give the Village its sense of place. These include McKay Lake and the Pond, and the overall topography of the plateaus and ridges that provide the setting for later developments. These pieces of pre-settlement landscape are faint reminders of the native occupation of

the land for thousands of years, most recently by Algonquin tribes who moved through the Ottawa Valley landscape as part of their relatively nomadic existence in this area. The confluence of the Ottawa and Rideau Rivers had been for centuries a stopping place for local and long distance travellers. The Ottawa River provided a major east-west route from the St. Lawrence River Valley up to the French River, into the Great Lakes, and out to the western plains. The Rideau river provided a link down to Lake Ontario. The Gatineau River, across the way, provided a route north into the Laurentian highlands. An early trail is believed to have crossed the southern edge of McKay Lake and followed the approximate path of current Beechwood Avenue from the Rideau River northeast to the Ottawa.

ii) 1864-1907

Phase II, the Estate Subdivision phase, begins with Thomas Keefer's decision to subdivide the original MacKay estate and begin selling lots. As can be seen from Map 2, the scale of development is relatively modest. And yet some key elements were put in place. The parkland to the west and north was formally transferred into public hands, and developed as major elements in the picturesque quality of the Estate so important to the early Trustees.

The primary road network of the west Village was significantly expanded during this period, and country cottages and villas began to appear, filling in the intentions expressed by Keefer. Many of the cottages and even some of the villas such as the reworked Manor House have not survived, but there are remnants of this period such as Crichton Lodge and some of the homes on Buena Vista and Mariposa. Some of the early estates had larger properties which have since been subdivided, but the remaining boundaries, as illustrated, still provide generous landscaped settings for the individual homes.

iii) 1908-1925

Phase III, the Police Village phase, is witness to substantial residential and institutional development and the emergence of a clear estate character which is still dominant.

Major residential properties appear on the roads laid out in the previous phases, such as Crescent, Acacia, and Manor. The houses themselves reflect the Tudor, Queen Anne, and other revival styles of the country villa idiom. Similar architectural styles are used for the institutional developments of this period, notably Ashbury College and the Elmwood School for Girls. More formal examples in the Beaux Arts tradition are softened by generous verandahs, wood shingling, and the picturesque qualities of the siting and landscaping. Popular

sourcebooks such as Chamberlain and Skidmore's Tudor Homes of England were arriving in Canada via U.S. publishers. The English and U.S. influences are translated into a Canadian idiom of stone, stucco and timber. The architects tend to be conservative but eclectic in their designs, adapting their work to the individual sites.

As is clearly indicated on the Map 3, the buildings of this period are again set in generous landscaped grounds, and where possible, as with Lornado and the other estates on the northern escarpment, sited to take advantage of the magnificent views to the west, north and east. On smaller lots, the houses are often set in the middle or even towards the rear of the lots, to ensure the generous front lawns and driveways associated with 'rural' properties.

#### iv) 1926 to the Present

The incorporated Village phase has been divided for mapping purposes into three sub-phases - 1926 to 1948, 1949 to 1972, and 1973 to the present. The first of these, from 1926 to 1948, saw major development after incorporation, but still based primarily on single lot development. The second sub-phase, from 1949 to 1972, was marked by extensive development by subdivision, including the Juliana, Blenheim and Lakeway developments, as well as continuing infill of the west part of the Village with substantial individual homes. The third sub-phase, from 1973 to the present, has seen intensification of development pressure throughout the Village, with the Pond and Birkenfels parcels of land developed by subdivision, and other lots developed as infill. This last phase has been marked by the emergence of more formal development controls through Official Plan and zoning by-laws.

All three sub-phases have seen considerable building activity, continuing right to the present time. What is remarkable is the extent to which the Village has been able to absorb this constant influx without losing its essential architectural or landscape character.

During the 1926 to 1948 period, there was a wide variety of house types, from substantial stone mansions to modest wood and stucco cottages. The mansions such as Waterstone and the final reworking of the Manor House continued the idioms of the previous phase with their revival-style architecture and picturesque settings. The cottages used a similar approach with more modest materials at a smaller scale. The 1949 to 1972 phase saw a few instances of modern 'suburban' development, such as in the Juliana subdivision, with speculative housing using standardized floor plans. But most of the subdivision housing was custom designed by architects for individual clients, continuing the eclectic richness of earlier phases. Conscious efforts were made to lay out the roadways and site the homes to take

advantage of the natural topography and the mature plantings. Even in the post-1973 phase, when cluster housing appears, the siting continues the picturesque tradition of earlier developments. The most recent building activity, consisting mostly of large individual homes on the few remaining building lots, continues the revival style approach of the earlier villas - Georgian, Tudor, Arts and Craft and Prairie style revivals - with the occasional reinterpretation of more formal classical idioms. The use of curvilinear drives, subtle grading, and heavy plantings, continues and reinforces the picturesque quality of the shared landscape. There are a few atypical examples over the last forty years of homes designed in a strongly contemporary idiom, such as 400 Lansdowne, designed by Hart Massey, but these too are tied into the neighbourhood by their landscaped settings, which share the same casual informality central to the character of the Village as a whole.

v) **Conclusion**

One hundred and fifty years of almost continuous residential and institutional development in Rockcliffe have produced a community of surprising visual integrity and sophistication. This would seem to have occurred in a relatively haphazard fashion. It seems, however, that the theme of residential estates in a park-like setting, demonstrated by Thomas McKay in his original villa and then set forth as a more general planning principle by Keefer in his 1864 prospectus, has served as a point of reference for much of the subsequent development. The theme has been interpreted at a wide variety of scales, and this diversity has in fact reinforced a village character missing from more uniform suburban developments. The result is a significant collection of buildings in a very rich landscaped setting.

### III. EVALUATION

#### .1 Statement of Heritage Character

##### i) Description:

The Village of Rockcliffe Park is a planned residential community first laid out in 1864 by Thomas Keefer. It was created as a partial subdivision of the large estate belonging to his father-in-law, Thomas McKay. Development occurred slowly, but in 1908 a Police Village was created, and by 1926 the Village of Rockcliffe Park had been incorporated. The boundaries established in 1908 have remained intact, and the present Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting, still true to the spirit of Keefer's original vision.

##### ii) Reasons For Designation:

The Village of Rockcliffe Park is proposed for designation as a heritage district because of:

- .1 the significance of its original design intentions
- .2 the continuity in its evolution
- .3 the richness of its current urban condition
- .4 its relationship with its wider setting, and
- .5 the importance of its historical associations.

##### iii) Original design intentions:

The Village of Rockcliffe Park is a rare and significant example of the picturesque approach to estate layout and landscape design adapted in Canada from 18th Century English precedents. McKay had already adopted this approach in his initial development of the estate, and the original McKay villa and grounds survive as Rideau Hall, the estate of the Governor General of Canada, on the western boundary of the village. When, in 1864, Keefer advertised his Park and Villa Lots for Private Residences, he focused on the picturesque qualities of the scenery, and the importance of curving roads, extensive plantings, and naturalistic settings as key features in any future development. Lots were sold as components of the larger Estate, implying a cohesive landscape approach - purchasers were enjoined from erecting anything that would be "inconsistent with the maintenance of the Estate as a park for private residences". Tree planting on road fronts was an immediate requirement on purchase, and commercial and industrial uses were explicitly banned. This type of 'suburban' or borderland development is also a reflection of a particularly North American response to rapid industrialization and urbanization in the 19th Century, with its emphasis on healthy living in a rural or country setting.

