

2. Application to alter 94 Crichton Street, a property designated under Part V of the *Ontario Heritage Act* and located in the New Edinburgh Heritage Conservation District

Demande de modification du 94, rue Crichton, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de New Edinburgh

Committee Recommendations

That Council:

- 1. Approve the application to alter the property at 94 Crichton Street, including the construction of a two-storey rear addition, according to plans submitted by UnPoised Architecture, dated January 18 and 21, 2021, and attached as Documents 5 to 7;**
- 2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
- 3. Approve the heritage permit with a two-year expiry date from the date of issuance, unless otherwise extended by Council.**

Recommandations du Comité

Que le Conseil :

- 1. Approuve la demande de modification de la propriété située au 94, rue Crichton, notamment la construction d'une annexe arrière de deux étages, conformément aux plans soumis par UnPoised Architecture et datés du 18 et 21 janvier 2021 (documents 5 à 7 ci-joints);**

- 2. Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception; et**
- 3. Approuve la délivrance du permis en matière de patrimoine, valide pendant deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated March 30, 2021 (ACS2021-PIE-RHU-0011)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 30 mars 2021 (ACS2021-PIE-RHU-0011)

2. Extract of draft Minutes, Built Heritage Sub-Committee, April 13, 2021

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 13 avril 2021

Built Heritage Sub-Committee
Report 20
April 28, 2021

19

Sous-comité du patrimoine bâti
Rapport 20
Le 28 avril 2021

Report to
Rapport au:

Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
April 13, 2021 / 13 avril 2021

and Council / et au Conseil
April 28, 2021 / 28 avril 2021

Submitted on March 30, 2021
Soumis le 30 mars 2021

Submitted by

Soumis par:

Court Curry,

Manager / Gestionnaire,

Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain

Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique

Contact Person

Personne ressource:

Adrian van Wyk, Planner / Urbaniste

Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain

Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique

613-580-2424, 21607, Adrian.vanWyk@ottawa.ca

Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2021-PIE-RHU-0011

SUBJECT: Application to alter 94 Crichton Street, a property designated under
Part V of the *Ontario Heritage Act* and located in the New Edinburgh
Heritage Conservation District

OBJET: Demande de modification du 94, rue Crichton, une propriété
désignée aux termes de la partie V de la *Loi sur le patrimoine de*

l'Ontario et située dans le district de conservation du patrimoine de
New Edinburgh

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

- 1. Approve the application to alter the property at 94 Crichton Street, including the construction of a two-storey rear addition, according to plans submitted by UnPoised Architecture, dated January 18 and 21, 2021, and attached as Documents 5 to 7;**
- 2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
- 3. Approve the heritage permit with a two-year expiry date from the date of issuance, unless otherwise extended by Council.**

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Conseil ce qui suit :

- 1. approuver la demande de modification de la propriété située au 94, rue Crichton, notamment la construction d'une annexe arrière de deux étages, conformément aux plans soumis par UnPoised Architecture et datés du 18 et 21 janvier 2021 (documents 5 à 7 ci-joints);**
- 2. déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception; et**
- 3. approuver la délivrance du permis en matière de patrimoine, valide pendant deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

EXECUTIVE SUMMARY

The property at 94 Crichton Street is designated under Part V of the *Ontario Heritage Act* as part of the New Edinburgh Heritage Conservation District. This report has been prepared because alterations to properties in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act* require the approval of City Council

after consultation with the Built Heritage Sub-Committee. This report recommends approval of the application to construct a two-storey rear addition to an existing single-detached residence. The proposal generally meets the policies and guidelines of the New Edinburgh Heritage Conservation District Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

RÉSUMÉ

La propriété située au 94, rue Crichton est désignée aux termes de la partie V de la Loi sur le patrimoine de l'Ontario comme faisant partie du district de conservation du patrimoine de New Edinburgh. Le présent rapport a été élaboré, car les modifications apportées dans un district de conservation du patrimoine désigné aux termes de la partie V de la Loi sur le patrimoine de l'Ontario nécessitent l'approbation du Conseil municipal. On y recommande l'approbation de la demande de construction d'une annexe de deux étages à l'arrière d'une habitation isolée. La proposition est globalement conforme aux politiques et lignes directrices du Plan du district de conservation du patrimoine de New Edinburgh, ainsi qu'aux Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada.

