

HERITAGE AND DEVELOPMENT COMMITTEE - OCTOBER 2019 TO OCTOBER 2020

The committee, on behalf of NECA's Board of Directors, monitors property development in New Edinburgh. Proposals for new construction, additions to existing buildings and lot severance are reviewed to ensure that what is being proposed meets with the spirit and intent of the directives and zoning by-laws spelled out in: (1) the New Edinburgh Heritage Conservation Plan, (2) the City of Ottawa's Official Plan, and (3) the city's Infill I and Infill II housing design guidelines.

1. 14 NOEL STREET - Proposal to demolish the existing 2-storey house and replace it with a low-rise 5-unit apartment building. The H & D Committee endorsed the design of the new building, but did not support the applicant's request to change the zoning on the lot from R3 to R4 which would allow for 5 residential units instead of a maximum of 3. It viewed the proposal as an example of 'spot zoning' which could result in the gradual elimination of single family homes on Noel as they were replaced with multiple-unit apartment buildings.

2. 201 CRICHTON STREET - Proposal to maintain and renovate the original home, to demolish two existing additions and attached garage in order to construct a new 2-storey addition on the same footprint. The committee did not support the design for the new addition, which in terms of height and massing overwhelms and obliterates the original heritage house. The applicant did not proceed to apply for a Heritage Permit and has since put the property up for sale.

3. 60 STANLEY AVENUE - Proposal to (1) renovate the interior of this 5-storey apartment building, (2) expand the 5th floor to relocate three rental units from the basement, and (3) to re-clad the exterior. The committee endorsed (1) and (2) but opposed the re-cladding design which entailed attaching vertical and horizontal fibre cement panels 12 inches off the face of the building. This would have resulted in a dominant and inappropriate feature in what is a visually muted streetscape in the historic district. The applicant has since revised the proposal and eliminated the cement panels.

4. 189 STANLEY AVENUE - Proposal involved the demolition of a 1952 single-family bungalow, and the construction of four townhouses contained in two long semi-detached dwellings. Modern twin box-like structures of glass, light brick and steel which did not connect visually with the existing streetscape and ignored the principles for development laid out in New Edinburgh's Heritage Conservation Plan. This initial design was rejected by both NECA and the city's heritage staff. The owner/applicant switched architects and the subsequent proposal offered a design that is compatible in terms of massing, scale, facade materials and rhythm with the neighbouring houses. It was endorsed by the city's heritage planner and NECA. The owner has not followed up with an application for a Heritage Permit and has put the property back on the market.

5. 294 MACKAY STREET - Proposal to demolish the existing duplex and garage and construct a 3 storey semi-detached dwelling containing two townhouse units. Eight variances were requested from the Committee of Adjustment (CofA). Six to obtain relief from by-laws governing side, rear and interior sideyard setbacks and two for getting permission to create a parking space accessible from MacKay Street. The committee supported the proposal for the two new units, as the overall massing was similar to the original structure on the site. It did not endorse the request for vehicular access from MacKay as

the intent of the by-law is to eliminate or minimize front yard parking in established mature urban neighbourhoods. The CofA did not authorize the granting of any of the eight variances requested. It determined that the proposal amounted to the overdevelopment of the site which was not in keeping with the character of the surrounding properties and the neighbourhood.

6. R4 ZONING REVIEW - Proposal by the City of Ottawa to permit the construction of 8-12 unit apartment buildings in the parts of the neighbourhood which are currently zoned R4. This included areas both within and outside New Edinburgh's Heritage Conservation District. The process of negotiating for protection from future overdevelopment and preserving the unique character of our neighbourhood has been ongoing. For details refer to the Heritage and Development Committee reports in the *New Edinburgh News*, issues dated February, April and June 2020.

7. BUILT HERITAGE SUB-COMMITTEE (BHSC) - This entity is a sub-committee of the city's Planning Committee. Individuals proposing changes to their properties within a designated historic district are required to present their proposal to the BHSC for review. Its mandate is to promote heritage conservation in Ottawa. There is a serious operational flaw in the relationship between the two committees: If the BHSC rejects a proposal, then it goes directly to the Planning Committee which can (and does) reverse the recommendations of the BHSC. NECA has taken the initiative to join with representatives from sixteen heritage conservation districts in Ottawa to lobby the City to change this dynamic by making the BHSC a full committee of City Council so that its work cannot be undermined by the Planning Committee. For details refer to the Heritage and Development report In the *New Edinburgh News* of October, 2020.

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