**iv) Continuity in evolution:**

The Village of Rockcliffe Park today is a remarkably consistent reflection of the ideals set out by Keefer. Although development of the residential lots has taken place very gradually, the ideas of Estate management, of smaller lots as part of a larger whole, of picturesque design, of residential focus, have survived as controlling aspects of the Village's form and character. This has been in part somewhat fortuitous and unconscious - the cumulative effect of precedent and example. The early estates such as the McKay villa and Rockcliffe were followed quickly by Birkenfels and Crichton Lodge, which in turn inspired smaller estates on Buena Vista, Mariposa, and Acacia, and later Crescent Road. These types of properties continue to establish a Rockcliffe image which is continually translated by architects and designers into individual variations on the theme. The strong landscape setting is able to embrace a rich diversity of lot and building sizes and configurations.

However, the continuity has also been provided by an active effort by overseers and residents. In the early years, Thomas Keefer and his associates developed special arrangements to control public and private initiatives as Trustees of the MacKay Estate. Later this effort fell to the overseers of the Police Village and then the councillors of the incorporated Village. Considerable energy has been spent by every successive generation to manage development and change, through formal and informal reviews and by a variety of by-laws, planning directives, and special designations. In most communities such initiatives have focused on economic development and minimum property standards; in Rockcliffe there is an extraordinary effort to maintain the scenic qualities, the park setting, the natural features and plantings, the careful informality of streets and services. This continuity of vision is very rare in a community where development has occurred on such a relatively large scale over such a long time period.

**v) Current urban condition:**

The Village of Rockcliffe Park has combined public and private initiatives to create an unusually rich urban landscape. The deliberately curved roads, without curbs or sidewalks, and the careful planting of the public spaces and corridors, together with the careful siting and strong landscaping of the individual properties, create the apparently casual and informal style so integral to the picturesque tradition. The preservation and enhancement of topographical features, including the lake and pond, the dramatic Ottawa River shoreline, the internal ridges and slopes, and the various outcroppings, has reinforced the design intentions. The architectural design of the residences and associated institutional facilities is similarly deliberate and careful, but in the casual elegance and asymmetry of the various

English country revival styles which predominate throughout the Village. The generosity of space around the homes, and the flowing of this space from one property to the next by continuous plantings rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer. This informal elegance has been a consistent theme throughout the long process of development from the mid-19th Century to the present. There are relatively few examples of the strict neo-classicism that would suggest a more geometric ordering of the landscape.

There is also a set of community practices, intangible rituals that are both public and private, which continue to make sense of this environment - individual and collective outdoor activities, pedestrian and vehicular movement, areas of congregation and encounter, areas of dispersal and isolation. The urban landscape is also sustained by a variety of ongoing planning regulations, reflected most particularly in the current Official Plan and related zoning by-law.

**vi) Relationship with its wider setting:**

The Village of Rockcliffe Park has an important and integral association with its larger setting, as a result of patterns of historical development. With the Rideau Hall estate there is a symbiosis that dates back to Keefer's original vision of the village set within the larger grounds of this original villa. With Rockcliffe Park, there is a deliberate relationship again defined by Keefer, who saw the park as a natural extension and highlighting of the village's picturesque setting. This relationship was further strengthened with the expansion of the park to the east, and with the addition of the Rockeries. Beechwood Cemetery has also served as a compatible landscaped boundary to the southeast from the earliest period of settlement through to the present. These various border areas create important gateways to the village, and help establish its particular character. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the picturesque quality of the Village. These extensions also form an integral part of the village's environmental ecosystem. It is unusual to have the internal character of a neighbourhood so strongly reinforced by adjacent land uses; it once again reflects the foresight of the original planners.

**vii) Historical associations:**

The most important historical associations of the village as a whole are with the McKay/Keefer family, major players in the economic, social, cultural and political development of Ottawa. The village today is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this key piece of



Canadian landscape. Additional associations have occurred more randomly throughout the history of the village, as people of regional, national, and international significance have resided here and made this community their home base. Such associations are in some ways more private than public, and are an aspect of the village that is preserved more in the intangible continuities and oral traditions of village life than in the stones and mortar of monuments and plaques.

There are also specific associations with individuals who, whatever their prominence elsewhere, have made special contributions within the Village at a public and private level. These people have been part of an unusual form of self-governance, which has blurred the lines between formal and informal participation in the affairs of the Village.

## **.2 Proposed Boundaries**

The recommended boundaries for a proposed Heritage Conservation District are indicated on the Maps 1 to 6.

These boundaries match exactly the political boundaries of the current Village of Rockcliffe Park. The reasons for this match are based on both the historical pattern of evolution and the current landscape character.

### **i) Historical Evolution**

In terms of historical evolution, these boundaries have remained unchanged for virtually the entire period of village settlement, having been established in 1908 when a Police Village was instituted and the area acquired its first political identity. The area was smaller than the original MacKay Estate, illustrated in the prospectus of 1864, but included all the area over which the Trustees had maintained some form of development control throughout the late 19th Century. Areas of the original estate south of Beechwood had already begun to develop in a much less controlled fashion as illustrated in the history of Clarkstown, now part of Vanier.

Once the Police Village boundaries had been established, the area within fell under the early by-laws and development controls of the Village trustees. Commercial and industrial developments were kept out, and the basis for an essentially residential community with related institutional development was established. The pattern of estate lots was maintained, with a variety of lot sizes and configurations. The road patterns grew in somewhat haphazard fashion, but maintained the picturesque quality envisioned by Keefer.

### **ii) Current Landscape Character**

In terms of the current landscape character, the boundaries continue to be a strong defining element. Over time, most of the available land

within the boundaries has been developed, and the patterns established by Keefer and reinforced by the Police Village trustees have been largely maintained. With a combination of individual aesthetic choices and a variety of community by-laws and initiatives, the cultural landscape described in the current statement of heritage character is remarkably consistent within the entire Village area.

Outside the boundaries of the Village, the character changes. On the southwest are the grounds of Rideau Hall, which form an important historical point of reference but at a scale entirely different from that within the Village. To the northwest and along the north are the public parklands of the National Capital Commission, and to the southeast are the grounds of the Beechwood Cemetery. These large open spaces have always been important in defining the Village of Rockcliffe Park, but again in a complementary fashion. To the south are the dense geometric street patterns and residential developments of Lindenlea, and to the east are the similar planned residential subdivisions of Manor Park. Both these areas are in marked contrast to the more open and eclectic settlement patterns within the Village, and have developed independently in terms of both physical quality and community identity.

### **.3 Recommendation**

It is therefore recommended that the current boundaries of the Village of Rockcliffe Park form the boundaries of the proposed Heritage Conservation District under Part V of the Ontario Heritage Act.

## **IV. MANAGEMENT GUIDELINES**

### **Introduction**

These Guidelines are designed to protect and enhance those elements in the Village that contribute to the definition of heritage character and that collectively support the reasons for designation outlined in the Statement. The Guidelines are not prescriptive; rather, they outline the principles to be applied to future development, based on past experience. The qualities of the Village as it exists today are the result of a consistent application of ideals rather than a consistent application of rules. This distinction needs to be maintained.

These Guidelines are administered by the Local Architectural Conservation Advisory Committee, which forwards its recommendations to Village Council. Council then arrives at a decision, based on the recommendations from LACAC plus information from other sources as applicable. If a property owner is affected by the Council decision and disagrees with it, an appeal can be made to the Ontario Municipal Board. The Board's decision is final.

