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| <p>1. Application for New Construction at 103A Crichton Street, a property designated under Part V of the <i>Ontario Heritage Act</i> and located in the New Edinburgh Heritage Conservation District</p> <p>Demande de nouvelle construction au 103A, rue Crichton, propriété désignée aux termes de la partie V de la <i>Loi sur le patrimoine de l'Ontario</i> et située dans le district de conservation du patrimoine de New Edinburgh</p> |
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Sub-Committee Recommendations

That Council:

1. Approve the application to construct a new building at 103A Crichton Street, according to plans prepared by Urbankeios dated January 30, 2019 and received February 1, 2019.
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.
3. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 2, 2019.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

Recommandations du sous-comité

Que le Conseil :

1. approuve la demande de construction d'un nouveau bâtiment au 103A, rue Crichton, conformément aux plans préparés par Urbankeios en date du 30 janvier 2019 et reçus le 1er février 2019;

2. **délègue au directeur général de planification, infrastructure et développement économique le pouvoir d'effectuer des modifications mineures de conception;**
3. **délivre le permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 2 mai 2019.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated February 26, 2019 (ACS2019-PIE-RHU-0004)

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 26 février 2019 (ACS2019-PIE-RHU-0004)

2. Extract of draft Minutes, Built Heritage Sub-Committee, March 12, 2019.

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 12 mars 2019.

**Built Heritage Sub-Committee
Report 1
March 27, 2019**

3

**Sous-comité du patrimoine bâti
Rapport 1
Le 27 mars 2019**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
March 12, 2019 / 12 mars 2019**

and / et

**Council / et au Conseil
March 27, 2019 / 27 mars 2019**

**Submitted on February 26, 2019
Soumis le 26 février 2019**

**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:

**Anne Fitzpatrick, Planner / Urbaniste, Development Review Services / Services
d'Examen des projets d'aménagement, Heritage Services Section / Section des
Services du Patrimoine**

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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2019-PIE-RHU-0004

**SUBJECT: Application for New Construction at 103A 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 nouvelle construction au 103A, rue Crichton, 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 construct a new building at 103A Crichton Street, according to plans prepared by Urbankeios dated January 30, 2019 and received February 1, 2019.
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department.
3. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 2, 2019.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

RECOMMANDATIONS DU RAPPORT

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

1. d'approuver la demande de construction d'un nouveau bâtiment au 103A, rue Crichton, conformément aux plans préparés par Urbankeios en date du 30 janvier 2019 et reçus le 1^{er} février 2019;
2. de déléguer au directeur général de planification, infrastructure et développement économique le pouvoir d'effectuer des modifications mineures de conception;
3. de délivrer le permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 2 mai 2019.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

The property at 103A Crichton Street is located on the south side of Crichton Street between Queen Victoria Avenue and Keefer Street. The driveway for the property is off Crichton Street, and the back of the property faces River Lane (see Document 1).

The New Edinburgh Heritage Conservation District (HCD) was designated under Part V of the *Ontario Heritage Act* in 2001 and its heritage conservation plan was approved in 2016. The New Edinburgh Heritage Conservation District is an excellent example of a small 19th century village located within Ottawa. It is significant for its historical associations, architectural and contextual values. Laid out by Thomas MacKay, who lived at Rideau Hall and had established an industrial complex of mills at Rideau Falls, the village was settled by many of Mackay's workers. Incorporated in 1867, and annexed by the City of Ottawa in 1887, New Edinburgh was a self-sufficient community well into the 20th century. Primarily residential in character, the heritage conservation district features a wide range of building types in a variety of styles, built in the 19th and 20th centuries.

The building at 103A Crichton Street was constructed in 1991. It was damaged by a fire at the neighboring building in January 2018, was deemed structurally unsound and subsequently demolished (see Document 2). This application is to permit the reconstruction of the house, with some minor modifications. This report has been prepared because City Council approval is required for all applications for new construction in Heritage Conservation Districts.

DISCUSSION

Recommendation 1

Staff recommend approval of the application for new construction at 103A Crichton Street. The former house was constructed in 1991 and was identified as a Category 4 Building in the New Edinburgh Heritage Conservation District.