BACKGROUND

The property at 94 Crichton Street is located on the north side of Crichton Street between Queen Victoria and Keefer Streets in the New Edinburgh neighbourhood (see Document 1 – Location Map). The main house on this property was constructed in 1892 and is an example of late nineteenth century vernacular residential construction in this area. The property contains a one-and-a-half storey residence that is rectangular in shape with a medium-pitched front-gabled roof. In 1958 the house was moved from the adjacent lot at the corner of Crichton and Queen Victoria Streets to its present location (see Document 2 – Photos of Existing Conditions).

The property is located within the New Edinburgh Heritage Conservation District (“HCD”), which was designated under Part V of the *Ontario Heritage Act* in 2001 (By-law 2001-44). The New Edinburgh HCD Plan (By-law 2016-95) was adopted by Council in 2016. As part of the original HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD. At that time, 94 Crichton Street was identified as a Category 3 property in the HCD (see Document 3 – Heritage Survey and Evaluation Form). In the 2016 Plan, all Category 1-3 properties were deemed to be “contributing” properties in the HCD.

The New Edinburgh HCD was designated for its cultural heritage value as a significant example of a small nineteenth century village located within the urban area of the City of Ottawa and for its association with Thomas MacKay – a Scottish entrepreneur who was instrumental in the construction of the Ottawa-section of the Rideau Canal. New Edinburgh was a self-sufficient residential community in the late eighteenth and early nineteenth centuries. The HCD features a high level of architectural integrity with a diverse mix of architectural styles and types. Its primary architectural character is made up of late nineteenth and early twentieth century residential buildings (see Document 4 for the Statement of Cultural Heritage Value for the New Edinburgh HCD).

DISCUSSION

Project Description

The application to alter 94 Crichton Street is to permit the construction of a two-storey rear addition and a one storey side addition to the existing one-and-a-half storey house (see Documents 5 to 7). The proposed addition is 76.2 cm taller than the existing house, with a one-storey side yard projection built up to the west interior side lot line. In order to facilitate the project, the proposal requires a minor variance seeking relief from the height and setback requirements of the Heritage Overlay, Section 60 of the Zoning By-law. A building permit under the *Building Code Act* will also be required.

The proposed addition is designed in a contemporary style with dark metal roofing, cement board or stucco cladding and light-coloured painted wood or cement board paneling on the rear façade. A new shed dormer is proposed on the second storey. The proposed one-storey addition projecting into the west side yard will have glazed panels on the front and rear facades and will include a thin profile flat roof.

Recommendation 1

The applicant's proposal has been evaluated against the New Edinburgh HCD Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Heritage staff are recommending approval of the proposal.

Staff are supportive of the proposal insofar as it is consistent with the following HCD guidelines:

- Subsection 8.5.3, General Guideline 2

“Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style.”

The addition will be designed in a contemporary style that is clearly distinguishable from the original house.

- Subsection 8.5.3, General Guideline 3:

“Additions shall normally be located in the rear yard. However, there may be instances where an addition elsewhere may be appropriate because it does not have a negative impact on the cultural heritage value of the HCD.”

- The addition will be located in the rear yard directly behind the original house. The ground floor of the addition will project into the west side yard and will be visible from Crichton Street. As the projection is set back from the street, and is behind the existing parking pad, featuring glazed panels on the front and rear façades, the impact of this proposal on the cultural heritage value of the house or the HCD is minimal.
- Subsection 8.5.3, General Guideline 5:

“Additions shall be consistent with the streetscape with respect to height, size, scale and massing.”

The addition will be consistent with the established streetscape, as rear additions on gable front houses are common in the HCD.

- Subsection 8.5.3, Guideline for Contributing Buildings 1:

“All additions to contributing buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportions and rooflines.”

The proposed addition generally meets this guideline as it will be complementary to and compatible with the existing house in terms of massing, façade proportions and rooflines. Its contemporary design will make the addition clearly distinguishable from the original. The addition will be subordinate to the existing house insofar as it is located in the rear yard behind the existing house.