The Guidelines should be applied only to those interventions or alterations which would have a significant impact on heritage character. It is up to LACAC and Village staff to screen out interventions which are insignificant, and which would unnecessarily consume resources if taken through a full review and approval process.

The Guidelines are organized according to tangible and intangible elements, the former labelled 'Physical Patterns' and the latter labelled 'Activity Patterns'. A strong cultural landscape is one where the physical patterns support the activity patterns, and there is a healthy relationship between the two. The Village of Rockcliffe Park is currently such a cultural landscape, but it is vulnerable to losing its character through indiscriminate public and private actions. The Management Guidelines are designed to avoid this type of decline.

### **.1 PHYSICAL PATTERNS:**

#### **i) Natural features:**

Underlying the picturesque quality of the landscape is a unique physical setting near the confluence of the Rideau, Gatineau and Ottawa Rivers. The Ottawa River shoreline is marked by limestone cliffs and outcroppings, which provide a strong edge to the plateau on which the Village sits. Within the plateau, local topographical interest is created by the McKay Lake basin and by hills to the west and southeast. The plateau drops off to the south, reinforcing the separation of the Village from the City of Ottawa and Vanier neighbourhoods. The views in and around the village, the design of the roads and paths, and the landscaping of

individual properties take full advantage of the range of opportunities offered by the varied topography.

The natural features include the lake and pond, with adjacent wetlands; the various rock outcroppings; and a variety of mature trees and shrubs marking all phases of the Village's evolution, from early indigenous plant material to later specimen plantings of all kinds. There are also various forms of wildlife for which the Village and surrounding area are a natural habitat.

**Recommendations:**

1. The existing topography should be maintained, without any major excavation, filling, or regrading. Any development should respect and enhance the picturesque quality of the natural environment.
2. Special attention should be given to the protection and enhancement of the lake and pond environment, with an appropriate ecological approach to preserving the natural and historical features of this area.
3. Important shared views into, out of, and within the Village that contribute to the picturesque quality of the area should be protected by proper control of redevelopment projects and new construction.
4. Cooperative efforts should be initiated with adjacent property owners, including the National Capital Commission and Beechwood Cemetery, to ensure appropriate protection and development of the natural features on lands adjacent to the Village, including wildlife habitats.

**ii) Circulation routes:**

The road pattern has evolved slowly, and reinforces the picturesque qualities of the area. Road layouts have respected the natural topography, with alignments following the natural contours. At some of the steep grade changes, the roads are simply interrupted rather than being pushed through using extensive road cuts and regrading. The winding roads are relatively narrow, without strong edge treatments such as curbs or sidewalks, thus creating an informal village character quite different from the rigid geometry and heavy sidewalk construction of adjacent urban areas.

A number of footpaths provide public access to the lake and wetlands areas, as well as connecting roadways at different elevations. Pedestrians and bicycles share the roadways, effectively slowing traffic and reinforcing a more rural sense of place.

Within private properties, the use of curved driveways and laneways emphasize their estate-like qualities. A number of homes have porte-cochères, canopied entrances, and other devices for mediating between public and private space.

Public and semi-public parking is provided at the major institutional and diplomatic properties in informally-landscaped off-road sites. Parking for private residences is sometimes provided as part of the semi-circular access drives, or in separate private drives or side entrances. Visitor parking uses the roadways, with many properties using boulders and other informal devices to discourage cars from parking on lawns and planted areas.

**Recommendations:**

1. The existing road pattern should be maintained, including the present arrangements of grades and curves. Reasonable safety standards should be met, but reduced speed limits should be used instead of major reworking of road geometries. Adjustments to road geometries may be appropriate as part of traffic calming measures.
2. The existing roadways should be maintained, without curbs or sidewalks. Existing sidewalks should be unobtrusive in design and maintenance. Mature trees should be maintained even where these exist close to the roadway or hydro lines, and new plantings should be encouraged.
3. For roadways shared with adjacent municipalities, there should be a cooperative approach to maintenance and development that is compatible with the heritage character of the Village.
4. Private laneways should respect the informal quality and geometry of the public roads. They should enhance the architectural and landscape quality of the property. Traditional laneway patterns should be encouraged and maintained.
5. Existing public footpaths should be maintained, with appropriate design and materials to be visually unobtrusive and environmentally sensitive.
6. Public and institutional parking areas should be screened from public view with appropriate plantings and/or hard landscape features, so as not to distract visually from the continuity of the landscape.
7. New public roads, where required to service the subdivision of existing properties, should respect the existing road alignments in their form, size, and detailing. They should follow the contours of the land where feasible and be sympathetic to the existing geometry.

**iii) Lot division:**

The pattern of lot division is surprisingly rich and varied for an urban area, with a very large range of sizes and shapes. The early 19th Century surveys created river lots fronting on the Rideau, and the resulting east-west division lines are still reflected in the northern Village boundary, the alignment of roads such as Buena Vista and Mariposa, and the north and south boundaries of Beechwood Cemetery. With Keefer's 1864 prospectus, a deliberate attempt was made to create a more picturesque pattern of irregular lots on curving roads. Over time, some of the larger estates were further subdivided, each with its own internal pattern of through streets and cul-de-sacs. Lot sizes reflected market conditions at different time periods, and also responded in different ways to topographical conditions.

**Recommendations:**

1. The existing pattern of lot division should be protected, including the wide variety of lot sizes and shapes.
2. The retention of existing larger lots should be encouraged, particularly where there is an existing house on the Inventory of Heritage Resources.
3. All new development by plan of subdivision should protect and conserve the existing landscape and natural features of the Village. This includes respect for existing buildings, settings, lot patterns, natural topography, and tree canopy. Consideration should be given to providing varied lot sizes to ensure appropriate siting for new properties.
4. All lots should be large enough to provide generous open space around buildings, thus protecting the continuity and dominance of the soft landscape.

**iv) Buildings:**

Most of the buildings are private residences. They do not reflect one dominant period of development; rather they have emerged in significant numbers at every phase of Village history. The institutional buildings, primarily schools, have also appeared over time and do not represent one particular style or time period.

There are some common characteristics, however. Most of the buildings are carefully sited to take advantage of the natural features and topography of the area, and to allow for gradual transition from public to private space through related landscaping. They often exhibit irregular massing and eclectic revival styles which are part of a picturesque tradition. There is a rich palette of materials, with a

preponderance of stone, stucco, and wood over brick, which is unusual for the Ottawa area.

**Recommendations:**

1. Any application to demolish an existing building should be reviewed, with consideration of its historical and architectural significance, its contribution to its streetscape, and the appropriateness of the proposed redevelopment. Demolition should be recommended for approval only where the existing building is of little significance and the proposed redevelopment is sympathetic to the surrounding environment.
2. Any application to alter an existing building which is listed on the Inventory of Heritage Resources should be reviewed, with consideration of the impact of the proposed alteration on the heritage character of the building and its setting. Alterations should be recommended for approval only where the change protects and enhances the existing historical and architectural quality of the building and the site.
3. Designated property grants and other forms of financial and technical assistance should be made available for those alterations to buildings on the Inventory of Heritage Resources which involve conservation or restoration of original features.
4. Any application to construct a new building or addition should be reviewed, with consideration of its potential to enhance the heritage character of the Village. New construction should be recommended for approval only where the siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment.
5. New buildings and additions should be of their own time, but should also harmonize with the existing cultural landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.

