

NECA HERITAGE AND DEVELOPMENT COMMITTEE REPORT

OCTOBER 2020 TO OCTOBER 2021

The committee, on behalf of the 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.

Below are the specific files that underwent review:

189 STANLEY AVENUE - Proposal involved the demolition of a 1952 single-family bungalow and the construction of 4 townhouses contained in two long semi-detached dwellings. The first very contemporary design for the houses was rejected by both the City's heritage staff and NECA as it did not adhere to the directives and guidelines for new construction in New Edinburgh's Heritage District Conservation Plan. A change of ownership and new architect resulted in a proposal which respects the traditional architectural features common in the HCD and reinforces the balance and rhythm of existing buildings along the neighbouring streetscape. The proposed 2 townhouses each containing 4 individual apartment units was endorsed by the City's heritage staff and NECA, and is presently under construction. (For details refer to the article "Working Towards Appropriate Infill" in the June, 2021 issue of the *New Edinburgh News*).

79 CRICHTON STREET - Proposal was to create a new enclosed entryway to the house which would face the principle street. Although this involved enclosing the existing stairway which leads to the side entrance, the width of the structure would remain the same. The committee supported the proposal as creating a front-facing entrance was more in keeping with the traditional pattern in New Edinburgh of front doors facing the streetscape. One variance was required and granted by the Committee of Adjustment. Construction is to start this fall.

94 CRICHTON STREET - Proposal to construct an addition to the existing house. The policies laid out in New Edinburgh's Heritage District Conservation Plan and the City's Heritage overlay Zoning By-law with respect to additions require that (1) the roof height of the addition must be no higher than the roof of the existing house, (2) the walls of the addition need to be inset 60 cm from both sides of the existing house, and (3) there should be no projection into the side yard. The property owner was granted relief from these requirements based on a careful analysis of the specific context in which the design of the addition was being proposed. The historic pattern of development along this side of Crichton Street (mostly 2-storey front-gable) between Queen Victoria and Keefer has been broken due to the building of two larger contemporary homes on either side of 94 which overwhelm the smaller historic house. The proposal will result in a modest but visually stronger presence within the streetscape and improve the balance at that end of the block, while preserving the fundamental characteristics of the existing historic house. The applicant has been granted a Heritage Permit and will start construction this fall.

114 STANLEY AVENUE - Proposal to demolish the existing detached heritage garage on River Lane and reconstruct a new garage that replicates the same scale, height and materials as the original. The structural problems of the existing building which is highlighted in the structural engineer's report (inadequate foundation and rotten wood) causing the leaning and sagging of the building, necessitates pouring a new concrete foundation. The re-build will involve removing and saving as much of the building materials as possible, including the board and batten siding. Any new siding will be cut and stained to match the original. The committee voted to approve the proposal as it preserves in appearance a traditional barn-like structure prevalent along New Edinburgh's laneways in the 19th Century and supports one of New Edinburgh's Heritage Cultural Values highlighted in its Conservation Plan. The reconstruction is scheduled to begin in the spring of 2022.

Gail McEachern
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New Edinburgh Community Alliance