- Subsection 8.5.3, Guideline for Contributing Buildings 2:

“In planning alterations and additions to contributing buildings the rooflines of the original house (gable, hip, gambrel, flat etc.) shall be maintained.”

The front gable roofline of the original house will be maintained in the addition.

- Subsection 8.5.3, Guideline for Contributing Buildings 3:

“Additions shall not result in the removal or obstruction of heritage attributes of the building or the HCD.”

The addition will not result in the removal or obstruction of the heritage attributes of the building or the HCD.

- Subsection 8.5.3, Guideline for Contributing Buildings 4:

“Windows in additions should be compatible with the building’s original windows in size, shape and divisions. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.”

While the new shed dormer and window is contemporary in character. The impact on the heritage value of the existing house is minimal, as it will not be prominently visible from the street.

- Subsection 8.5.3, Guideline for Contributing Buildings 5:

“Cladding materials for additions to contributing buildings will be sympathetic to the existing building.”

The proposed cladding materials are sympathetic to the existing house.

- Subsection 8.5.5, Guideline 2:

“Rear yards generally include a mix of lawns and flower beds with mature trees that contribute to the green character of the laneways. This character shall be retained and protected.”

Much of the rear yard and its landscaping features will be retained through this proposal.

While the proposal meets the guidelines above, the proposed height of the addition is not consistent with the following guideline:

- Subsection 8.5.3, General Guideline 4:

“The height of any addition to an existing building shall not exceed the height of the existing roof line.”

The proposed addition is 76.2cm higher than the existing house and as such it does not meet this guideline. The purpose of this guideline is to ensure that the historic building remains the dominant presence in the streetscape. The subject property is situated between two taller contemporary houses (see Document 2 – Photos of Existing Conditions), which mitigate the impact of the increased height of the addition on the streetscape. The roofline of the proposed addition will be only slightly noticeable from the street and will not obscure or detract from the heritage character of the existing house or the streetscape. Staff have reviewed the applicant’s proposal and determined that, although the height of the addition does not adhere to the letter of this guideline, it meets the spirit and intent of the guideline and HCD Plan as a whole. In balancing the language and intent of Subsection 8.5.3, General Guideline 4 with the Statement of Cultural Heritage Value (see Document 4) and the Statement of Objectives in the HCD Plan, staff are satisfied that the proposal is consistent with the HCD Plan as a whole.

The proposal generally meets the following standards contained within the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

- Standard 1:

“Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.”

None of the building’s character defining elements will be removed or substantially altered through this proposal.

- Standard 11:

“Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.”

The proposed addition conserves the heritage value of 94 Crichton Street as a typical gable front cottage that defines that character of the New Edinburgh Heritage Conservation District. The proposed addition is distinguishable from the original for its contemporary architectural expression and primarily located at the rear of the existing building and preserves the building's contribution to the streetscape.

- Standard 12:

“Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.”

The proposed addition maintains the historic form and massing of the gable front cottage at 94 Crichton Street.

Conclusion

The department recommends approval of the application to alter 94 Crichton Street as it generally meets with objectives, policies and guidelines of the New Edinburgh HCD Plan and the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

Recommendation 2

Minor design changes may emerge during the working drawing phase of the project. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure, and Economic Development Department to undertake these changes.

Recommendation 3

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The plans were posted on the City's Development Application Search (DevApps) webpage on 2 March 2021.

The New Edinburgh Community Alliance was notified of the heritage permit application on 2 March 2021. The applicant met with the Community Alliance prior to submitting their heritage permit application, but Heritage staff were not present at this meeting as is normally the case under the Heritage Conservation District Pre-Consultation Pilot Project. The Community Alliance indicated their support for the applicant's proposal but expressed concern about the precedent it might set for future development projects.

Heritage Ottawa was notified of the application on 2 March 2021.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

COMMENTS BY THE WARD COUNCILLOR

Councillor King provided the following comment for inclusion in this report:

"The proposal put forward is sympathetic to the heritage characteristics of New Edinburgh. As a historic home which was moved to its current location, it is now sandwiched between two larger buildings that are much taller than the home, and this context in taking in the streetscape is very important when considering this application.

