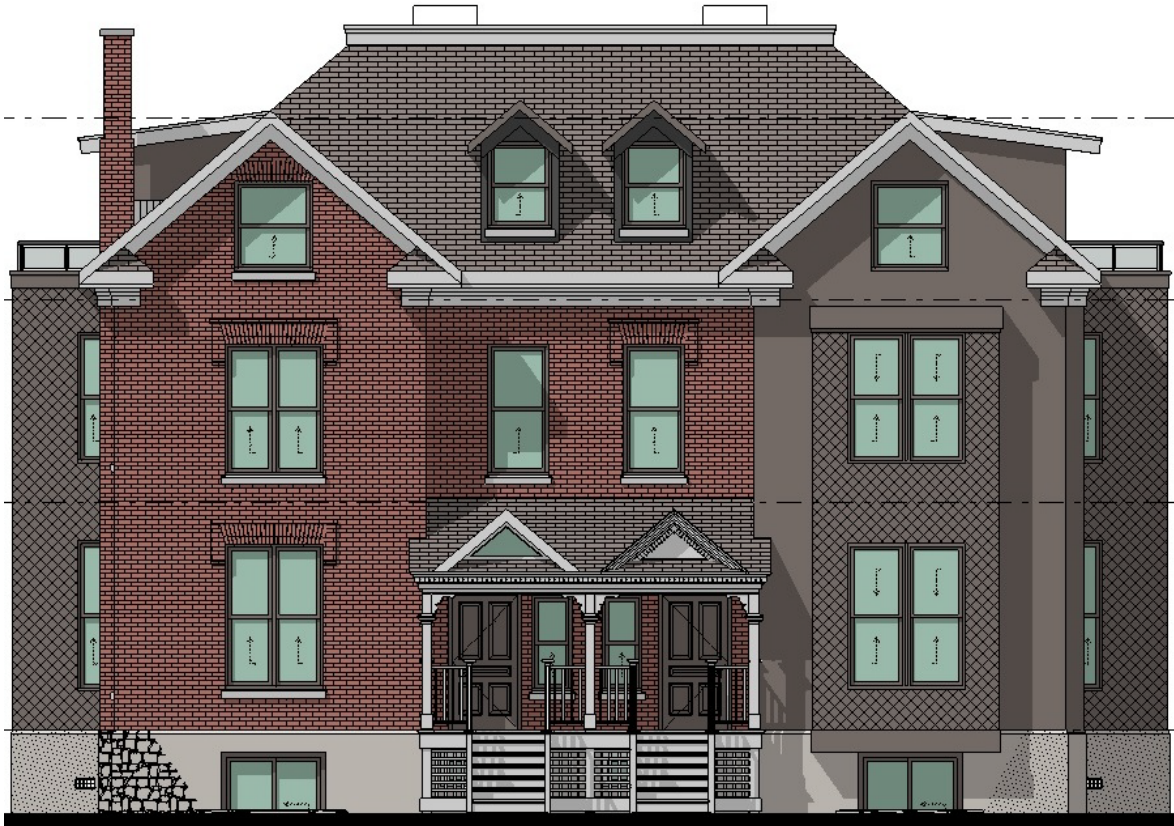


**Application for Heritage Permit**  
**255 Mackay Street**  
**Ottawa, ON**



*RMA Model*

Date: February 23, 2018  
RMA Project No: 18022

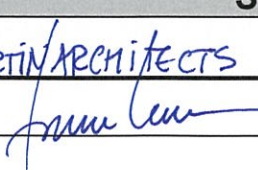
Prepared By:



ROBERTSON MARTIN  
ARCHITECTS



## Application for Permit under the Ontario Heritage Act

<b>OFFICE USE ONLY</b>	<b>Date Received</b>		<b>Council Approval</b>	<b>Delegated Authority</b>
<b>Applicant Information</b>				
Applicant Name	ROBERTSON MARTIN ARCHITECTS INC			
Applicant Address	Address 216 PRETORIA AVENUE			
	City, Province	OTTAWA, ON	Postal Code	K1S 1X2
Applicant Phone	613-567-1361	Applicant Email	em@robertsonmartin.com	
<b>Owner Information (if different)</b>				
Owner Name	ROUTEburn REALTY INC			
Owner Address	Address 290 ACACIA AVENUE			
	City, Province	OTTAWA, ON	Postal Code	K1M 0L7
Owner Phone	613-749-1200 613-234-2733	Owner Email	rfyfe@routeburn.ca wmetz@routeburn.ca	
<b>Project information</b>				
Street Address				
Scope of work	<input type="checkbox"/> New Construction in an Heritage Conservation District			
	<input type="checkbox"/> Addition to/Alteration of a designated building			
	<input type="checkbox"/> Demolition of a designated building			
Description of Project	CONVERT MANSE TO TWO SEMI-DETACHED UNITS AND BUILD NEW ONE 1-CAR GARAGE AND CARPORT FOR EACH UNIT			
Plans By	Name/Company	ROBERTSON MARTIN ARCHITECTS INC		
	Address	216 PRETORIA AVENUE		
	Email	em@robertsonmartin.com	Phone	613-567-1361
Required Documents, Drawings and Studies	<input type="checkbox"/> Site Plan/Landscape Plan		<input type="checkbox"/> Cultural Heritage Impact Statement (If requested)	
	<input type="checkbox"/> Elevations		<input type="checkbox"/> Perspectives/Renderings	
	<input type="checkbox"/> Project Description (1-2 Pages)		<input type="checkbox"/> Other	
<b>Note: Please provide one hard copy of all drawings and a digital copy in JPG format.</b>				
<b>Signature</b>				
Owner/Authorized Agent		Date		
EUGEN MIHAESCU FOR ROBERTSON MARTIN ARCHITECTS 		Feb. 23 / 2018		
<b>Notes:</b> 1. A separate application for a Building Permit may be required. 2. Applications under the Planning Act may be required for this project. 3. All applications are processed within 90 days of receipt of a complete application. A complete application includes all required documents, drawings and studies.				

## **Executive Summary**

Robertson Martin Architects (the Consultant) was engaged to provide development plans for the historic property located at 255 Mackay Street in Ottawa, Ontario. This property is part of the New Edinburgh Heritage Conservation District, and was indicated as contributing to the heritage character of the area. Despite changing needs of occupants through the years, the existing building remains in good condition with many of its original elements intact. The aim for the proposed development is for maximum retention of the original building fabric and heritage character, while making alterations and improvements to accommodate needs of the new owners.

## **Building Description**

Built during the late 19<sup>th</sup> Century (exact date unknown), the proposed development at 255 Mackay Street in Ottawa, Ontario, is located adjacent to the Mackay United Church (formerly serving as the manse for the minister of this church) and across from the prestigious Rideau Hall grounds. Located within the New Edinburgh Heritage Conservation District, this property was identified as contributing to the heritage character of the area as many of its original elements have been retained through the years.

This 3-storey red brick Victorian manse features a prominent gable along the north façade, decorative brick lintels, and many of the original decorative wood porch components, capped by a mansard roof adorned with dormers. The exterior appears relatively unchanged, aside from alterations to the lower portion of the front porch (including decking, stairs, handrail), removal of an earlier east façade porch, alterations to the west façade porch (including stairs), a south façade 1-storey addition providing access to the basement, and a 1-storey garage at the rear of the property.

Despite some changes in ownership over the years, the interior of the property has retained some of its original features, including the grand wood staircase, wood floors, wood mouldings, high ceilings, and much of the original configuration. The property is currently home to the New Edinburgh Community Arts Centre (NECTAR), and majority of the rooms are currently functioning as artist studios.

## **Proposed Development**

With new ownership of the property, the current proposed development intends to transform the manse into two semi-detached dwellings. The overall intent was to retain as much of the original building as possible and create a mirror of its footprint to provide a symmetrical, well-balanced building that reflects both the old and the new through its distinct materiality.

The original footprint of the building will be largely retained (removing the later south façade addition), with the existing west façade becoming integrated into the interior of the new design to accommodate westward expansion. The newly concealed brick west façade will be exposed where possible throughout the new design. A new 2-storey, zinc-clad projecting bay will be added to the west and east facades, which recalls the footprint of the original east façade porch that has since been removed. The mansard roof will be retained, however it will be expanded to



feature some much larger shed dormers in order to provide more light and usable space on the 3<sup>rd</sup> storey of each unit.