In January 2018, a fire engulfed the house under construction at 112 River Lane. The neighbouring houses at 103A and 103B Crichton Street suffered extensive fire damage. On January 31, 2018 a Forensic Engineer (Pilette Forensic Engineering) conducted a review of the damage at 103A Crichton and determined that “the entire framing should be demolished.” On February 6, 2018 an Order to Remedy an Unsafe Building was issued by the City of Ottawa. The building at 103A Crichton was subsequently demolished.

The proposal is to construct a new house to replicate the original building with the following minor modifications:

- Replace the windows and door at the rear of the house with two sliding doors and add new small windows on each side;
- Raise the previously sunken front entryway to allow for the ground floor interior to be all one level. This would mean that there would be four stairs to the front door as opposed to two.

The design of the new building will be based on the original permit drawings as well as measurements taken from the adjoining unit (103B Crichton Street) which was not as heavily damaged in the fire. The new structure will be constructed on top of the existing foundation wall, which will be repaired as required. The original building was clad in wood and the new building is proposed to be clad in Maibec siding, a pre-finished wood siding, which will match the adjoining building in colour and size. The roof (Document 5) will have asphalt shingles to match the adjoining roof. The materials for the new house are consistent with the former house and will match the adjoining building.

The proposed replacement building meets the Guidelines for New Buildings in the New Edinburgh HCD Plan (Document 6). The building contributes to and does not detract from the heritage character of the HCD, the siting, mass, height and materials are

compatible with and contribute to the surrounding properties and the cultural heritage landscape.

Recommendation 2:

Occasionally, minor changes to a project emerge during the working drawing phase. This recommendation is included to allow the Planning, Infrastructure and Economic Development Department to approve 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 projects are completed in a timely fashion.

Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement was not required as part of this application as Heritage staff determined that the application would not adversely affect the Heritage Conservation District as it replicates the building previously on the site.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

There are no rural implications.

CONSULTATION

Heritage Ottawa was notified of the application on February 6, 2019.

The New Edinburgh Community Association was notified on February 6, 2019.

The plans were posted on the City's DevApps website on February 7, 2019.

COMMENTS BY THE WARD COUNCILLORS

Councillors Fleury and Cloutier are aware of the report recommendation.

City Council on January 30, 2019 delegated authority to Councillors Fleury and Cloutier for the provision of Councillor Comments on staff reports related to Ward 13, until such time that a new Ward 13 Councillor takes Office.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the conditions within this report.

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 impacts associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- HC4: Supports Arts, Heritage and Culture