"While the provisions of section 8.5 3-4 of the Heritage Conservation District Plan indicating that the height of any addition shall not exceed the existing roofline, there is also the guidelines for contributing builder that all additions "...shall be distinguishable and of their own time." The addition that is being put forward is only 30 inches higher than the current home and would architecturally provide for all the needs of the family while also making the addition distinguishable without detracting from the current heritage structure. There are many other precedents throughout the New Edinburgh Heritage Conservation District of sympathetic deviations of height. Understanding that staff cannot recommend something that is in contravention to the plan, but with the

strong support of the New Edinburgh Community Alliance, I support the addition as proposed.”

LEGAL IMPLICATIONS

This property is located within a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*. If Council refuses the application, or issues the permit subject to conditions, the owner has a right of appeal to the Local Planning Appeal Tribunal.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with the recommendations of this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, cultural, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*. It will expire on 27 May 2021.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos of Existing Conditions

Document 3 Heritage Survey and Evaluation Form

Document 4 Statement of Cultural Heritage Value

Document 5 Site Plan

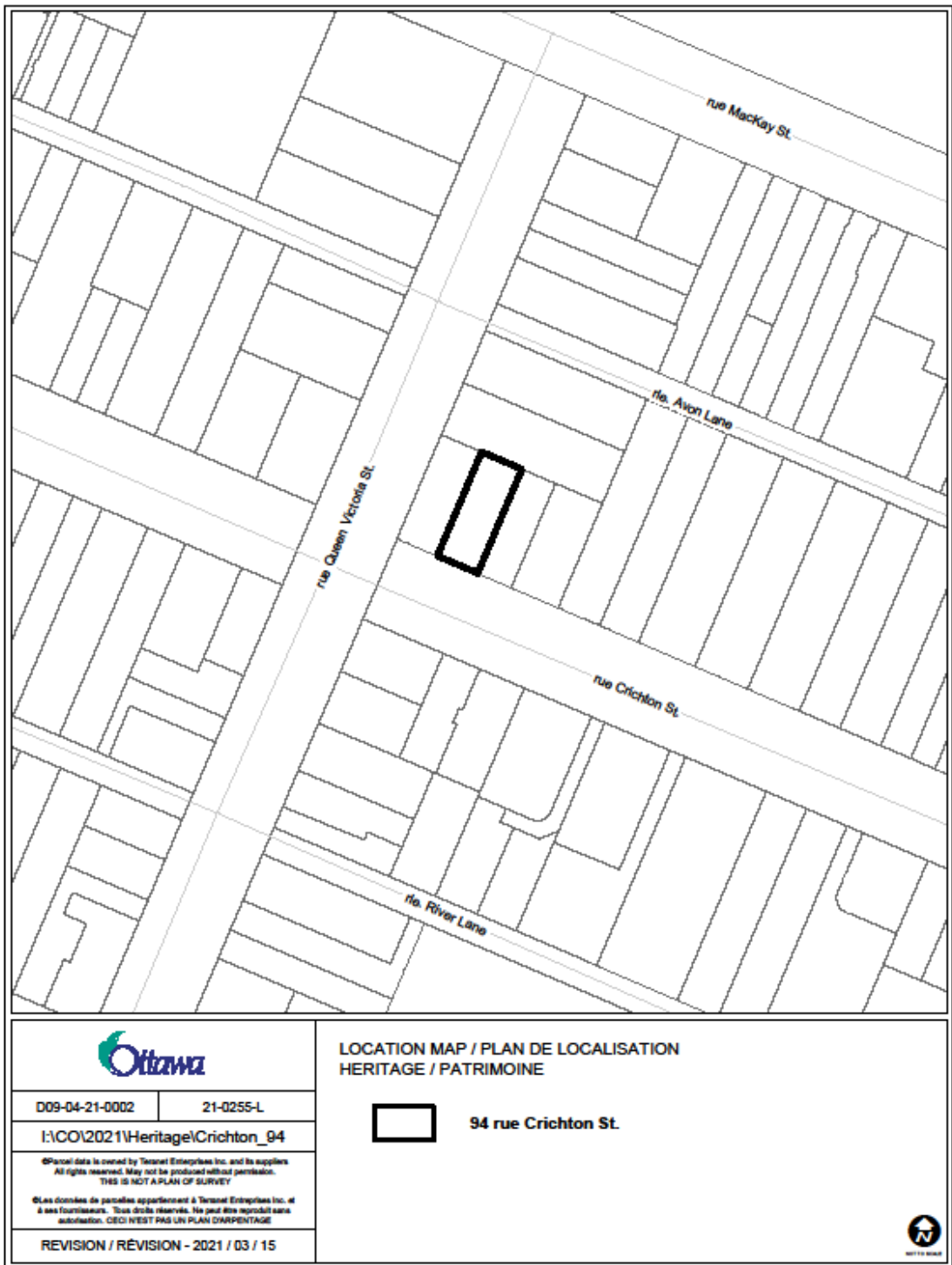
Document 6 Renderings

Document 7 Elevations

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

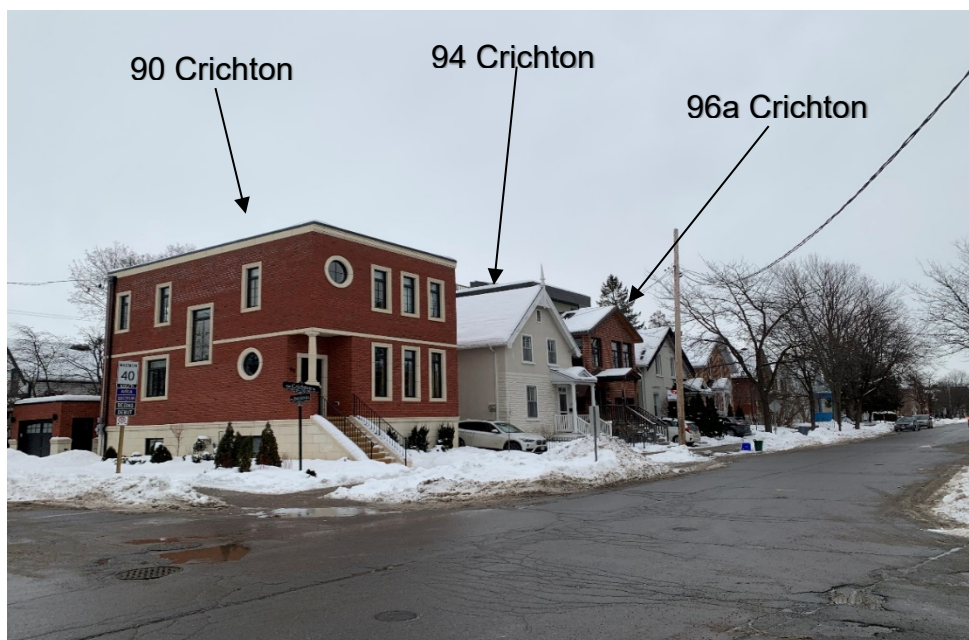
Document 1 – Location Map



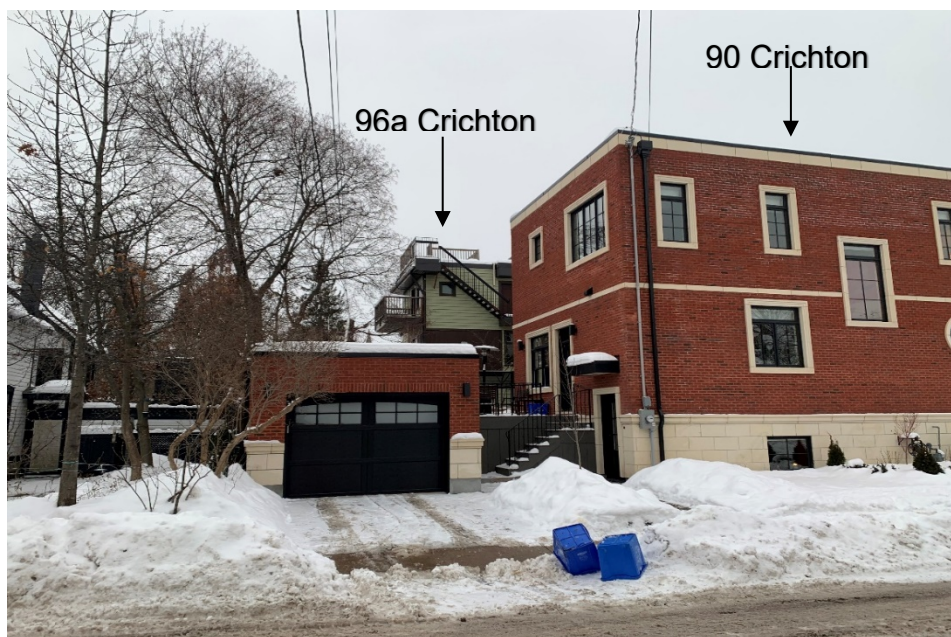
Document 2 – Photos of Existing Conditions