**v) Soft and hard landscape:**

An extraordinary level of visual continuity is provided by a mature and picturesque urban landscape. The soft landscape in particular ties together, and makes sense of, the irregular road layout, the diverse lot arrangements, and the eclectic mix of building styles. Both soft and hard landscape elements have been carefully designed and nurtured over many years to provide an appropriate setting for the individual properties and natural features of the area.

Soft landscape features include extensive tree cover over the entire Village area, and the use of shrubs, hedges and other plantings to provide subtle delineations of private space while allowing visual continuity and flow from one property to another. With a pattern of generous front and side yard setbacks, the plantings become equally important streetscape elements as the individual building facades. Specimen plantings, flower gardens, and a variety of groundcovers add visual interest to the open lawns and highlight the aesthetic quality of individual properties.

The soft landscape of individual properties is carried over into the extensive parkland within and around the Village. The scale increases but the approach remains similar, with informal but elegant plantings of trees, shrubs and groundcover creating a relaxed and picturesque atmosphere.

Hard landscape features include a wide variety of fencing materials, including stone walls, picket fences, and ironwork. These delineate public and private space, but in subtle and transparent ways which allow for continuity and overlap. Private laneways continue the informal treatment of the public roads, with soft edges, curved lines, and an overlap of pedestrian and vehicular movement.

Within the public roadways, hard landscape features include light standards, signage and amenities such as benches and litter baskets. These are designed to be as unobtrusive as possible, simple in design and painted out with dark colours. The most difficult element to control has been the signage, which serves many different and competing functions, and which can be visually disruptive.

#### Recommendations:

1. The dominance of soft landscape over hard landscape should be recognized as an essential feature of the past history and present character of the Village.
2. Existing trees, shrubs and other plantings should be protected and enhanced through appropriate maintenance, protection, and replacement. In the public domain, this protection should be carried out by the relevant authorities. This responsibility must be extended to those undertaking construction and excavation projects in the public rights of way, as well as those carrying out pruning and maintenance activities for various public utilities. In the institutional and private residential domain, this protection should be carried out by the concerned property owners with technical assistance from the public authorities.



3. The retention of existing mature trees and other significant plant material and hard landscape features should be encouraged. In public areas, removal should be recommended for approval only where it does not compromise heritage character, or if required for reasons of public safety.
4. New buildings, fences and other landscape features, or alterations and additions to existing buildings and features, should be designed and sited so as to protect and enhance significant qualities of the existing landscape.
5. Public and institutional parkland both within the Village and on adjacent lands should be maintained and redeveloped in ways which ensure protection and enhancement of heritage character, and preservation of the historic relationship between private and public landscapes. Mechanisms should be in place to ensure community input into decisions affecting adjacent lands.
6. Public facilities, including lighting, signage, and street furniture, should be maintained in their present form insofar as they contribute to the heritage character of the Village. New facilities should be compatible in function, design, and siting. Signage and street furniture should be minimal, simple and unobtrusive, with a consistent approach to colour, material and detail.

vi) **Services:**

The Village has had fewer public amenities than most comparable urban areas. There are very few sidewalks, and street lighting is minimal. Winter snow plowing is done in a controlled and unobtrusive fashion. Separate storm and sanitary sewers are only now being installed, and various properties still have independent well and septic systems. Rather than detract from the quality of the area, this low key approach to public services has maintained an unusually strong sense of rural character in an urban setting, consistent with the other physical characteristics.

**Recommendations:**

1. Public amenities should generally be maintained as they are, at levels more typical of rural villages than of urban centres, in order to protect the existing heritage character.
2. Lighting should be kept to minimum levels of illumination for reasonable public safety. Replacement of existing incandescent lighting should be recommended for approval only where the new lighting provides a similar quality of light.

3. New sidewalks should not be introduced.
4. Snow removal and related winter road maintenance should be designed to cause minimal environmental damage while maintaining reasonable levels of public safety.
5. Underground services should be upgraded as required for environmental reasons, but with careful control of excavation and backfill to ensure minimal damage to natural and cultural features.
6. It may be appropriate to bury existing overhead services to improve the treatment of the soft landscape.

## **.2 ACTIVITY PATTERNS:**

### **i) Property use:**

The dominant property use is residential, mostly in the form of single family homes. Almost all are primary year-round residences - the pattern of summer cottage use has not survived. As in the past, many residences serve as homes for political, business and government leaders of the Ottawa area, and the small-scale Village community helps provide a setting for social encounter and interaction.

A significant number of these homes are diplomatic residences, that host official receptions and entertaining. The diplomatic community provides an ongoing relationship with Rideau Hall, the Prime Minister's Residence, and other nearby properties with historical connections to the Village. The diplomatic community also provides a further stimulus to social interaction within the Village.

Additional property uses are limited to compatible institutional functions, including schools, community centre and library, village offices, and recreational facilities. Commercial and industrial uses have been deliberately excluded ever since the mid 19th Century.

### **Recommendations:**

1. Current patterns of use should be maintained, through official plans, zoning by-laws, and related regulations, as an essential component of heritage character. These patterns include the predominance of single family homes, special use of residential properties by the diplomatic community, and a scattering of related institutional occupancies.
2. The longstanding exclusion of commercial and industrial activity should continue. Home based businesses might be considered where there is no visible or public impact on the existing residential character.

3. If the current institutional uses disappear, they should be replaced by new compatible institutional uses or by residential uses that respect and enhance the existing heritage character.

**ii) Traffic patterns:**

As with any residential suburb, there is a morning exodus and evening return of residents, but the relatively low population density reduces the impact of this movement. Public transportation is available around the perimeter of the Village as part of the regional bus network. As indicated, vehicular traffic shares the roadways with pedestrian and bicycle traffic, suggesting slower and more careful movement by vehicles. This is reinforced by the relatively tight road geometry with its sharp curves, steep grades, and heavy roadside plantings. When special events are held, either public or private, parking extends onto the roadways and further narrows the right of way. The overall impact is slower traffic than would be found in most central urban areas, further enforced by posting of a 40km/hour speed limit throughout the Village.

There is some tourist traffic within the Village. Pedestrian traffic extending from the park areas to the north and northeast is easily accommodated; large tourist buses are oversized and inappropriate for Village roads.

**Recommendations:**

1. Priority within the Village should be given to pedestrian safety on Village roads. Shared use of the roadways by pedestrian, bicycle and vehicular traffic, should continue. Speed limits for vehicular traffic should be posted as necessary. Unobtrusive traffic calming measures can be introduced as appropriate.
2. The maintenance and creation of pedestrian pathways should be encouraged, but without damage to natural or cultural features.
3. Public bus transportation should be restricted to the perimeter of the Village. Small vans or other supplementary forms of public transportation may be appropriate.
4. Visitors should be encouraged to travel through the Village on foot or by bicycle. Movement through the Village by tourist buses is inappropriate; this is a disruptive and non-traditional use and the roadways are not designed for this size of vehicle.
5. All heavy vehicular traffic should be limited or controlled by appropriate by-law.

**iii) Security:**

In addition to the normal requirements for police and fire protection, there is an added dimension of federal security patrols for the many diplomatic residences. There are also special security arrangements at some of these diplomatic properties. This security presence has increased in recent years, with a general heightening of security concerns in political and diplomatic circles, although it remains relatively low key.