Along the south façade, small rear porches will be added for each unit which lead to semi-private outdoor terraces. For each unit, a 1-car garage and open-air carport will be provided at the rear of the property off Avon Lane.



Figure 1: Existing building at 255 Mackay Street. (RMA Image)

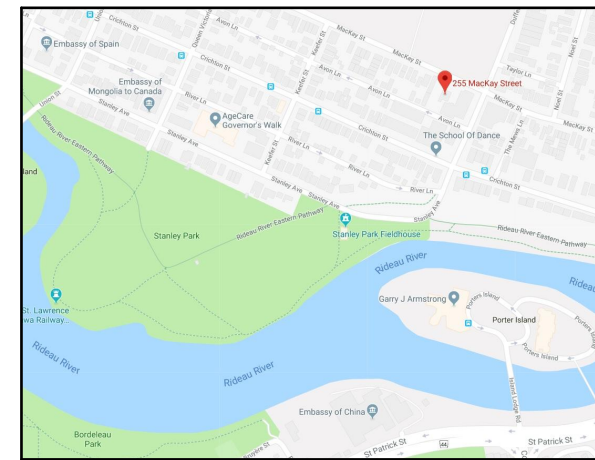


Figure 2: New proposed development. (RMA Model)

**Existing zoning: I1A**

Provision	
Min Lot Area	400 m <sup>2</sup>
Min Lot Width	15
Min. Front Yard Setback	3.5 m
Min. Interior Side Yard	7.5 m
Min. Rear Yard Setback	4.5m
Max. building height	15 m

BASEMENT: 147.0 m<sup>2</sup> ( Z: 112.3 m<sup>2</sup> )  
GROUND: 145.8 m<sup>2</sup> ( Z: 124.8 m<sup>2</sup> )  
SECOND: 125.7 m<sup>2</sup> ( Z: 107.5 m<sup>2</sup> )  
THIRD: 125.7 m<sup>2</sup> ( Z: 112.5 m<sup>2</sup> )  
**TOTAL: 544.2 m<sup>2</sup> ( Z: 457.1 m<sup>2</sup> )**

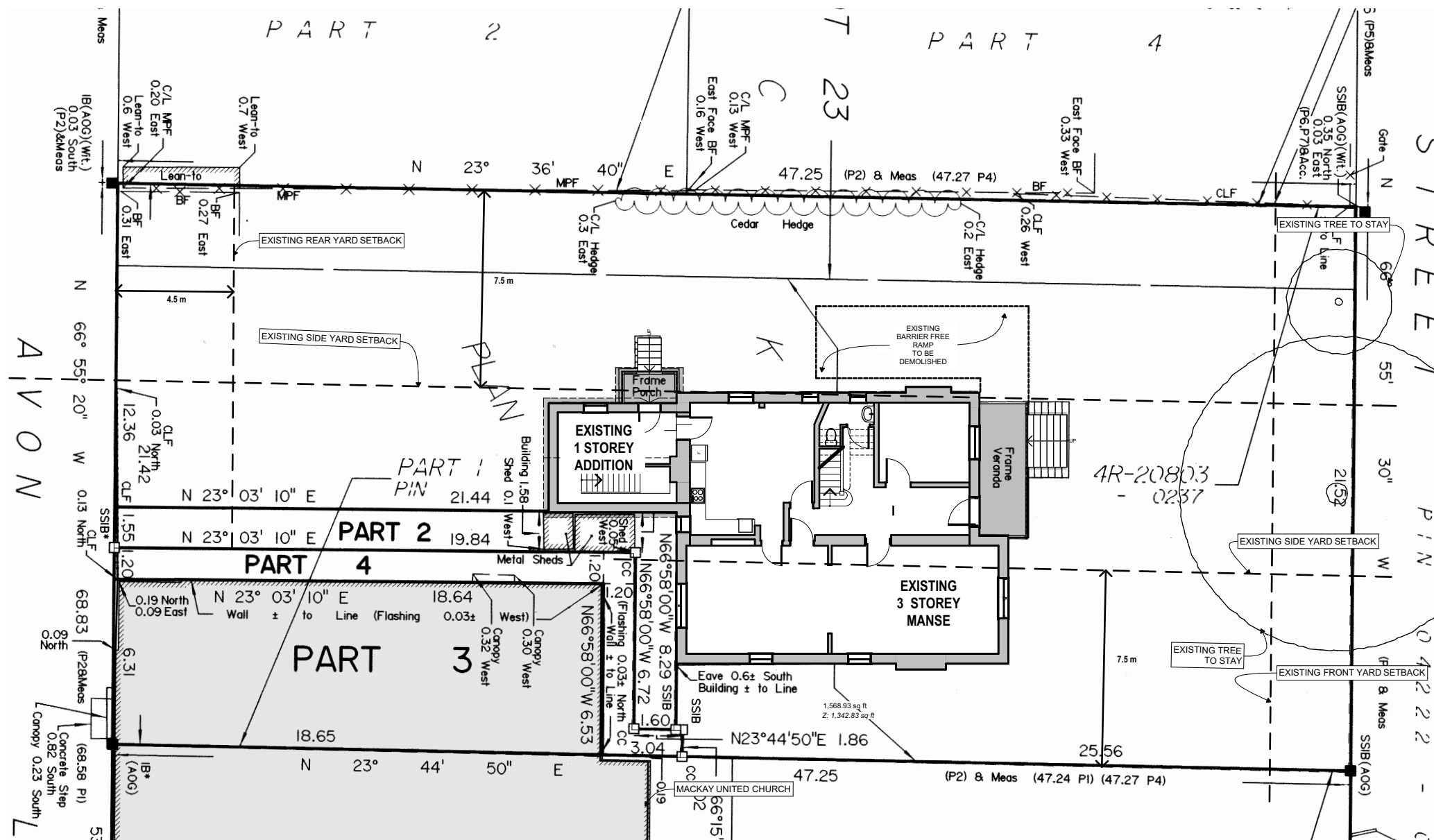


2  
HA.1



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ARCHITECTS

**STAMP:**



1  
HA.1

# EXISTING SITE PLAN

SCALE = 1:200

**REVISIONS:**

No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE APPLICATION	2018-02-23

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED

**NORTH:**

**PROJECT:**

**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET OTTAWA, ONTARIO

**DRAWING:**

## SITE PLAN - EXISTING

DESIGNED BY: EM APPROVED BY: RM

DRAWN BY: EM

DATE: 2/23/2018 SCALE: AS SHOWN

RMA PROJECT NUMBER SHEET NUMBER:

18022

## HA.1

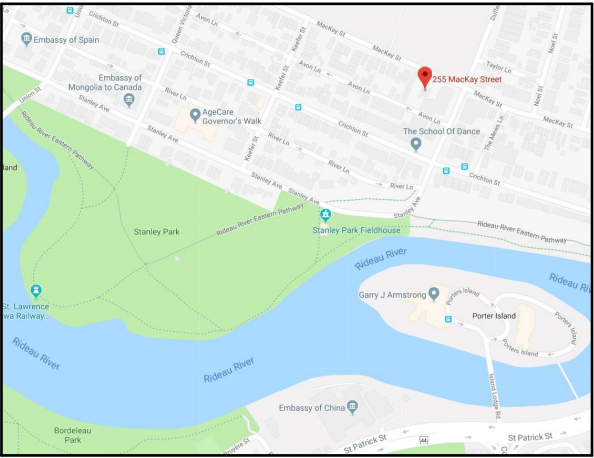


255 Mackay St, Ottawa  
Proposed zoning

Provision	UNIT 1 - West	UNIT 2 - East
Lot Area	418.930 m <sup>2</sup>	440.649 m <sup>2</sup>
Building Area	103.2 m <sup>2</sup>	98.7 m <sup>2</sup>
Lot Width	10.046	11.465 m
Min. Front Yard Setback	3.5 m	3.5 m
Min. Interior Side Yard (West)	1.2 m	0 m
Min. Interior Side Yard (East)	0 m	1.2 m
Min. Rear Yard Setback	7.5m	7.5 m
Landscaped Area	69.61%	72.23%
1 Car garage area	24.1 m <sup>2</sup>	24.1 m <sup>2</sup>
Parking (off Avon Ln)	1+1	1+1
Min width of driveway	3.6m	3.6m
Width of a walkway	1.25 m	1.25 m