View of front façade of 94 Crichton Street and adjacent houses.



View of streetscape shown from the corner of Crichton and Queen Victoria Streets.



View of rear of 90 and 96a Crichton Street shown from Queen Victoria Street.



View of rear of 90 Crichton Street (right) and roofline and rear façade of 94 Crichton Street (immediately left) shown from Queen Victoria Street.

Document 3 – Heritage Survey and Evaluation Form



HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 94 Crichton Street	BUILDING NAME:		
LEGAL DESCRIPTION: Crichton N	LOT: 1 (E)	BLOCK: 907	PLAN: 17
DATE OF CONSTRUCTION: c.1892	ADDITIONS:		
ORIGINAL USE: Single Family Residence	PRESENT USE: Single Family Residence		
ORIGINAL OWNER: Poss. Frank Askwith	PRESENT OWNER: Darrell Herauf		



VIEW: Northeast
 SOURCE: M. Benson
 DATE: January 1997
 NEGATIVE NO:

PHASE ONE EVALUATION

POTENTIAL SIGNIFICANCE	CONSIDERABLE	SOME	LIMITED	NONE	
History					
Architecture					
Environment (landmark or design compatibility)					
Phase One Score /9	Potential Heritage Building Yes/No		Potential Heritage District Yes/No		
Phase Two Classification	Group	1	2	3	4

HISTORY

Prepared By: M. Benson

Date: Summer 1997

DATE OF CONSTRUCTION (Factual/Estimated)

c.1892

TRENDS

Later example of vacant lot development on Crichton Street.
Uncommon example of early 1890s residential construction in New Edinburgh.

EVENTS

None known.

PERSONS/INSTITUTIONS

The first occupant of this house was Frank Askwith.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Reflects continued demand for housing in late nineteenth century New Edinburgh.
In 1958 this house was moved from the adjacent lot at the corner of Crichton and Victoria to its present location.

HISTORICAL SOURCES

City Directories 1872-1901; Fire Insurance Plans 1888, 1901 and 1922.

ARCHITECTURE

Prepared By: M. Benson

Date: Summer 1997

ARCHITECTURAL DESIGN (Plan, Storeys, Roof, Windows, Material, Details, etc.)

One-and-a-half storey residence is rectangular in plan with medium-pitched, front-gabled roof featuring panelled and turned bargeboards with scrollwork at gable peak. Asymmetrically placed windows are two-over-two, single hung with stone sills. Late flat-roof entry porch with metal supports and balustrade; period glazed and panelled front door with two pane transom light. Exterior walls clad in stucco (upper floor) and simulated stone (ground floor); masonry foundation.

ARCHITECTURAL STYLE

Front gable vernacular.

DESIGNER/BUILDER/ARCHITECT

Not known.

ARCHITECTURAL INTEGRITY

Moderate/Good: Architectural details intact although exterior walls clad in concrete and stucco and original porch removed.

OTHER

Wood frame construction.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

A moderate example of front gable vernacular retaining much of its original decorative detailing.

ENVIRONMENT

Prepared By: M. Benson

Date: Summer 1997

HERITAGE CONSERVATION DISTRICT NAME (if any): New Edinburgh



VIEW: Facing north-east
SOURCE: R. Lalonde, Corporate Services
DATE: 1998
NEGATIVE NO: 98H-111,4.4

COMPATIBILITY WITH HERITAGE ENVIRONS

Compatible with heritage residential environment.