**Recommendations:**

1. Applications for visible security installations should be reviewed in terms of their impact on the heritage character of the property in question, the adjacent properties, and the public streetscape. Particular attention should be given to floodlighting, physical barriers, and other measures which have a high impact on heritage character. Installations should be recommended for approval only where they respect the existing natural and cultural environment.
2. If security concerns continue to increase, a layered or comprehensive approach to security may be appropriate, with a combination of public and private initiatives.

**iv) Recreation:**

The Village has always had a strong pattern of recreational activity, both within the Village itself and in association with the parkland to the north and Rideau Hall to the west. The overlap of private and public recreational activity continues to be a defining characteristic of the Village.

In terms of active recreation, there is the tennis club, the facilities associated with the various school properties, and facilities such as the canoe club and playing fields in the parkland to the north. In terms of passive recreation, there are the footpaths around the lake, the public gardens, and the facilities adjacent to the Village including the Rockcliffe Rookeries and Beechwood Cemetery. There is also the use of roadways throughout the village for walking, jogging and cycling. At a more private level, there are clubs, societies, and associations which sometimes use public facilities such as the library or community hall.

These patterns of recreational use strengthen the connections between the Village and adjacent parkland, and between public and private space.

Cultural tourism is an increasingly prevalent form of recreational activity. It is evident in the Village both in organized group trips and in more informal walking tours and other individual encounters.

Active forms of both recreation and cultural tourism are usually group activities and demand special facilities for their exclusive use, such as baseball diamonds and visitor orientation centres. Passive forms of recreation and cultural tourism coexist with one another and with other activities, and are more individually motivated. It is useful to distinguish between active and passive forms when evaluating these activities.

**Recommendations:**

1. Active and passive recreation are important aspects of heritage character, and provision should be made for their continuing presence in and around the Village.
2. Traditional sites for active and passive recreation should be protected and enhanced. Mechanisms should be strengthened to ensure community input into decisions affecting recreational sites on adjacent parkland, and affecting recreational activities such as walking which may overlap between sites inside and outside the Village boundaries.
3. New recreational facilities and activities should be developed insofar as they enhance the heritage character of the Village.
4. Passive or self-initiated forms of cultural tourism can be encouraged insofar as they are integrated into existing physical and social patterns. Active group forms of cultural tourism should not be encouraged unless special facilities and programs sympathetic to the heritage character of the Village have been developed.

**v) Landscaping & gardening:**

The mature landscape which is of pivotal importance in defining the character of the Village is developed and maintained through a combination of public and private initiatives. Private residential landscapes and gardens have been built up over the years by owners, consultants and contractors in response to encouragement from the larger community. With the loss of some of the dense tree canopy from Dutch Elm disease, flower gardening has become more prevalent, and is reinforced by the activities of a community Garden Club. Institutional landscapes have respected the emphasis on retention of mature trees and the development of complementary plantings to provide continuity with adjacent residential properties. These private initiatives are supported by public services such as garden waste removal.

The landscaping of the public grounds and road corridors has also been consistent with the private approach, using the Environment Committee and Village arborist to coordinate the planting and retention of appropriate trees, the maintenance of mature plantings within the

road corridors, and the development of park facilities. As another indication of the overlap of private and public responsibilities, much of the upkeep of the public road edge is carried out by the adjacent private landowners. Village residents have also been involved in the design and creation of public parkland.

The federal parkland to the north was set aside by Keefer in the mid 19th Century as an integral component of Village development. This parkland continues to be strongly linked to the landscape of the Village. The historical connection between these parks and the Village becomes threatened if the landscape character of the federal parks begins to differ significantly from the existing picturesque and intimate qualities.

**Recommendations:**

1. There should be an ongoing overlap of public and private initiatives in maintaining and enhancing the mature trees, the other significant plantings, and the hard and soft features that establish the character of the existing landscape.
2. The Village should continue to play a proactive role in maintaining public properties and in providing services, technical advice and resources in support of private initiatives. This role should include continuation of an Environment Committee and a Village arborist position.
3. Private initiatives should also continue, in the form of private property maintenance and development, garden competitions, and responsibilities for the care and enhancement of public lands.
4. Information should be provided on early design intentions, ongoing evolution, and current conditions as they relate to residential, institutional and public landscapes. Encouragement should be given to the use of indigenous plant materials and the avoidance of aggressive exotic species.

**vi) Resource conservation:**

Concern for the protection of natural resources has been a long-standing theme in the history of the Village, and is reflected in the early 20th Century designation of the Village as a National Game Preserve and in the evolution of the Rockcliffe Park Conservation Association and the Village Environment Committee. A combination of public and private initiatives has been used to help ensure the survival of natural features and habitat, particularly in the McKay Lake area, and to provide access and education.

In the area of cultural resources, there has been a longstanding interest by residents in the history of the Village and its cultural landscape. In more recent times, cultural resource conservation efforts have been coordinated by the Local Architectural Conservation Advisory Committee (LACAC), with its walking tours, archival documentation, public education initiatives, and its heritage designations.

**Recommendations:**

1. Natural resource conservation should continue to be a shared public and private responsibility. Mechanisms should be developed to ensure community input into any decisions affecting the natural resources and ecosystems in the Village and extending into adjacent areas.
2. Cultural resource conservation should also continue to be a shared public and private responsibility. The Local Architectural Conservation Advisory Committee, made up of Village residents, should continue to function as a community-based focus for dealing with cultural resources. This Committee should have primary responsibility for advising Council on the implementation of the Heritage Conservation District Management Plan.

**vii) Development and governance:**

Ongoing property development within the Village has been regulated by an evolving set of guidelines, by-laws, and official plans. From the beginning, there has been an unusually high level of consensus within the community about its past, present and future, a consensus expressed as much through informal mechanisms and individual initiatives as through formal regulations and public dictates. The emphasis on residential development within a park-like setting has been evident from the first prospectus in the 1860s to the most recent Official Plan in the 1990s. There has been acceptance of rural character within a larger urban setting, of individual architectural expression within a shared landscape, of seeking a proper balance between development and conservation.

The Official Plan and related Zoning By-laws provide an important expression of community intent at present, and reflect a sophisticated level of debate about how to balance private and collective interests. Because the community has enjoyed the benefits of local government at a neighbourhood scale, it has been able to pursue its objectives more directly than most urban neighbourhoods which exist within larger municipal jurisdictions. Even when it lacked direct political control during the period up to its incorporation as a Village in 1926, it managed to exercise considerable influence on the nature and scope of its development.

The Village has had an overlap of the public and private spheres in all areas of governance.

**Recommendations:**

1. The Village should continue to exercise definitive local control on the nature and course of its future development. This is an essential feature of its heritage character.
2. The method of development control should continue to be a mix of public regulation and private initiative, both based on a respect for original design intentions and subsequent evolution.
3. Existing mechanisms which combine formal and informal methods of governance, such as are found in the current Official Plan and Zoning By-Law, in the various committees of Council, and in the areas of natural and cultural resource conservation, should be protected and enhanced. New mechanisms should be developed as required, to ensure ongoing community input into decisions affecting the heritage character of the Village.

**V. CONCLUSION**

A heritage district study captures only one moment in the continuing evolution of a neighbourhood or a community. The research findings, the statement of heritage character, and the proposed management guidelines are necessarily open to modification and adjustment as new information comes to light and as environmental changes occur.

The Village of Rockcliffe Park, however, has certain intrinsic qualities which have already proved to be extremely resilient and which are likely to remain as key factors in maintaining the character of the community. These are the qualities which have been emphasized in this study and which are the focus of the management guidelines.