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photographs

Document 3 Site Plan

Document 4 Elevations

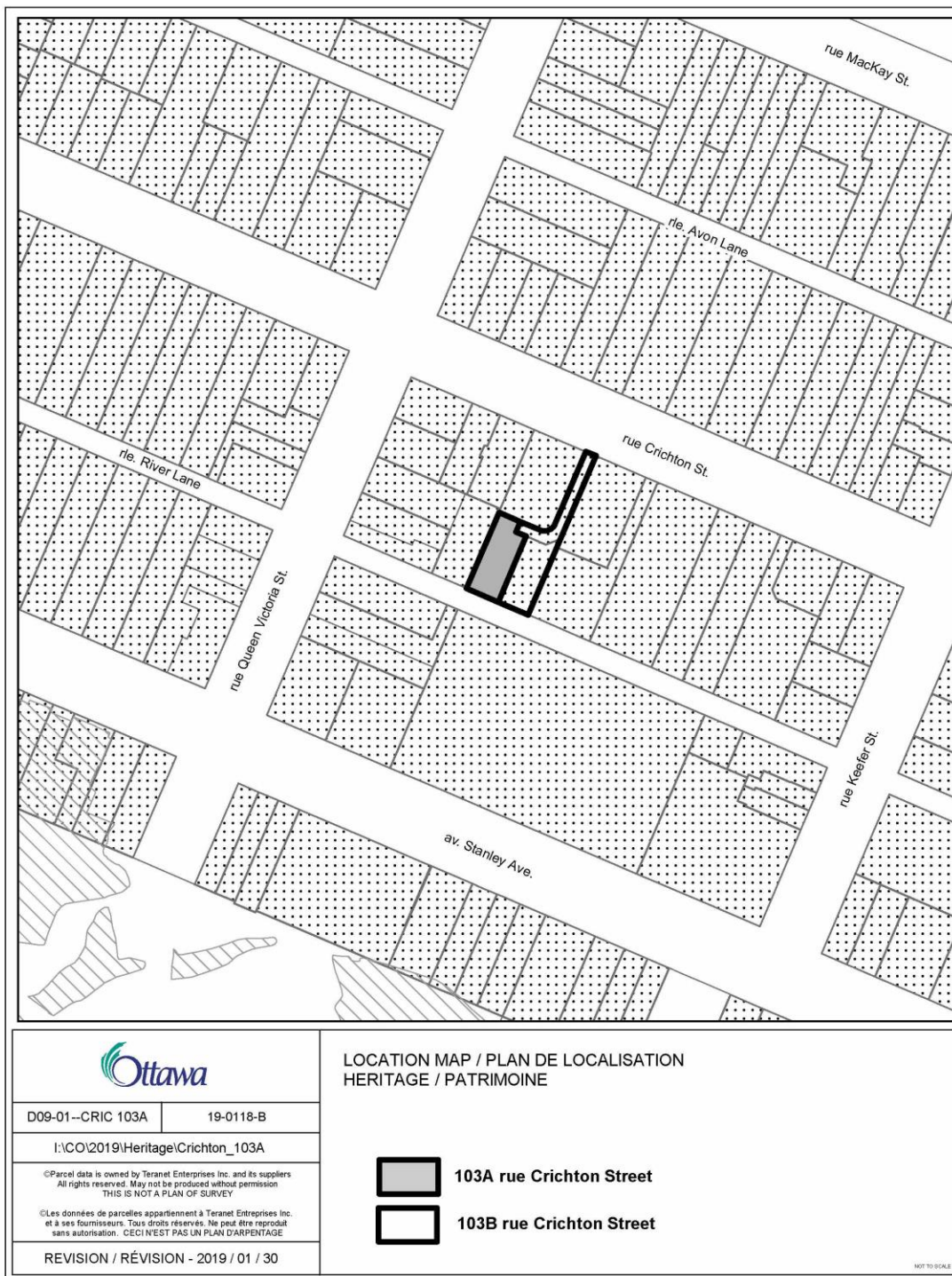
Document 5 Roof Plan

Document 6 New Edinburgh HCD Guidelines for New Buildings

DISPOSITION

City Clerk and Solicitor Department, Legislative 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 – Photographs