COMMUNITY CONTEXT/LANDMARK STATUS

Very visible from Crichton Street.

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

Contributes to heritage residential character of New Edinburgh.

PHASE TWO EVALUATION

DATE OF	EXCELLENT	GOOD	FAIR	POOR
	Pre-1879	1880 to 1914	1915 to 1939	After 1940

HISTORY	E	G	F	P	SCORE
1. Date of construction					23 /40
2. Trends					0/45
3. Events					1/5
4. Persons					0 /10
History Total					/100
ARCHITECTURE	E	G	F	P	SCORE
1. Design					19/35
2. Style					17/35
3. Designer/Builder					0 /5
4. Architectural Integrity					11 /25
Architectural Total					68 /100
ENVIRONMENT	E	G	F	P	SCORE
1. Design Compatibility					28/50
2. Landmark					26/50
3. Community Context					/
Environmental Total					54 /100

Category	Phase Two Score, Potential Heritage District	Phase Two Score, Potential Heritage Building
History	24 x 20% = 4.8	x 40% =
Architecture	47x 35% =23.8	x 40% =
Environment	54 x 45% =24.3	x 20% =
Phase Two Total Score	52.9/100	/100

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group			3	

Document 4 – Statement of Cultural Heritage Value

6.0 Statement of Cultural Heritage Value

6.1 Description of Place

The New Edinburgh Heritage Conservation District was designated for its cultural heritage value by the City of Ottawa in 2001 through by-law 2001-44. The boundaries of the HCD follow those of the 19th century village and include Sussex Drive, Dufferin Road, MacKay Street and the Rideau River.

6.2 Statement of Heritage Value

The historic village of New Edinburgh is a significant example of a small 19th century village located within the urban area of Ottawa. The HCD is significant for its historical associations, architectural and contextual values.

New Edinburgh has cultural heritage value for its association with Thomas MacKay, a Scottish entrepreneur who was instrumental in the construction of the Ottawa section of the Rideau Canal. In the mid-19th century MacKay established an industrial complex of mills at Rideau Falls, north of the HCD and built his estate, now the Governor General's estate in the 1830s. The historic village of New Edinburgh is a residential community laid out by MacKay and settled primarily by those who worked in his mills. The Village of New Edinburgh was incorporated in 1867 and annexed to Ottawa in 1887. New Edinburgh was a self-sufficient community in the late 19th and early 20th century as evidenced by the buildings types in the neighbourhood including churches, a former school, and small scale commercial buildings.

New Edinburgh is also significant for its high level of architectural integrity characterized by a diverse mix of architectural styles and types dating from 1837. Despite this diversity, the primary architectural character is made up of late 19th and early 20th century residential buildings including single and semi-detached houses, row houses and small apartment buildings. Architectural styles range from large, elaborate Queen Anne Revival Style detached houses to the most common house type; the modest scale, one or two and one half storey gable roofed house.

New Edinburgh is an important cultural landscape in Ottawa and its setting and context are integral to its unique sense of place. The historic core of New Edinburgh is nestled between two significant green spaces, the Governor General's grounds and Stanley Park, which, in addition to the street trees, laneways and large backyards contribute to

the rich green character of the neighbourhood. The historic block layout contributes to New Edinburgh's contextual value, which was historically characterized by long, narrow lots with houses facing onto the principal streets and landscaped gardens extending to the laneways in the rear.

6.3 Description of Heritage Attributes

The following attributes embody the cultural heritage value of New Edinburgh:

- Historic block layout with street and laneway pattern;
- Relatively uniform, small front yard setbacks with a mix of soft landscaping;
- Consistent side yard setbacks, providing space between buildings;
- Green backyards with garages and outbuildings facing the lanes;
- Remaining through lots from MacKay Street, Crichton Street and Stanley Avenue through to River and Avon Lanes;
- Narrow, verdant, green character of the lanes;
- Modest early 20th century residential buildings along the lanes;
- One-and-one-half to two-and-one-half storey residential building height;
- Front entrances at grade or up one to four steps, accessible from a walkway located perpendicular to the street;
- One-and-one-half and two-and-one-half storey front-gable roofed houses;
- Wood, brick, stucco and stone cladding;
- Significant non-residential buildings including MacKay United Church, 255 MacKay Street, St. Bartholomew's Anglican Church, 125 MacKay Street, the former Crichton Street Public School, 200 Crichton Street, and the former City Archives Building at 174 Stanley Avenue;
- Early buildings including the Fraser Schoolhouse (1837), 62 John Street, the Allen House (1864), 35 MacKay Street and the MacLeod House (1867), 92 Stanley Avenue;