If these qualities are maintained, the Village can continue to accommodate change and alteration without losing its essential heritage character.

6 October 1997



## APPENDICES



## .1 Chronology of Streetscape Development

### 1790s

- 1793 John Stegmann (deputy surveyor for Upper Canada) surveys four townships in the counties of Carleton and Russell. These are named after prominent people in the following decade: Osgoode, Gloucester, Gower, and Nepean. (Woods, p.31)
- 1799 Lots 1, 3 (Front Part), 4 (Front Part) and 6, Junction Gore, Gloucester Township, patented 27 May to Captain John Munro. Because of Munro's death in 1800, heirs only receive confirmation of title in 1815. (Halliday, 'Munro Patents')

### 1820s

- 1824 Dent Weatherley, a half-pay Captain, receives the patent for Lot A, Junction Gore, Gloucester Township. Did not settle on the land but may have built 'Mushroom Lodge' to maintain his claim on the land. (Halliday, 'Lot A')

### 1830s

- 1830-8 Thomas McKay purchases Lot 3 in 1830, Lot 4 in 1831, and Lots 1 and 6 in 1832. There remains some confusion about the dates of purchase of Lots 2 and 5. By 1838, McKay's holdings amounted to 1100 acres. (Halliday, 'Munro Patents')
- 1835 Captain Weatherley sells Lot A (approximately 70 acres) to Duncan Rynier MacNab. MacNab dies in 1837, leaving the property and an unfinished residence 'Rockcliffe' to his wife, Charlotte, and sons Campbell and Blankenburg. (Halliday, 'Rockcliffe Mills')
- 1830s Access to 'Rockcliffe' by means of a winding road from New Edinburgh following a right-of-way through the western parts of Lots 1, 2, and 3, the Gore, south of Lot A (roughly a section of the present Sussex Drive, part of the National Capital Commission Driveway west of Pine Hill, and a portion of a footpath west of the hill to Lisgar road). (Halliday, 'Rockcliffe')
- 1838 Rideau Hall estate is built by Thomas McKay.  
MacNab residence completed.

### 1850s

- 1853 First reference to the steam saw-mill on Lot A, sold by Charlotte MacNab to sons, Blankenburg and Campbell. Reference in the deed to: "...a free and convenient right of way at all times along the road on the said Lot Letter A now used

and travelled for the purposes of the said mill namely the main road leading from the Gatineau Ferry along the upper lands of the river Ottawa to that point nearly opposite the dwelling house on the said Lot Letter A known as 'Rockcliffe'..." (Halliday, 'Gatineau Point Ferry')

1855 Death of Thomas McKay.

1860s

1860s Birkenfels (since demolished) built by Thomas MacKay jr. and completed by Thomas Coltrin Keefer.

Land on MacKay Estate is used as pasture land, serving the McKay-Keefer households, the residents of New Edinburgh, and the industries on the Rideau Falls. The fields are used as pasture land up to the 1920s. Elmwood farm (indicated on the MacKay Estate plan of 1864) is located on Buena Vista Rd. on the present site of Elmwood School. (Carver, p.11)

1864 Rideau Hall and eighty acres leased to the Dominion government to serve as the residence of the Governor General.

1864 Topographical map and prospectus are prepared by Thomas Coltrin Keefer, advertising estate and villa lots on a portion of the MacKay Estate. Several major roads (as yet unnamed) are indicated, including: Princess Ave., Mariposa Ave., Maple Lane, Buena Vista Rd., Springfield Rd., Cloverdale Rd., and Acacia Ave. among others. (NAC NMC 0017613)

1868 T.C. Keefer acquires part of Lot A. Replaces 'Rockcliffe' with the Manor House (c.1870), built for MacKay's widow, Anne Crichton. (Carver, p.9)

1870s

1872 Thomas McLeod Clark begins to manufacture white bricks using white marl from the deposit east of Hemlock Lake. His brickyard was located between Cloverdale and Lansdowne Rd. North. (R.P. LACAC, p.54.)

1873 Beechwood Cemetery opened on the land bordering Hemlock Rd.

1880s

1887 Map by John A. Snow and Son indicates major roads including Lansdowne Rd. North, Cloverdale Rd. Hillsdale Rd., Buena Vista Rd., Lisgar Rd., and Rockcliffe Rd.. (PAC NMC 0011412)

- 1889 Ottawa City Passenger Railway Company terminus in New Edinburgh is extended to Keefer's new picnic park. (Halliday, 'Ottawa City Passenger Railway Company')
- 1890**
- 1890s Cottages begin to appear around Lisgar and Buena Vista Rds. (Carver, p.11)
- 1893 Horse-drawn tramline to Rockcliffe Park is gradually replaced by electric streetcars, operated by the Ottawa Electric Street Railway Co. (amalgamated with O.C.P.R.C. in 1893 to form the 'Ottawa Electric Railway Co.'). (Haig, p.154)
- 1897 Keefer sells picnic park (185 acres) to the Corporation of the City of Ottawa for \$34 000.00. (von Baeyer, p.5)
- 1899 Creation of Ottawa Improvement Commission by Wilfrid Laurier, whose mandate is to purchase, acquire and hold property in and around Ottawa, to create public parks, squares, streets, and other thoroughfares, as well as to erect public buildings. (von Baeyer, p.11)
- 1900s**
- 1903 Charles Osborne Wood appointed Manager and Engineer of the Estate by T.C. Keefer. According to him: "After my appointment as Engineer and Manager, as the roads were nearly all 40' wide, excepting Coltrin Road and Sandridge Road, they were 66' wide. With the consent of Mr. Keefer I made the roads 60' wide and Mariposa from Lisgar Road to Acacia Avenue, was made, at the request of the Federal District Commission 80' wide. I also made on Acacia Avenue where it was winding, natural curves." (Wood, p.3)
- 1903 In a report to the Ottawa Improvement Commission, who took control of Rockcliffe Park from the City of Ottawa in 1904, Frederick Todd reports that: "The present park drives are well laid out, with the exception of one or two of those most recently built, which are, both as regards line and grade, rather an example of what should not be done, than of good park roads well located. The old roads, although laid out with excellent taste and judgement, were located to serve proposed building lots rather than as drives of a public park, and this fact makes necessary a few changes." (Todd, p.29)
- 1904 First water mains laid on MacKay Estate (on Oak Hill, Butternut, and Acacia). (Annual Report of the Village of R.P., Jan.28/27, p.23)