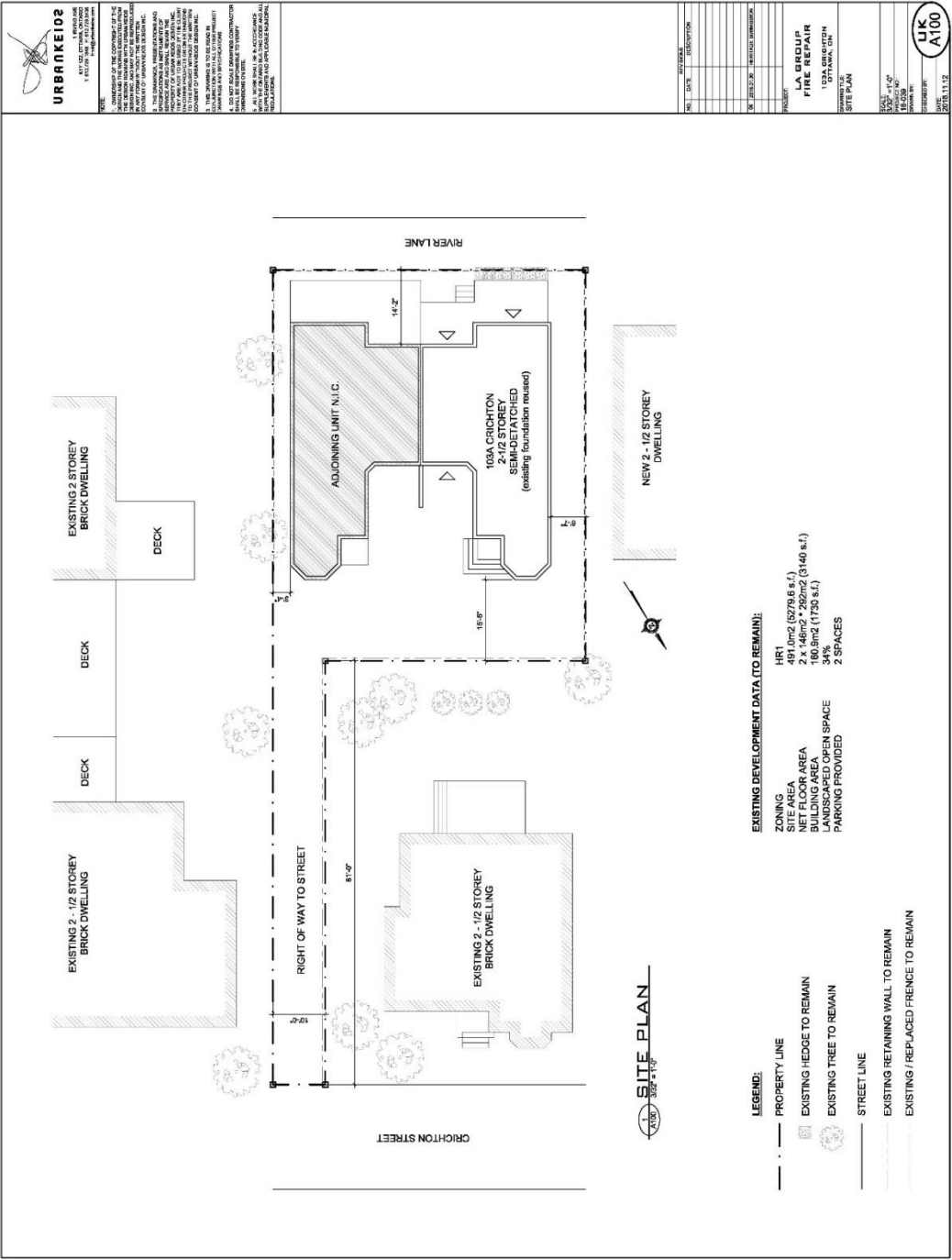
Photos prior to demolition



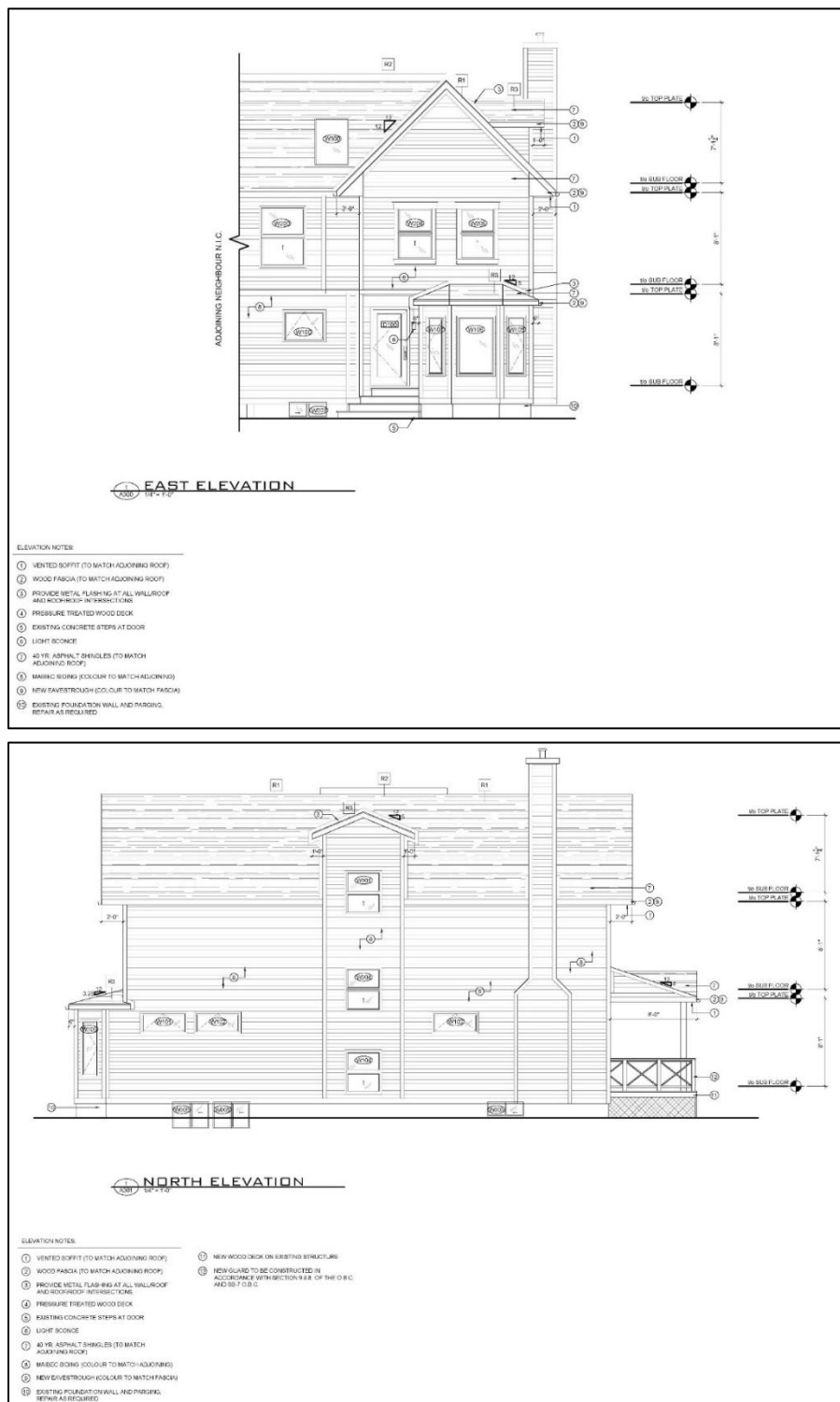
Photo of conditions post fire: the dwelling at 103A Crichton has been demolished while 103B Crichton remains.