- Landmark buildings including the Frechette House at 87 MacKay Street, Henderson House, 34 Alexander Street, and the Bell House at 151 Stanley Avenue; and,
- The current street names reflecting the names of members of MacKay's family (MacKay, Crichton, Keefer, Charles, Thomas, John and Alexander), early governors-general Lord Dufferin and Lord Stanley, Queen Victoria and the *Act of Union*.

Document 5 – Site Plan

94 Crichton Street - Proposed House Addition

ZONING and SITE PLAN

Zoning requirements: R4UD [0900] - Mature Neighbourhoods Overlay

Building Height - Requirement: max. 10m (32'-9 1/2") | Provided: 9.35m (30'-8")

Front Yard - Required: min. 4.5m (14'-9") | Provided: N.A

Rear Yard - Required: distance equal to lot depth (24.6m) minus 17.5m = 7.1m and not less than 25% of lot area | Provided: 7.53m (24'-8") and 31% of lot area

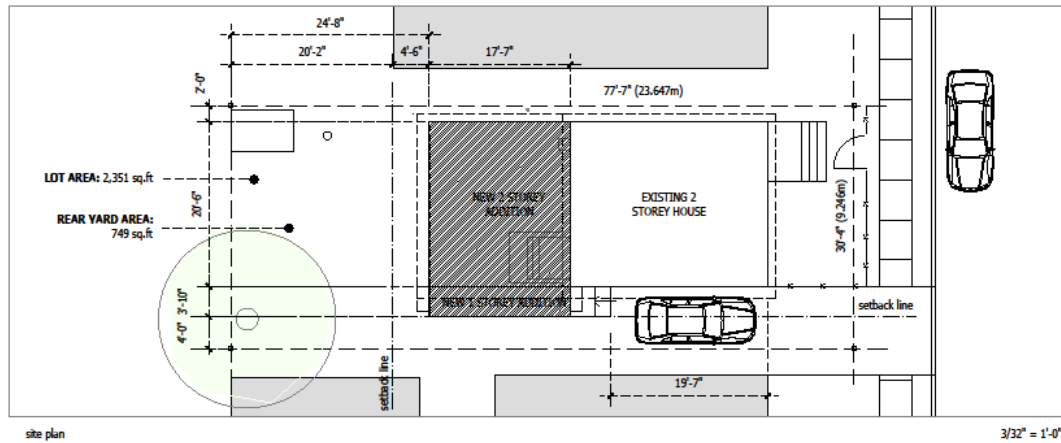
Interior Side Yard Requirement: 1.2m (3'-11") and 0.6m (1'-11 1/2") | Provided: 1.2m (3'-11") and 0.61m (2'-0")

Permitted Eave Projection in Yard Requirement: 1m (3'-3") but not closer than 0.3m (11 3/4") to lot line | Provided 0.3m (11 3/4")

Heritage Overlay - Additions

Height - Required: height of walls and slope of roof do not exceed those of the building | **Roof exceeds height of building by 0.762m (2'-6")**

Side Yard Setback - Required: distance at least 0.6m greater than that of the wall of the building | **Setback is 1.168m (3'-10") less than that of building wall**



Document 6 – Renderings

94 Crichton Street - Proposed House Addition

EXTERIOR RENDERINGS



3d view - front view



3d view - north-east view

94 Crichton Street - Proposed House Addition

EXTERIOR RENDERINGS



3d view - rear view

Document 7 – Elevations

94 Crichton Street - Proposed House Addition

ELEVATIONS AND MATERIAL LIST



MATERIAL LIST

metal roofing

non-combustible cladding:
cement board or stucco
(dark in colour)

glazed side entrance

cement board or stucco
(dark in colour)

painted wood or cement board

glazed panel

cement board
(dark in colour)