- 1908 Police Village of Rockcliffe Park is established. Charles H. Keefer (Chairman), William Henry Snelling, Frank Gouldthrite (Acting Secretary) are elected trustees. (Minutes of P.V., Feb. 29/08)
- 1908 By-law #2 - to enact the said offer of the Ottawa Electric Co. to supply light at a rate of \$11.00 per annum of 32 Candle Power street light. (Minutes of P.V., Dec. 16/08)
- 1908 Subdivision of land bounded by Acacia Ave., Mariposa Ave., Springfield Rd. and Maple Lane by Rockcliffe Property Company. (Plan #251, Land Registry Office, County of Carleton, June 30, 1908)
- 1909 Permanent sidewalk replaces wooden structure on Buena Vista Road, constructed on a rock or broken stone foundation of concrete, paid for by owners fronting. (Annual Report of the Village of R.P., Jan. 28/27, p.22)
- 1910s**
- 1910 Purchase of the following street signs: Birkenfels Ave., Mackinnon Road, Acacia Avenue, Mariposa Road, Buena Vista Road, Minto Avenue, Manor Avenue, Cloverdale Avenue, Lisgar Avenue. (Minutes of P.V., March 31/10)
- 1911 'Connaught Commons' lots, a subdivision of the former McLeod Clark estate bounded by Mariposa, Springfield, Maple Lane, and Lisgar, is advertised. (Ottawa Citizen, May 10, 1911, p.10, August 22, 1911, p.2)
- 1911 Crescent Road established as a private road. Wrought iron gates on brick posts were erected at the Acacia and Buena Vista ends of the Crescent. (H. Wright, p.2)
- 1912 Ottawa Electric Co. replaces existing carbon filament lights with Tungsten lights. (Minutes of P.V., Oct. 9/12)
- 1913 Bell Telephone Co. requests permission to erect a line of poles on the twenty foot reserve on the north side of Mariposa Avenue between Springfield and Lansdowne Roads. (Minutes of P.V., Feb. 28/13)
- 1915 Existing water mains include: 5" Main - Butternut Terrace from Maple Lane to Mariposa, 5" Main - Acacia Avenue from Mariposa Avenue to Buena Vista Road, 5" Main - Cloverdale Avenue from Mariposa Avenue westerly, 4" Main - Cloverdale Avenue from a point 375 feet west of Mariposa

Avenue to Rifle Range Road, 5" Main - Mariposa Avenue from Acacia Avenue to Cloverdale Avenue. (Minutes of P.V., Sept. 28/15)

1916 Ottawa Improvement Commission authorized to carry out repairs and tarviate parts of Buena Vista Road, and Mariposa and Acacia Avenues. (Minutes of P.V., April 25/16)

1920s

1922 Area described as 'Rockcliffe Park south', west of McKay Lake (all land, excepting that which lies south of Corona Avenue), is declared a 'restricted area', which prohibits the use of land for anything other than that of single family, detached dwellings. 25' setbacks are now required on major streets. (Minutes of P.V., May 16/22)

1923 First zoning By-law, #23, 'for determining the location, dimensions and use of buildings and lands' is passed by the Gloucester Township Council.

1924 Noulan Cauchon prepares a survey map of the Police Village of Rockcliffe Park (November 18/24). It indicates about 200 forty-foot lots in the area bounded by Mariposa, Beechwood, Acacia and Lansdowne South. (Carver, p.13)

1926 Incorporation of the Village of Rockcliffe Park, By-law #895.

1926 Park Road, between Lisgar and Ottawa Terrace, constructed with a Bituminous Macadam surface, 12' wide, on a water bound Macadam base. Acacia Avenue, between Mariposa and Buena Vista, constructed of the same, with a 15" corr. iron culvert on west side. (Wood report, p.1)

1926 Total number of 100 Watt street lamps in the Village as of December 31, 1926 is 67. (Annual Report of the Village of R.P., Jan. 28/27, p.24)

1927 In his report to Council, Charles O. Wood, Village Engineer, states that: "The following roads have a water bound Macadam base with a tarviated surface: Buena Vista, from Lisgar easterly to where it angles (constr. by Estate & P.V.), Mariposa (constr. by P.V.), Ottawa Terrace, between Buena Vista and Coltrin (constr. by P.V.), Acacia, from north end to Buena Vista (constr. by P.V.), Minto Place, from Buena Vista northerly (constr. by P.V.), Mackinnon (constr. by P.V.), Birkenfels (constr. by P.V.), Springfield (constr. by P.V.), Lisgar (constr. and maintained by

O.I.C.), Princess (constr. and maintained by O.I.C.), Butternut Terrace (constr. by P.V.), Cloverdale (constr. by P.V.)" (Wood, p.1)

- 1927 Montagu Place, a new street, is registered in the Office of Land Titles, County of Carleton, on Plan 'M-55'. (Annual Report of the Village of R.P., Dec. 15/27, p.28)
- 1927 By-law 29 - to Provide for the Changing of the Names of Certain Streets. The following name changes are approved: Ottawa Terrace (Plan M22) to Manor Avenue, Oxford Street (Plan M33) to Manor Avenue, Elmwood Avenue (Plan M46) to Wood Avenue, Butternut Terrace (Plan M46 and Plan#251) to Acacia Avenue, Howick Place to Ashbury Place. (Annual Report of the Village of R. P., Dec. 15/27, p.30)
- 1929 'A cinder path was made on Park Road, between Manor and Springfield, to afford safe travel to school for pupils.' (Annual Report of the Village of R.P., Dec. 15/29, p.3)
- 1929 'A 10" water main was constructed on Springfield Road, from Maple Lane to Coltrin Road with a branch to connect with the Buena Vista main.' (Annual Report of the Village of R.P., Dec. 15/29, p.3)
- 1930s
- 1930 'Cinder paths were constructed on Minto between Mariposa and on Park, and Park, from the School easterly to Cloverdale.' (Annual Report of the Village of R.P., Dec. 15/30, p.3)
- 1930 'Water-mains (six inch) were constructed on Mariposa, from Acacia to Sylvan and on Sylvan and Fairview, and on Mariposa from Howick to Springfield.' (Annual Report of the Village of R.P., Dec. 15/30, p.3)
- 1931 'The wooden walk on the East side of Springfield between Mariposa and Buena Vista having fallen into disrepair was removed and new gravel walk constructed.' (Annual Report of the Village of R.P., Dec. 15/31, p.3)
- 1931 'A six-inch water main was constructed on Manor Road, from Park to Mariposa.' (Annual Report of the Village of R.P., Dec. 15/31, p.3)
- 1932 'A new footpath was constructed along Lansdowne Road between Mariposa and Hemlock.' (Annual Report of the Village of R.P., Dec. 15/32, p.3)



- 1935 1200 feet of Buena Vista Road taken over by the County of Carleton who widened and resurfaced the road. A footpath was constructed on Springfield by the Village. (Annual Report of the Village of R.P., Dec. 15/35, p.5)
- 1935 The Village Engineer reports that there are now approximately ten miles of streets of which some four and one-quarter miles are hard surfaced, the remaining being gravelled. (Annual Report of the Village of R.P., Dec. 15/35, p.26)
- 1935 By-law 176 - authorizing the purchase of 2.5 acres of land, abutting Park and Springfield Roads, for the purpose of preserving an open space in the centre of the Village. (Annual Report of the Village of R.P., Dec. 15/35, p.5)
- 1936 By-law 188 - covering all new construction in the area south of Maple Lane and east of Hemlock Lake. Construction will be limited to single, private residences.
- 1939 By-law 264 - declares that any new buildings erected in Rockcliffe Park will have to respect the setback of the nearest building on a lot in the block on that side of the street. Variances can be provided through by-laws passed by Council.
- 1940s
- 1940 By-law 274 - to authorize the purchase of 2.5 acres of land directly adjacent to the south of the present land owned by the Village, for the purpose of enlarging and improving the present proposed park and civic centre. (Annual Report of the Village of R.P., Dec 15/40, pp.6-7)
- 1941 The following new roads were constructed: Thorold Road, from Acacia Avenue to Montagu Place, Montagu Place, from Thorold Road to Hillcrest Road, Buchan Road, from Acacia Avenue to Mariposa Avenue. (Annual Report of the Village of R.P., 1941, p.24).
- 1945 By-law 45-1 - introduces a minimum 100 foot frontage for all lots being built on, falling within the area bounded by Maple Lane, Lansdowne, Lakeview, and Mariposa (the 'Beaver Meadows' area).
- 1946 By-law 46-2 - stipulating that no fence should be constructed to a height exceeding four feet (unless a special permit is granted by Council). No fence will be constructed of barbed wire or barbed material, unless it is adequately protected. All fences require approval of Village Engineer.

