

# HERITAGE & DEVELOPMENT COMMITTEE REPORT

## OCTOBER 2023 TO OCTOBER 2024

The mandate of NECA's Heritage & Development Committee is to review and evaluate proposals for the construction of new infill housing or for the alteration of existing homes usually in the form of substantial additions. Proposals are not appraised on the basis of personal preferences of the individual committee members, but using the criteria contained in sections of the City of Ottawa's Official Plan pertaining to infill development in established neighbourhoods, the city's Heritage Overlay bylaws, and the directives spelled out in New Edinburgh's Heritage Conservation Plan which guides development activity in the historic district.

The following proposals were reviewed by the committee during the past year:

### **1) 253 MACKAY: Proposal - To build an addition on the roof**

This unusual building was constructed in 2013 and is a rare example of Neo-Gothic institutional style architecture in a residential neighbourhood. The rear portion of the original building was severed a number of years ago to create a separate dwelling unit, but remains attached to the section facing MacKay Street. The City's Heritage Overlay Bylaw stipulates that an addition's height must not exceed that of the existing structure, and must be placed behind it in the rear yard. As there is no rear yard, the City's Heritage Planning staff agreed to allow the applicant to put the addition on the roof. NECA did not endorse this proposal. The building is 'one of a kind' in terms of its architecture and history and the proposed addition ignores 2 key principles contained in New Edinburgh's Heritage Conservation Plan: (a) All additions shall be subordinate to the original building and (b) The height of an addition to an existing building shall not exceed the height of the existing roofline. NECA presented its reasons not to support the proposal to the city's Built Heritage Committee and to the Committee of Adjustment, but both committees voted in favour of it. Unfortunately, from a streetscape perspective the project will substantially alter the original profile of this unique building. (For details see article in NEN's April 2024 issue, p. 28).

### **2) 255 MACKAY: Proposal - To sub-divide the property & create a new residential lot on Avon Lane**

The New Edinburgh Heritage Conservation Plan states that: "The remaining through-lots from MacKay, Stanley and Crichton Streets are an important heritage attribute in the Heritage Conservation District. The severance of these lots to create new lots on the lanes will not be permitted". This directive is to protect the green naturalistic character of the landways. However, the area of Avon Lane behind 255 MacKay is an anomaly dominated by a deteriorating garage, a chain link fence and 2 non-residential buildings, MacKay Church's Memorial Hall and the rear of the brick building housing the School of Dance. NECA and the City's Heritage Planning Staff agreed that in this instance permitting the building of a residential house with appropriate landscaping would create a positive transformation in this area of the lane. The permission is 'site specific' and will not apply to the remaining through-lots. (For details see NEN's June 2024 issue).

### **3) 35 MACKAY: Proposal - To build an infill house at the rear of 35 MacKay**

This project would involve the removal of a double garage (behind 35 MacKay) and the building of a new townhouse that would front on Thomas Street. NECA had reviewed the proposal along with one of the city's heritage planners. Collaboration with the applicant has resulted in an infill which is restrained and appropriate within the context of New Edinburgh's Historic District and will provide a compatible transition between the heritage designated house at 35 MacKay and the neighbouring house at 67 Thomas.

Submitted By:

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