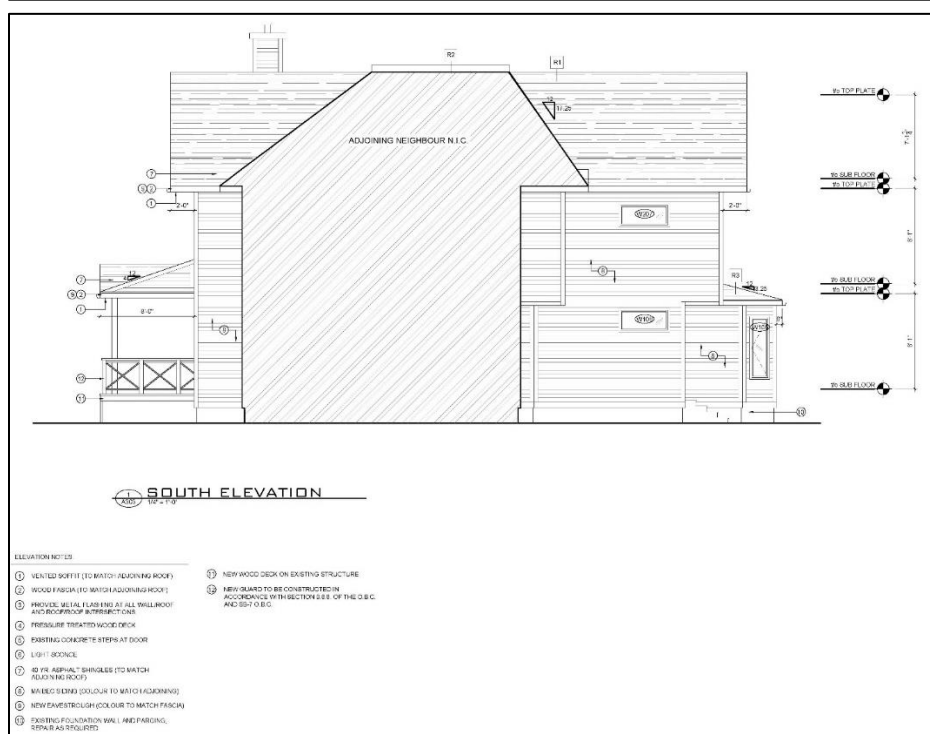
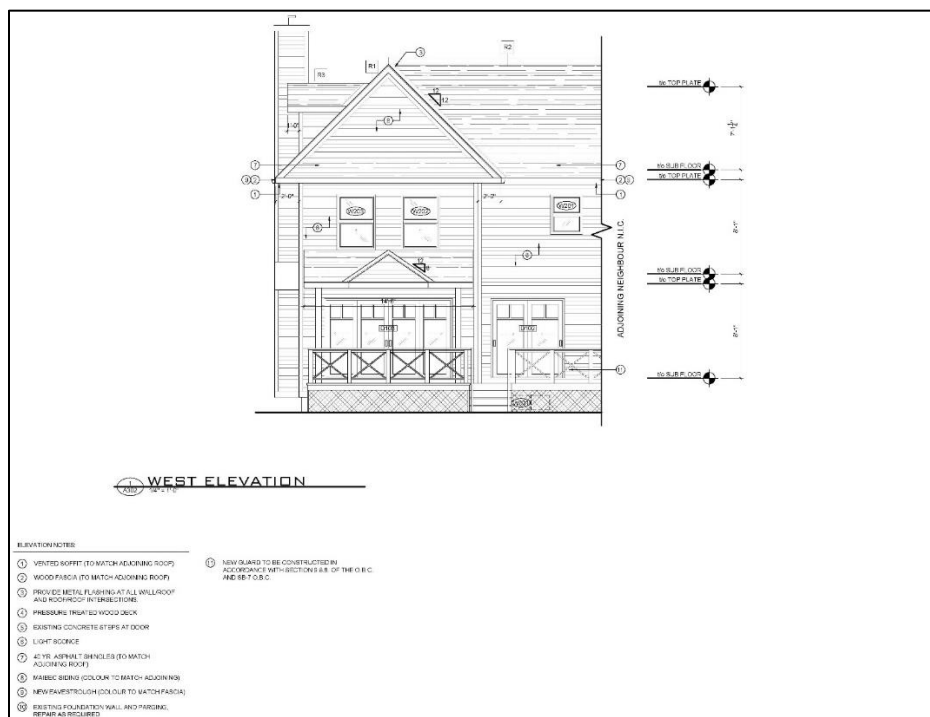