- 1946 By-law 46-18 - reiterates previous land use restrictions, and introduces a minimum square footage and minimum value. In 'Rockcliffe Park south', these are set at a floor area of 1600 sq. ft. and \$12 000.00. In the area including and south of Corona Ave., the figures are reduced to 1000 sq. ft. and \$8000.00. Maximum lot coverage of 33%, a minimum frontage of 80', and a minimum lot area of 8000 sq. ft., and a minimum setback of 12' for out or accessory buildings, is established throughout the Village.
- 1947 The west 300 feet of Wood Avenue was cleared and the subgrade constructed. Willingdon Road is cleared and the subgrade started. (Annual Report of the Village of R.P., Dec. 15/47, p.6)
- 1947 Plan M80, enlarges lots and street widths in the area bounded by Oakhill, Beechwood, Lansdowne, Mariposa, and Acacia. (Plan M80, Land Registry Office, County of Carleton, 1947)
- 1948 Drainage of land included in Plan M80, bounded by Mariposa Avenue, Lansdowne Road, Beechwood Avenue, Oakhill Road, Butternut Terrace, and Acacia Avenue, with the intention of making the land available for building lots. (Annual Report of the Village of R.P., Dec. 15/48, p.5)
- 1949 Plan for a proposed subdivision of land east of Hemlock Lake is approved. A subdivision plan covering the first 37 of 170 proposed lots (fronting Sandridge Road and the northern part of Birch Avenue) is registered. Birch and Hemlock roads are graded and, in part gravelled. (Annual Report of the Village of R.P., Dec./49, pp.6,7)
- 1950s
- 1950 An additional 25 lots are laid out and registered east of Hemlock Lake. Water and sewer mains are constructed to serve the new development. (Annual Report of the Village of R.P., Dec./1950, p.3)
- 1951 Grading with and without fill carried out on Placel and part of Rosemary (Lakeway Dr.) Roads, and water main installed (Annual Report of the Village of R.P., Dec./51, p.4)
- 1950s A new type of luminaire lighting replaces the old series type of light on streets with heavier traffic and at important intersections. (Annual Report of the Village of R.P., 1961, p.3.)

## 1960s

- 1960 Coltrin Place, an eight lot subdivision, is developed on a portion of the Bronson estate.
- 1961 Removal of streetcar tracks between Acacia and Springfield Roads. At the Springfield Road end, bus stop is improved and a daylight corner constructed at the southwest angle of the intersection. (Annual Report of the Village of R.P., Dec./61, p.9)
- 1961 A subdivision of four lots is laid out on Cloverdale Road on Block A24. House and street construction starts. (Annual Report of the Village of R.P., Dec./61, p.9)
- 1965 Village co-operates with City of Ottawa and the National Capital Commission to check the spread of Dutch Elm Disease. By-law passed which empowers the Village to enter upon private property to remove dead or diseased trees. (Annual Report of the Village of R.P., Dec./65, p.3)
- 1966 Village Green officially opened May 18 on the land adjacent to the public school grounds. (Annual Report of the Village of R.P., Dec./66, p.3)

## 1970s

- 1972 First Official Plan of the Village of Rockcliffe Park.
- 1974 Zoning by-law 74-12 is prepared, which designates the land surrounding McKay Lake a 'Restricted Area'.
- 1973-74 In response to the spread of Dutch Elm Disease, trees on Village property are inventoried and placed in three categories: 1. trees to be saved 2. trees to receive sanitary pruning in the hope of saving them 3. trees which are diseased and expendable. Steps are also taken to combat Spruce Bud Worm. (Annual Report of the Village of R.P., 1973-74, p.3)
- 1975 Reforestation project begins on Village property. It is noted that the hackberry is a particularly suitable replacement. (Annual Report of the Village of R.P., 1982-3, pp.8-9)
- 1977 Jubilee Garden is begun on the site of the former bowling club, north of Mariposa Ave..

## 1980s

- 1980 By-law 80-26 passed, amending the 1972 Official Plan designation of 'Conservation' areas to 'Public and Private - Open Space'. By-law 80-27, amending 74-12 is passed, allowing

the subdivision of the land east of McKay Lake, where cluster housing will be permitted. (Annual Report of the Village of R.P., 1979-80, pp.5-6)

- 1980 Approval of Rockcliffe Park Realty Ltd. subdivision plan which includes 27 lots of a minimum of 10 000 sq. feet. (but does not include lots in the area where cluster housing will be built). (Annual Report of the Village of R.P., 1979-80, p.5)
- 1982 Part of landscape plan for the C.O.P.P. (Corridor of Public Passage), around McKay Lake and the Pond, is prepared and work started. (Annual Report of the Village of R.P., 1981-2, p.5)
- 1983 Construction of condominiums east of the Pond.
- 1983 'Twenty-six dead elms are being removed from Village streets. This leaves approximately twenty-eight elm trees still living on Village property from over 1000 in the mid 1970s.'(Annual Report of the Village of R.P., 1982-3, p.8)
- 1984 Plan for the treatment and care of the COPP and a five-year plan for the care of Village trees is prepared. 400 White Pine seedling are planted in the COPP park. (Annual Report of the Village of R.P., 1985, p.9)
- 1985 Preparation of a new Official Plan (By-law 85-37).
- 1987 Construction of a sidewalk on the east side of Springfield Road, from Maple Lane to Buena Vista, to improve safety of the schoolchildren. (Annual Report of the Village of R.P. 1987-88, p.5)
- 1988 Enactment of new Comprehensive Zoning By-law, 88-36.
- 1989 Approval of subdivision plan of the Birkenfels estate. (Annual Report of the Village of R. P., 1988-89, p.5)

.i) Sources cited in the 'Chronology of Streetscape Development':

**Books and Reports:**

von Baeyer, Edwinna and Mulligan, Julie. Rockcliffe Park Landscape History. In cooperation with the Landscape Architecture Section of the National Capital Commission, September 1996.

Carver, Humphrey. The Cultural Landscape of Rockcliffe Park Village. Village of Rockcliffe Park, 1985.

French, Landon. Cultural Landscape Project. MacKay Estate: Historical Study. National Capital Commission, July 1995.

Haig, Robert. Ottawa. City of the Big Ears. Ottawa: Haig and Haig Publishing Co., 1969.

Rockcliffe Park LACAC. Walking in the Village of Rockcliffe Park. Village of Rockcliffe Park, 1982.

Todd, Frederick G.. Preliminary Report To The Ottawa Improvement Commission. Ottawa, 1903.

Woods, Shirley E. jr.. Ottawa. The Capital of Canada. Toronto: Doubleday Canada Limited, 1980.

**Unpublished material:**

- Annual Reports of the Village of Rockcliffe Park, 1927-1996.
- W.E.D. Halliday Files, Rockcliffe Park LACAC Archives.
- Minutes of the Police Village of Rockcliffe Park, 1908-1925.
- Maps held at the Public Archives (NMC 0017613 and NMC 0011412)
- Wood, Charles Osborne. Unpublished notes regarding the history of the Village of Rockcliffe Park, n.d..
- Wright, Henry P.. Foreword to the 'Crescent Road Project', Rockcliffe Park LACAC, February 17, 1978.