**GROSS FLOOR AREA Unit 1:**  
BASEMENT 103.0 m<sup>2</sup> (Z: 79.1 m<sup>2</sup>)  
GROUND: 103.2 m<sup>2</sup> (Z: 93.0 m<sup>2</sup>)  
SECOND: 103.2 m<sup>2</sup> (Z: 93.0 m<sup>2</sup>)  
THIRD: 94.5 m<sup>2</sup> (Z: 86.1 m<sup>2</sup>)  
**TOTAL: 403.9 m<sup>2</sup> (Z: 351.2 m<sup>2</sup>)**  
**GARAGE:** 24.1 m<sup>2</sup> (Z: 21.1 m<sup>2</sup>)

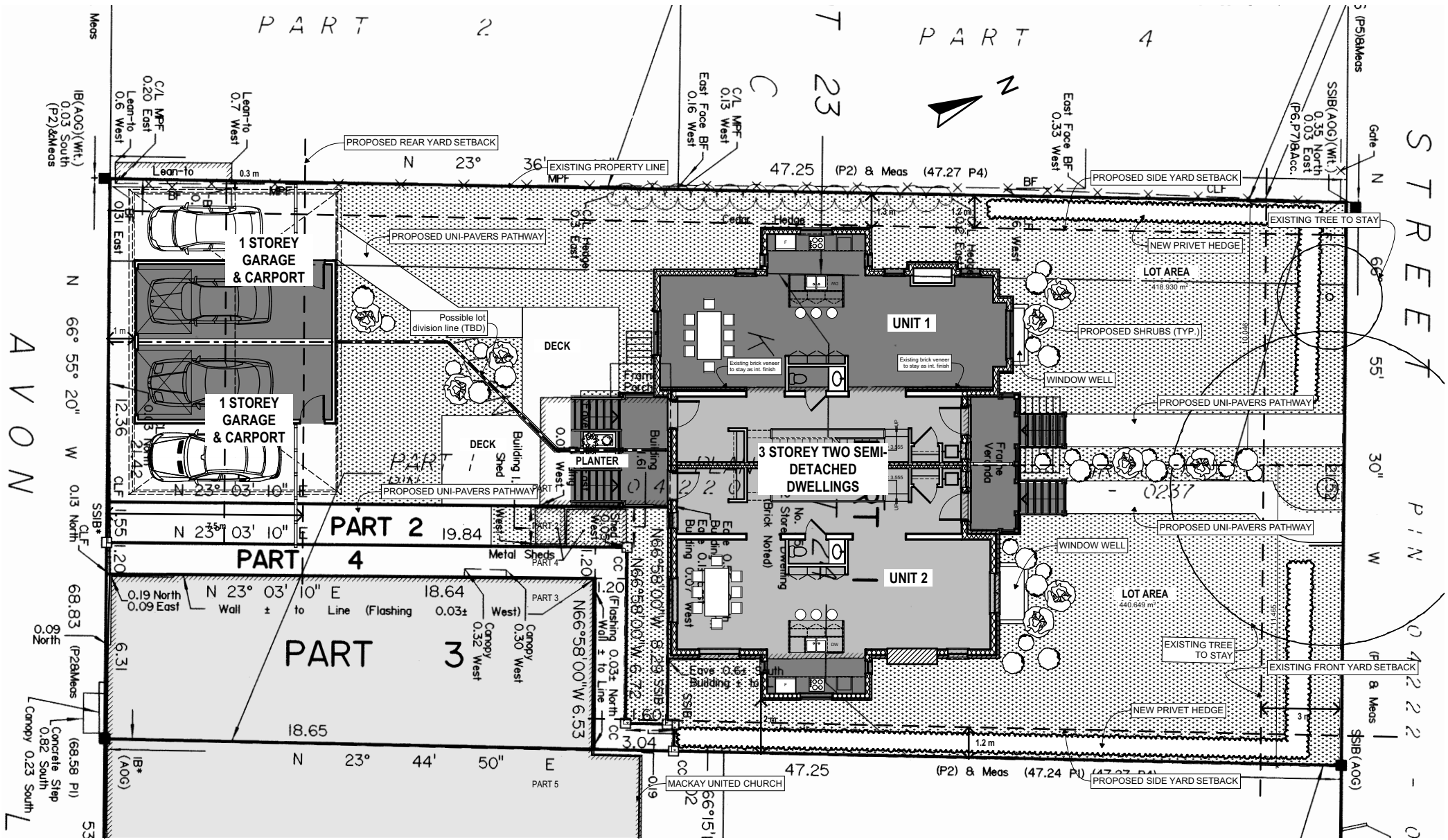
**GROSS FLOOR AREA Unit 2:**  
BASEMENT 98.7 m<sup>2</sup> (Z: 69.1 m<sup>2</sup>)  
GROUND: 97.7 m<sup>2</sup> (Z: 86.0 m<sup>2</sup>)  
SECOND: 97.7 m<sup>2</sup> (Z: 86.0 m<sup>2</sup>)  
THIRD: 90.6 m<sup>2</sup> (Z: 81.9 m<sup>2</sup>)  
**TOTAL: 384.7 m<sup>2</sup> (Z: 323.0 m<sup>2</sup>)**  
**GARAGE:** 24.1 m<sup>2</sup> (Z: 21.1 m<sup>2</sup>)



2 HA.2 CONTEXT PLAN  
SCALE = N.T.S.



STAMP:



1 HA.2 SITE PLAN - PROPOSED  
SCALE = 1:200

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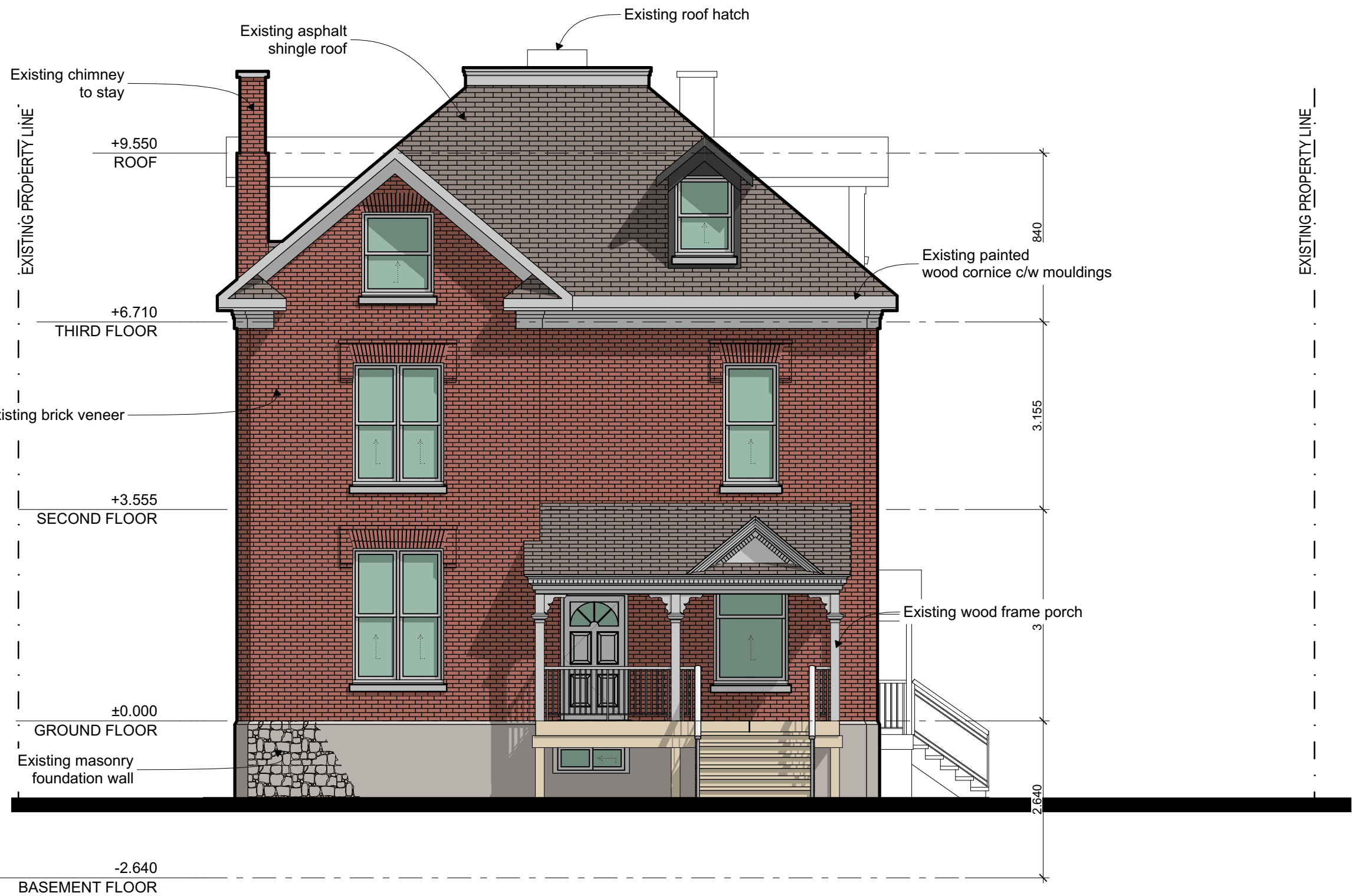
NORTH:

PROJECT:  
**CONVERT MANSE TO TWO SEMI-DETACHED UNITS**  
255 MACKAY STREET OTTAWA, ONTARIO  
DRAWING:  
**SITE/LANDSCAPE PLAN - PROPOSED**

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
2/23/2018	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:

18022 HA.2

11X17 255 MacKay St\_HeritageApplication.pln



1  
HA.3

**NORTH ELEVATION - EXISTING**  
SCALE = 1:75



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**NORTH:**

**PROJECT:**

**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET OTTAWA, ONTARIO

**DRAWING:**

**NORTH ELEVATION -  
EXISTING**

**DESIGNED BY:**

EM

**APPROVED BY:**

RM

**DRAWN BY:**

EM

**DATE:**

2/23/2018

**SCALE:**

AS SHOWN

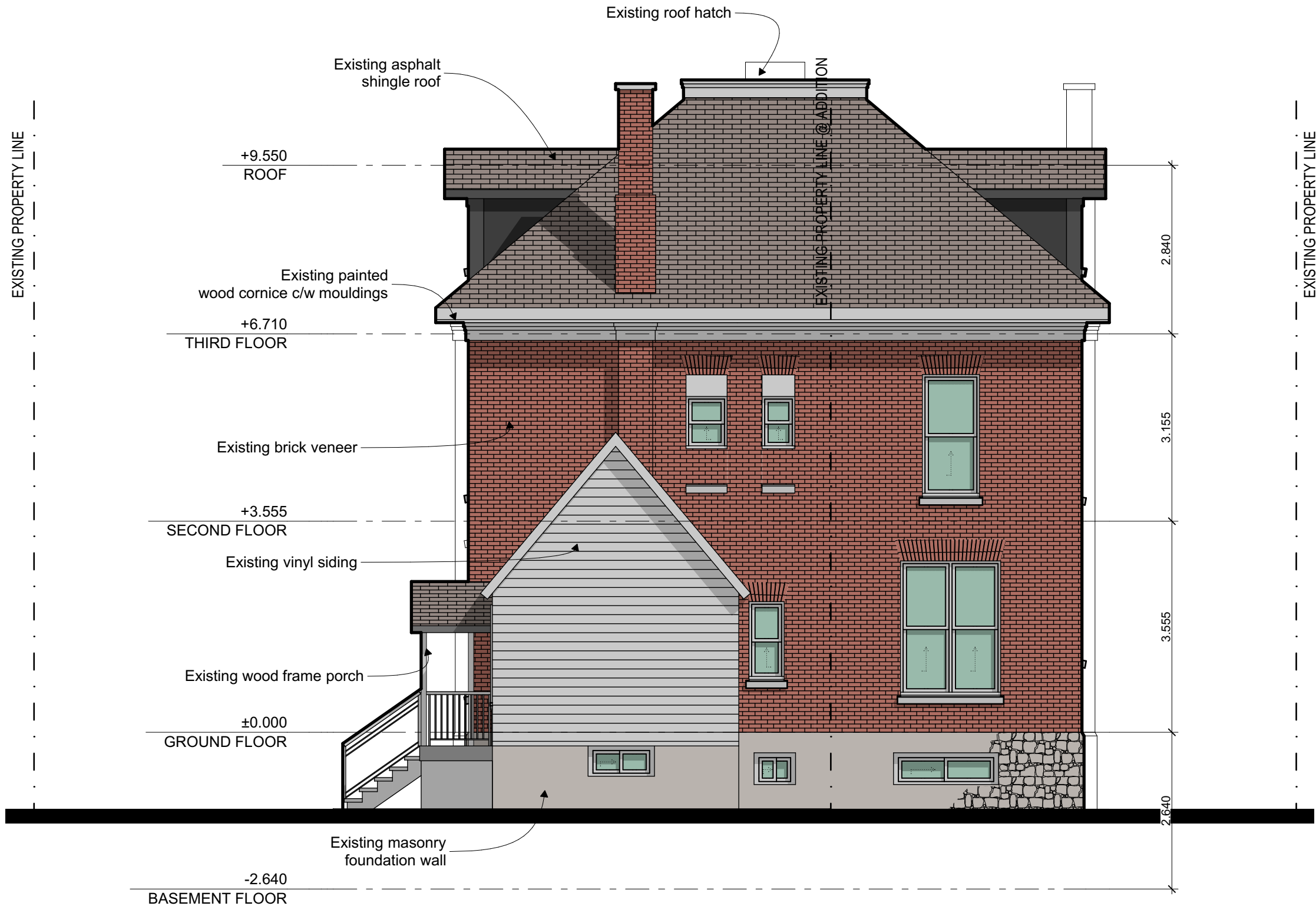
**RMA PROJECT NUMBER**

18022

**SHEET NUMBER:**

**HA.3**

11X17 255 MacKay St\_HeritageApplication.pln



1  
HA.4

SOUTH ELEVATION - EXISTING  
SCALE = 1:75



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NORTH:

PROJECT:

**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:

**SOUTH ELEVATION -  
EXISTING**

DESIGNED BY:

EM

APPROVED BY:

RM

DRAWN BY:

EM

DATE:

2/23/2018

SCALE:

AS SHOWN

RMA PROJECT NUMBER

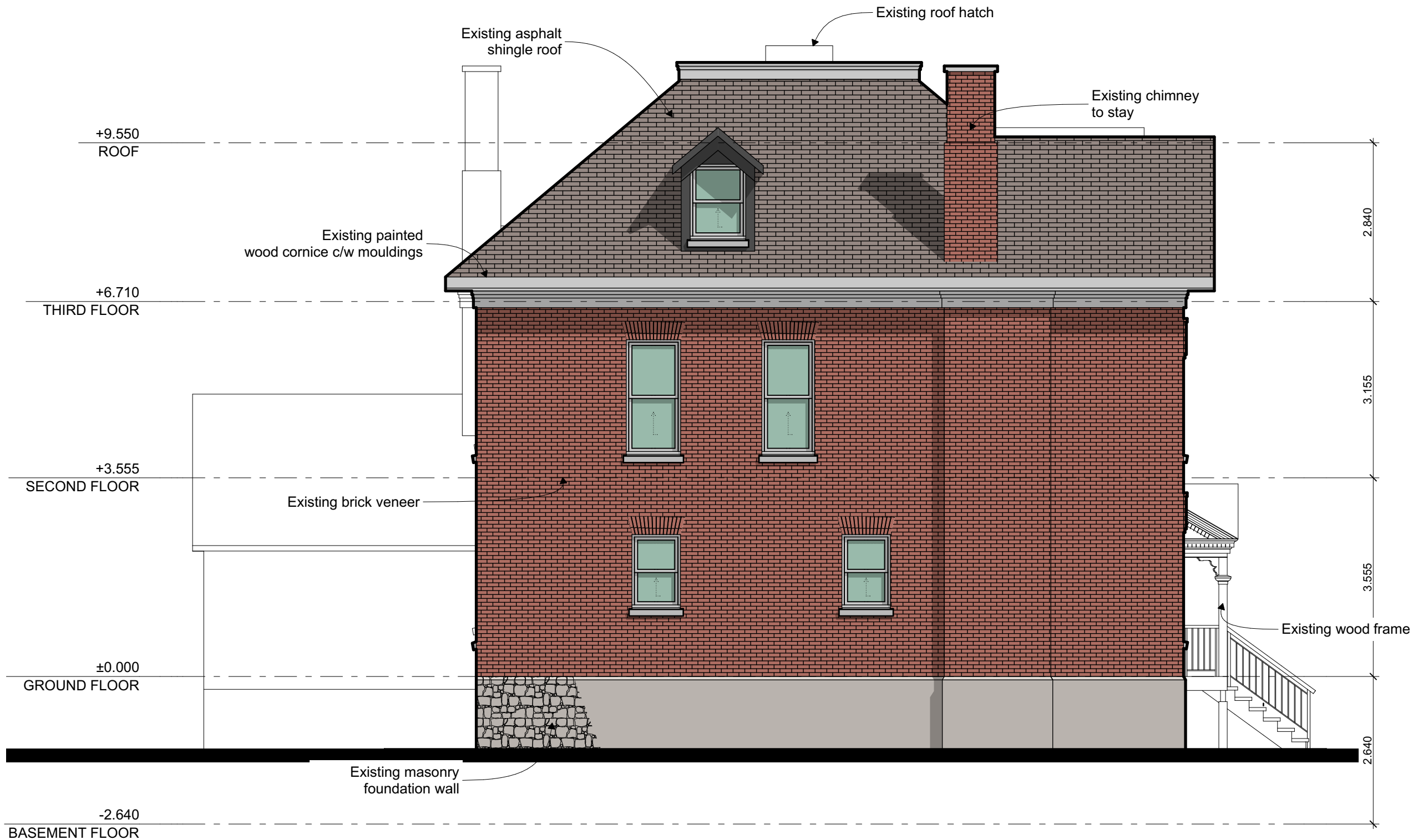
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SHEET NUMBER:

HA.4



11X17 255 MacKay St\_HeritageApplication.pln



1  
HA.5

## EAST ELEVATION - EXISTING

SCALE = 1:75



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### PROJECT:

## CONVERT MANSE TO TWO SEMI-DETACHED UNITS

255 MACKAY STREET OTTAWA, ONTARIO

### DRAWING:

## EAST ELEVATION - EXISTING

DESIGNED BY: EM APPROVED BY: RM

DRAWN BY: EM

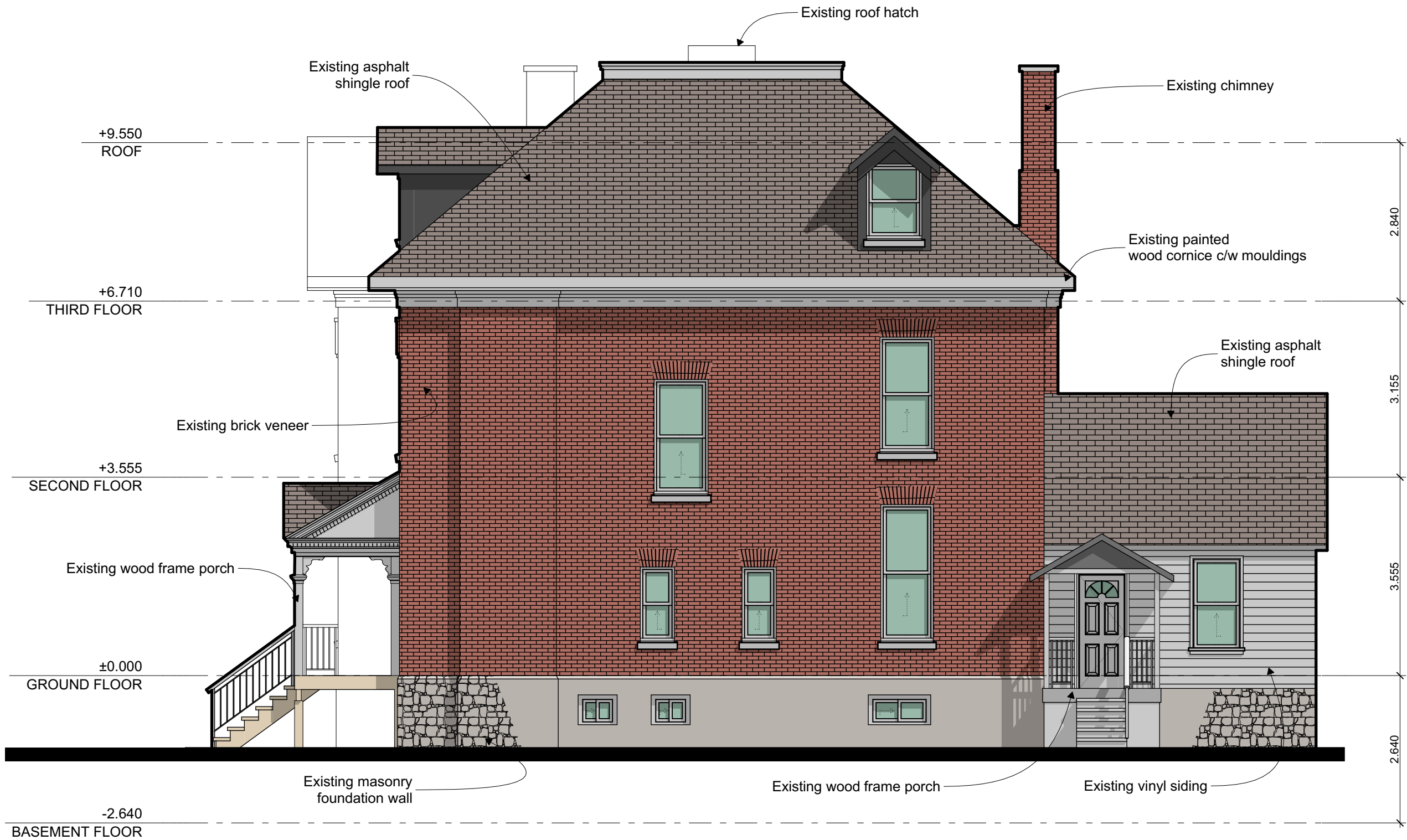
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RMA PROJECT NUMBER SHEET NUMBER:

18022

HA.5

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1  
HA.6

## WEST ELEVATION - EXISTING

SCALE = 1:75



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NORTH:

### PROJECT:

## CONVERT MANSE TO TWO SEMI-DETACHED UNITS

255 MACKAY STREET OTTAWA, ONTARIO

### DRAWING:

## WEST ELEVATION - EXISTING

DESIGNED BY:

EM

APPROVED BY:

RM

DRAWN BY:

EM

DATE:

2/23/2018

SCALE:

AS SHOWN

RMA PROJECT NUMBER

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SHEET NUMBER:

HA.6

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NORTH:

PROJECT:

CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS

255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:

NORTH ELEVATION -  
PROPOSED

DESIGNED BY:

EM

APPROVED BY:

RM

DRAWN BY:

EM

DATE:

2/23/2018

SCALE:

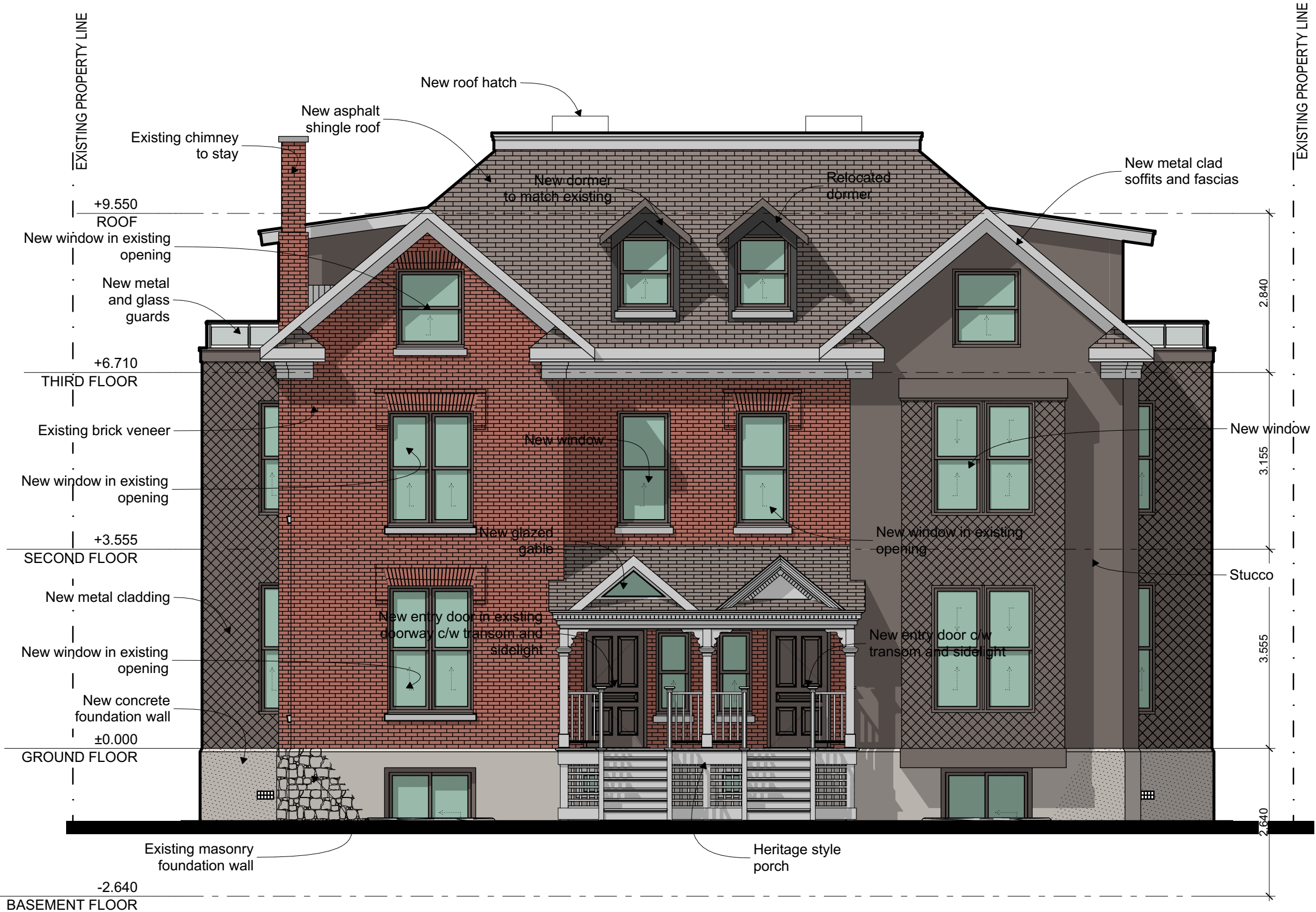
AS SHOWN

RMA PROJECT NUMBER

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SHEET NUMBER:

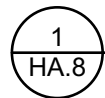
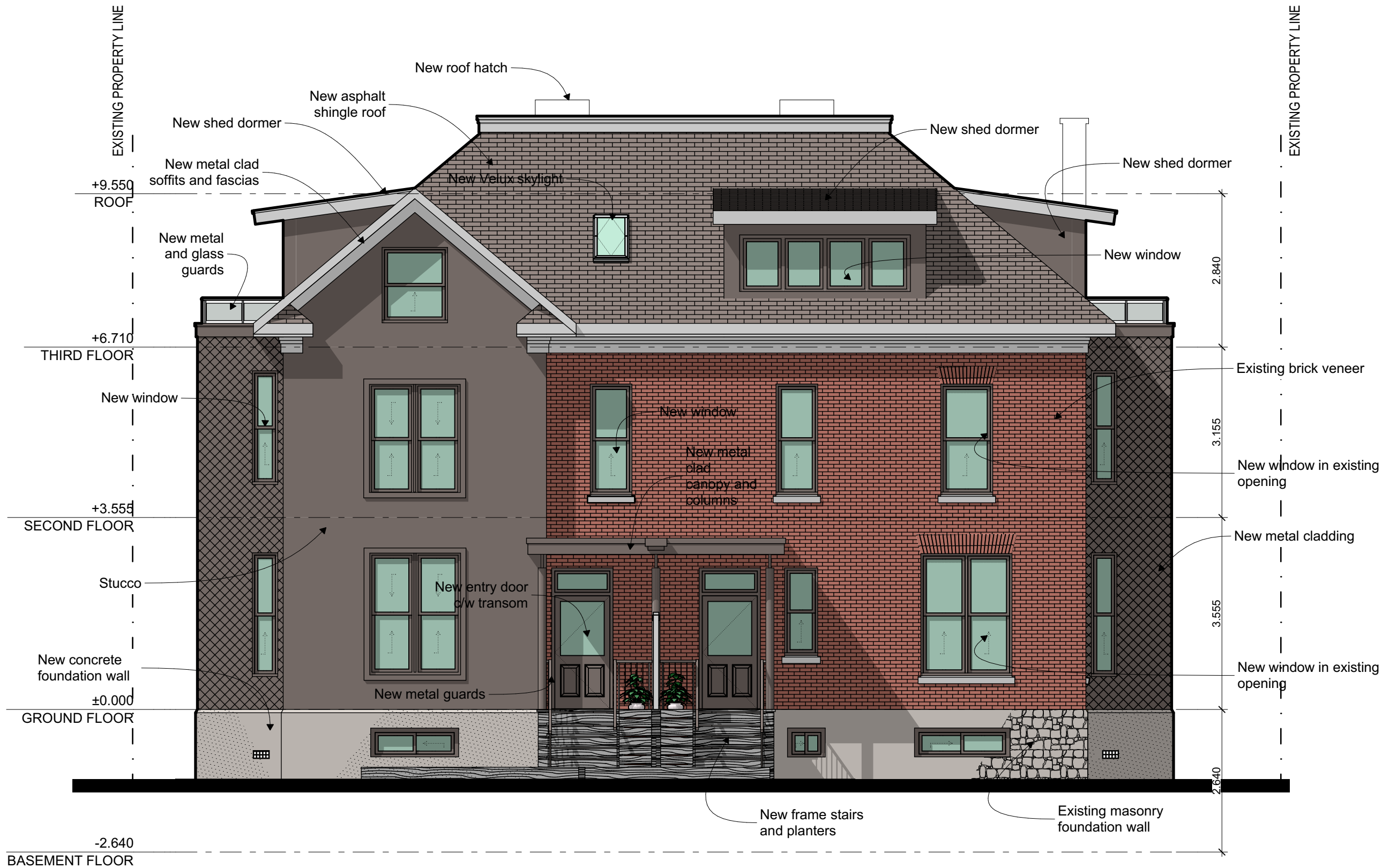
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HA.7  
NORTH ELEVATION - PROPOSED  
SCALE = 1:75



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## SOUTH ELEVATION - PROPOSED

SCALE = 1:75



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## CONVERT MANSE TO TWO SEMI-DETACHED UNITS

255 MACKAY STREET OTTAWA, ONTARIO

### DRAWING:

## SOUTH ELEVATION - PROPOSED

DESIGNED BY:

EM

APPROVED BY:

RM

DRAWN BY:

EM

DATE:

2/23/2018

SCALE:

AS SHOWN

RMA PROJECT NUMBER

18022

SHEET NUMBER:

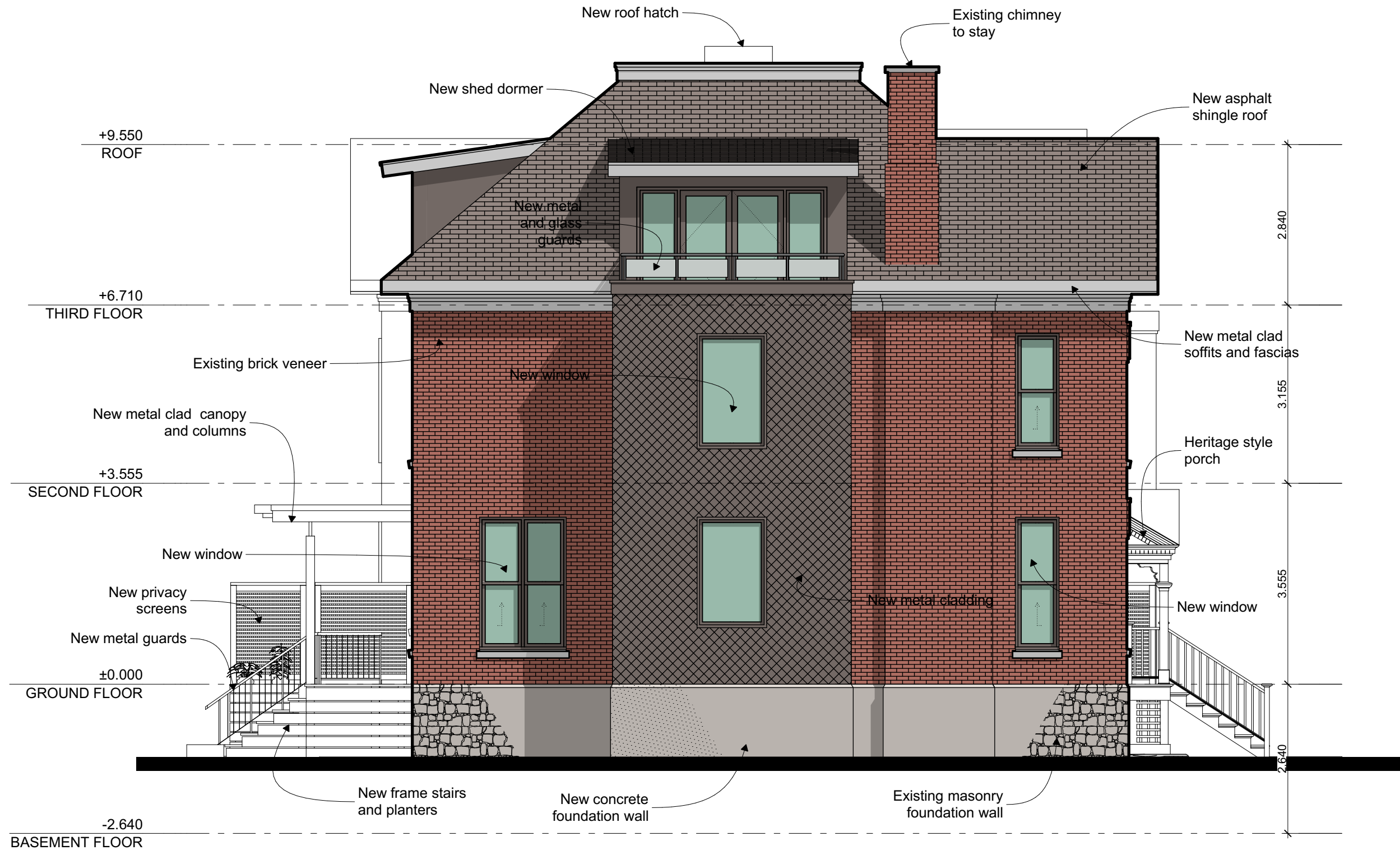
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NORTH:

PROJECT:

**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:

**EAST ELEVATION -  
PROPOSED**

DESIGNED BY:

EM

APPROVED BY:

RM

DRAWN BY:

EM

DATE:

2/23/2018

SCALE:

AS SHOWN

RMA PROJECT NUMBER

18022

SHEET NUMBER:

HA.9

1  
HA.9

**EAST ELEVATION - PROPOSED**

SCALE = 1:75

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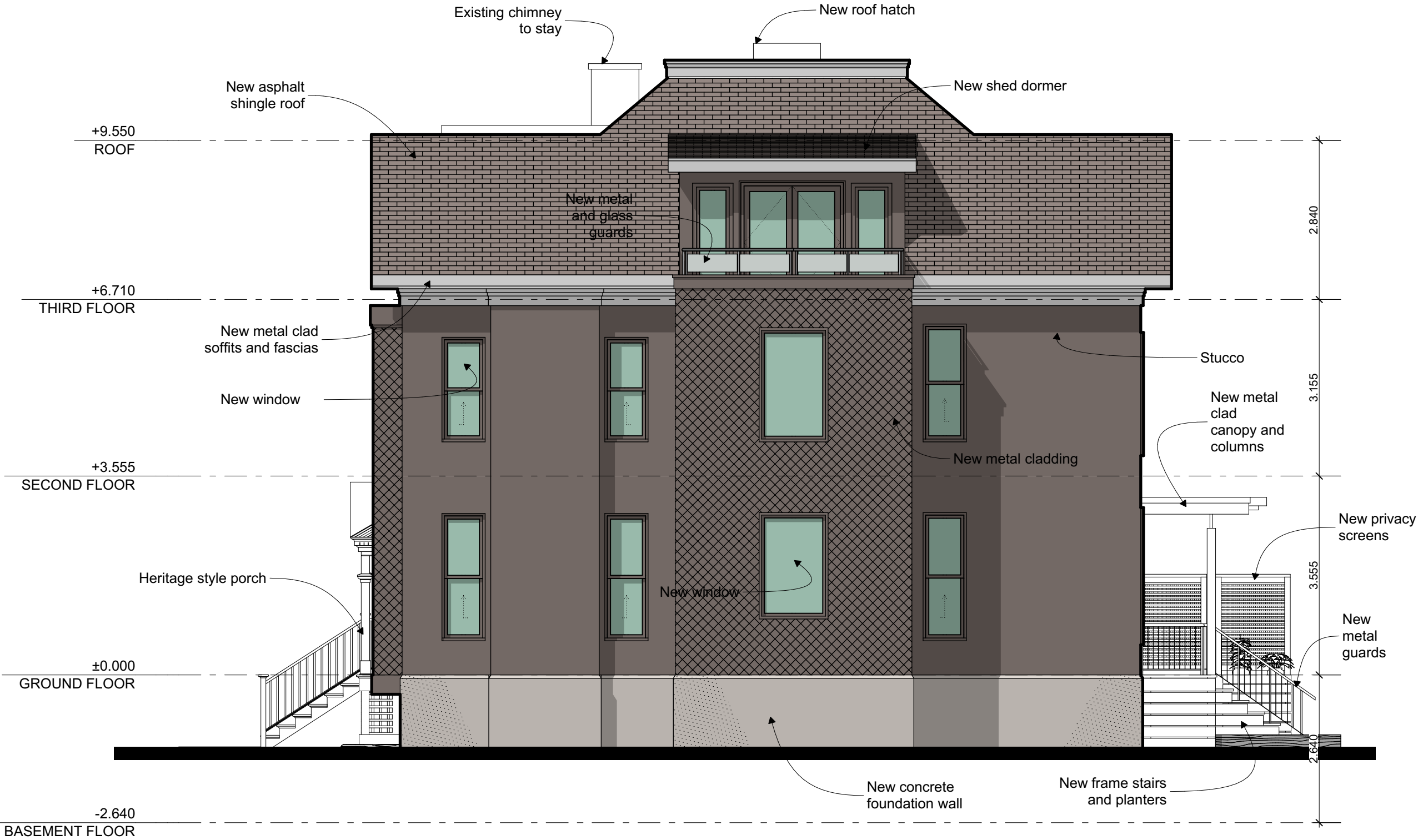
PROJECT:  
**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**  
255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:  
**WEST ELEVATION -  
PROPOSED**

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
2/23/2018	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:

18022

HA.10

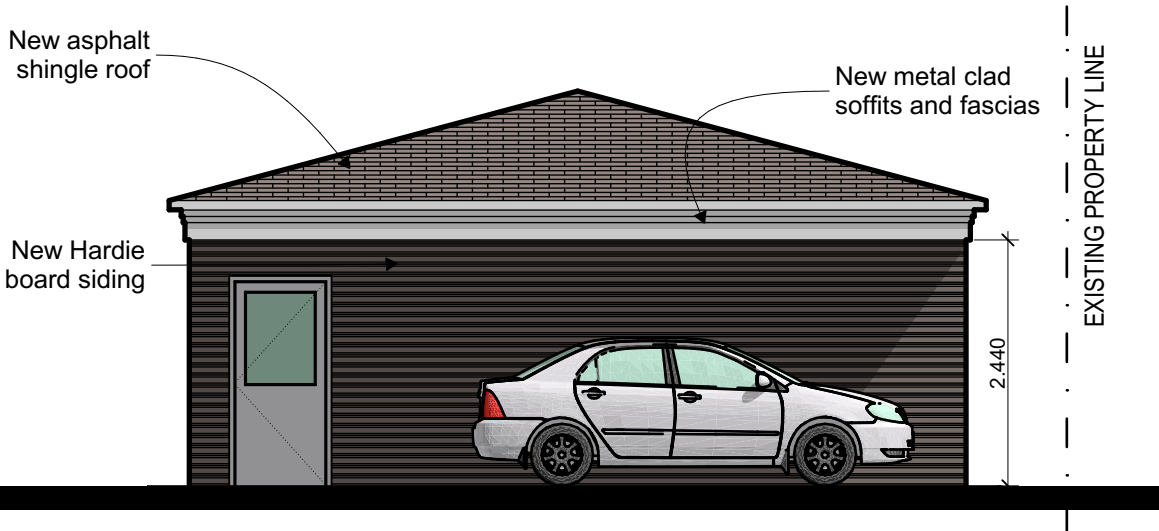


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HA.10

WEST ELEVATION - PROPOSED  
SCALE = 1:75



STAMP:



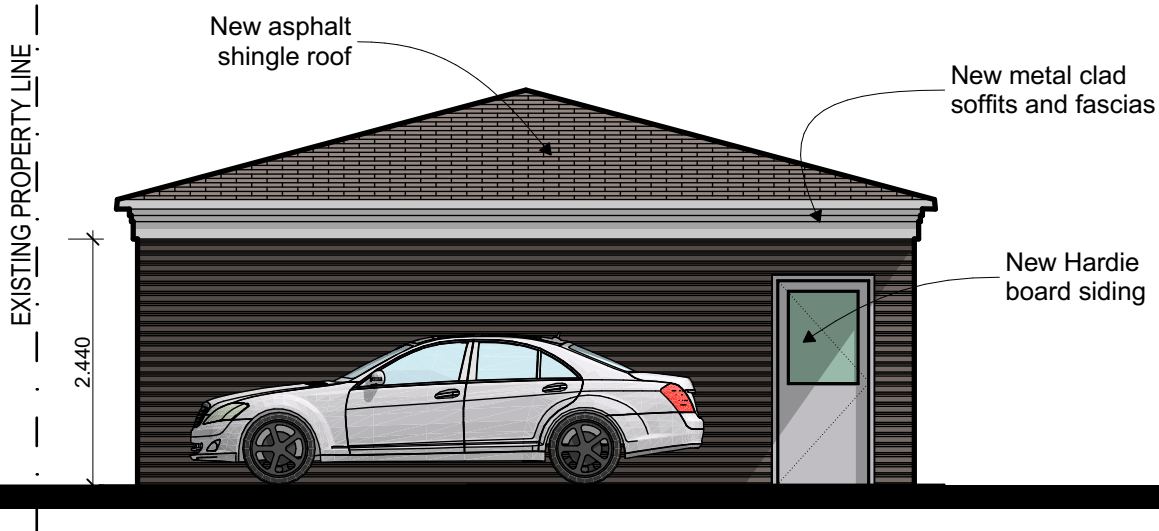
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HA.11

PROPOSED GARAGE AND CARPORT - WEST ELEVATION  
SCALE = 1:75



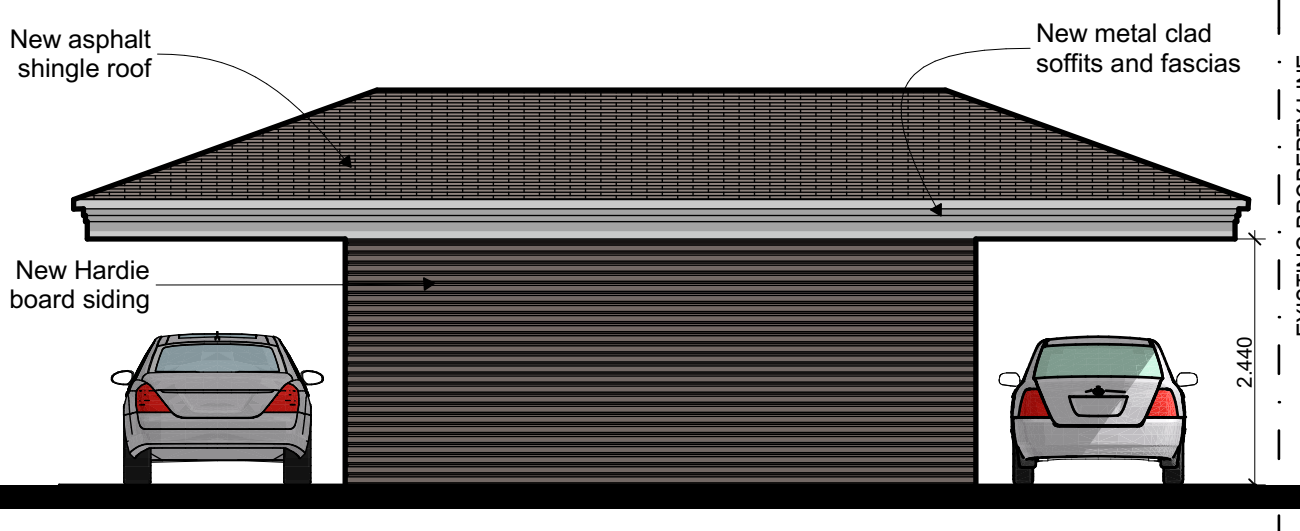
3  
HA.11

PROPOSED GARAGE AND CARPORT - SOUTH ELEVATION  
SCALE = 1:75



2  
HA.11

PROPOSED GARAGE AND CARPORT - EAST ELEVATION  
SCALE = 1:75



1  
HA.11

PROPOSED GARAGE AND CARPORT - NORTH ELEVATION  
SCALE = 1:75

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NORTH:

PROJECT:  
**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**  
255 MACKAY STREET OTTAWA, ONTARIO  
DRAWING:  
**GARAGE ELEVATION -  
PROPOSED**

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
2/23/2018	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:

18022

HA.11



NORTH-WEST STREET VIEW -EXISTING



NORTH-WEST STREET VIEW - PROPOSED



SOUTH-EAST STREET VIEW -EXISTING



SOUTH-EAST STREET VIEW - PROPOSED



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**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:

**STREET VIEWS - EXISTING  
AND PROPOSED**

DESIGNED BY:

EM

APPROVED BY:

RM

DRAWN BY:

EM

DATE:

2/23/2018

SCALE:

AS SHOWN

RMA PROJECT NUMBER

18022

SHEET NUMBER:

HA.12



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NORTH-EAST PERSPECTIVE

STAMP:

REVISIONS:		
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NORTH:

PROJECT:

**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:

**NORTH-EAST PERSPECTIVE**

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
2/23/2018	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:

18022

HA.13





NORTH-WEST PERSPECTIVE

STAMP:

REVISIONS:		
No.	DESCRIPTION	DATE
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NORTH:

PROJECT:  
**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:  
**NORTH-WEST PERSPECTIVE**

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
2/23/2018	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:

18022

HA.14





SOUTH-WEST PERSPECTIVE

STAMP:

REVISIONS:		
No.	DESCRIPTION	DATE
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NORTH:

PROJECT:  
**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**  
255 MACKAY STREET OTTAWA, ONTARIO

DRAWING:  
**SOUTH-WEST PERSPECTIVE**

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
2/23/2018	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:
18022	HA.15



SOUTH-EAST PERSPECTIVE

STAMP:

REVISIONS:		
No.	DESCRIPTION	DATE
01	ISSUED FOR HERITAGE APPLICATION	2018-02-23

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED

NORTH:

PROJECT:

**CONVERT MANSE TO  
TWO SEMI-DETACHED  
UNITS**

255 MACKAY STREET   OTTAWA, ONTARIO

DRAWING:

**SOUTH-EAST PERSPECTIVE**

DESIGNED BY:	APPROVED BY:
EM	RM
DRAWN BY:	
EM	
DATE:	SCALE:
2/23/2018	AS SHOWN
RMA PROJECT NUMBER	SHEET NUMBER:
18022	HA.16