Document 3 - Site Plan

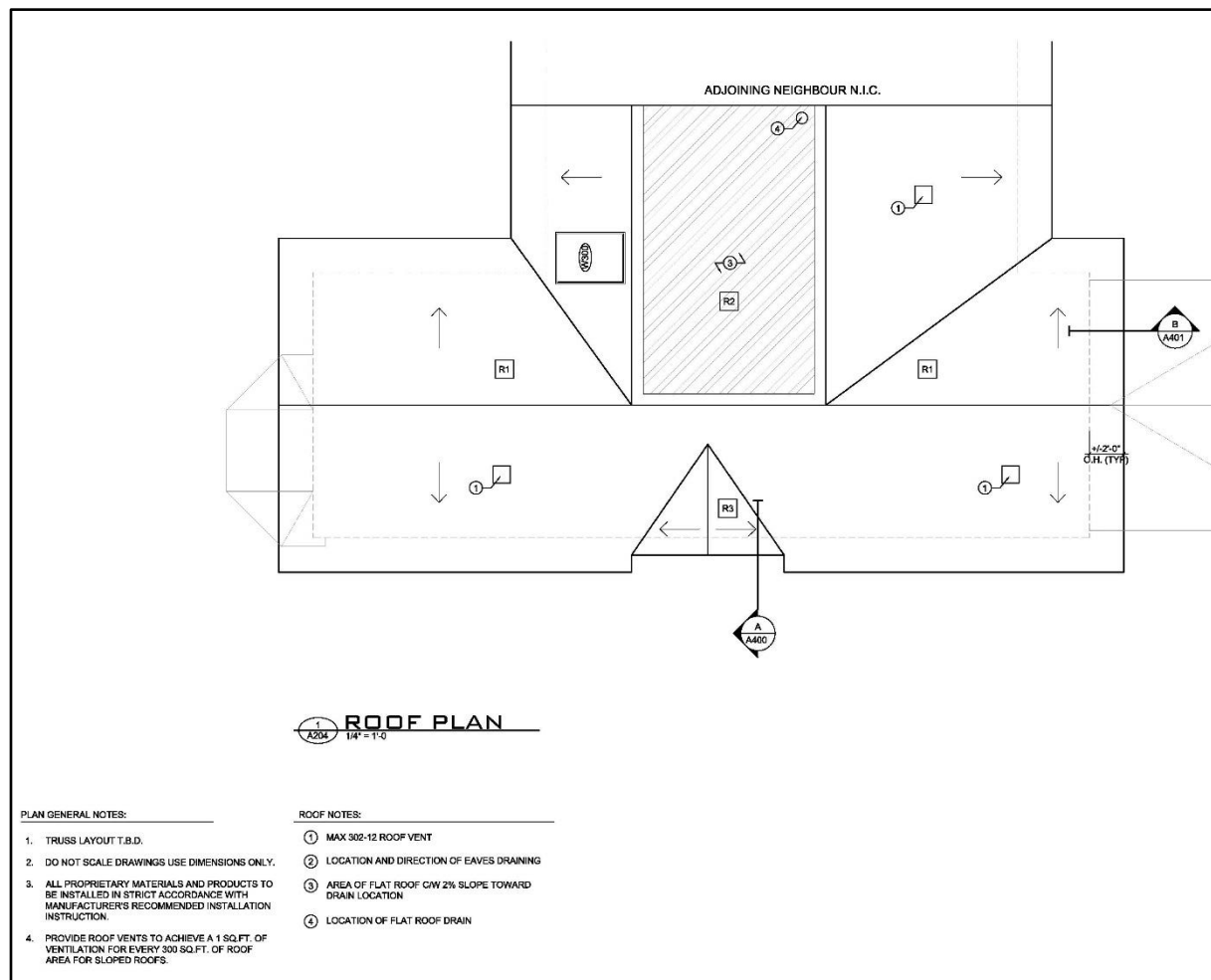


Document 4 – Elevations





Document 5 – Roof Plan



Document 6 – New Edinburgh HCD Guidelines for New Buildings

8.5.4 Guidelines for New Buildings

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.
2. New buildings shall contribute to and not detract from the heritage character of the HCD as outlined in the Statement of Cultural Heritage Value and list of Heritage Attributes
3. Construction of new buildings will only be approved when the siting, mass, height and materials are compatible with and contribute to the surrounding properties and the cultural heritage landscape.
4. New buildings should be of their own time and are not required to replicate an historical architectural style. If a property owner wishes to recreate a historical style, care shall be taken to ensure that the proposed building is an accurate interpretation in terms of scale, massing and historical materials.
5. Most buildings in New Edinburgh feature front entrances either at grade or one to four steps up. New buildings in the HCD shall respect this heritage attribute.
6. Existing grades shall be maintained.
7. Cladding materials shall be continuous on all building elevations. The use of brick or stone on the front façade only is not appropriate in the HCD.
8. Construction of new buildings will only be approved when the height, mass, and materials of the new building respects and is compatible with the existing buildings in the associated streetscape.
9. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
10. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminium soffits, and manufactured stone will not be supported.

11. The use of modern materials such as plastic or fibreglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.