

1. **Application for demolition and new construction at 189 Stanley Avenue, a property located in the New Edinburgh Heritage Conservation District, designated under Part V of the *Ontario Heritage Act***

**Demande de démolition et de nouvelle construction au 189, avenue Stanley, une propriété située dans le District de conservation du patrimoine de New Edinburgh et désignée en vertu de la section V de la *Loi sur le patrimoine de l'Ontario***

### **Committee Recommendations**

**That Council:**

1. **Approve the application to demolish the existing building at 189 Stanley Avenue;**
2. **Approve the application to construct two new semi-detached buildings at 189 Stanley Avenue, according to plans by Ottawa Carleton Construction Ltd., dated May 7, 2020 and received on June 16, 2020 and July 7, 2020, conditional upon:**
  - a. **The applicant providing samples of the exterior cladding materials for approval by Heritage staff prior to the issuance of a building permit;**
3. **Approve the landscape plan for 189 Stanley Avenue, according to plans submitted by Novatech Engineering Consultants Ltd, dated June 12, 2020 and received on June 16, 2020, conditional upon:**
  - a. **The implementation of the tree protection measures outlined in the Tree Disclosure report attached as Document 8, and further detailed in Document 9;**

- 4. Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development Department; and**
- 5. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council.**

### **Recommandations du Comité**

#### **Que le Conseil:**

- 1. approuve la demande de démolition du bâtiment situé au 189, avenue Stanley;**
- 2. approuve la demande de construction de deux nouvelles habitations jumelées au 189, avenue Stanley, conformément aux plans de l'Ottawa Carleton Construction Ltd., en date du 7 mai 2020 et reçus les 16 juin 2020 et 7 juillet 2020, à condition que :**
  - a. le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre permis de construire;**
- 3. approuve le plan d'aménagement paysager visant le 189, avenue Stanley, conformément aux plans de la Novatech Engineering Consultants Ltd., en date du 12 juin 2020 et reçus le 16 juin 2020, à condition que:**
  - a. les mesures de protection des arbres décrites dans le rapport d'information sur les arbres ci-joint en tant que document 8, et présentées plus en détail dans le document 9, soient mises en œuvre;**
- 4. délègue au directeur général de Planification, Infrastructure et Développement économique les pouvoirs concernant les modifications mineures de conception;**

- 5. approuve la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à trois ans après 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 July 28, 2020 (ACS2020-PIE-RHU-0015)

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 28 juillet 2020 (ACS2020-PIE-RHU-0015)

2. Extract of draft Minutes, Built Heritage Sub-Committee, August 11, 2020.

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 11 août 2020.

**Built Heritage Sub-Committee  
Report 14  
August 26, 2020**

**4**

**Sous-comité du patrimoine bâti  
Rapport 14  
Le 26 août 2020**

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
August 11, 2020 / 11 août 2020**

**and  
Council / et au Conseil  
August 26, 2020 / 26 août 2020**

**Submitted on July 28, 2020  
Soumis le 28 juillet 2020**

**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**

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projets d'aménagement, Heritage Services Section / Section des Services du  
Patrimoine**

**613-580-2424,15203, MacKenzie.Kimm@ottawa.ca**

**Ward: RIDEAU-ROCKCLIFFE (13)**

**File Number: ACS2020-PIE-RHU-0015**

**SUBJECT: Application for demolition and new construction at 189 Stanley  
Avenue, a property located in the New Edinburgh Heritage  
Conservation District, designated under Part V of the *Ontario  
Heritage Act***

**OBJET: Demande de démolition et de nouvelle construction au 189, avenue Stanley, une propriété située dans le District de conservation du patrimoine de New Edinburgh et désignée en vertu de la section V de la *Loi sur le patrimoine de l'Ontario***

## **REPORT RECOMMENDATIONS**

**That the Built Heritage Sub-Committee recommend that Council:**

- 1. Approve the application to demolish the existing building at 189 Stanley Avenue;**
- 2. Approve the application to construct two new semi-detached buildings at 189 Stanley Avenue, according to plans by Ottawa Carleton Construction Ltd., dated May 7, 2020 and received on June 16, 2020 and July 7, 2020, conditional upon:
  - a. The applicant providing samples of the exterior cladding materials for approval by Heritage staff prior to the issuance of a building permit;****
- 3. Approve the landscape plan for 189 Stanley Avenue, according to plans submitted by Novatech Engineering Consultants Ltd, dated June 12, 2020 and received on June 16, 2020, conditional upon:
  - a. The implementation of the tree protection measures outlined in the Tree Disclosure report attached as Document 8, and further detailed in Document 9.****
- 4. Delegate authority for minor design changes to the General Manager, Planning Infrastructure and Economic Development Department; and**
- 5. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended by Council.**

## **RECOMMANDATIONS DU RAPPORT**

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

- 1. d'approuver la demande de démolition du bâtiment situé au 189, avenue Stanley;**

2. **d'approuver la demande de construction de deux nouvelles habitations jumelées au 189, avenue Stanley, conformément aux plans de l'Ottawa Carleton Construction Ltd., en date du 7 mai 2020 et reçus les 16 juin 2020 et 7 juillet 2020, à condition que :**
  - a. **le requérant fournisse des échantillons des matériaux de revêtement extérieur, aux fins d'approbation par le personnel responsable du patrimoine, avant qu'on ne lui délivre permis de construire.**
3. **d'approuver le plan d'aménagement paysager visant le 189, avenue Stanley, conformément aux plans de la Novatech Engineering Consultants Ltd., en date du 12 juin 2020 et reçus le 16 juin 2020, à condition que :**
  - a. **les mesures de protection des arbres décrites dans le rapport d'information sur les arbres ci-joint en tant que document 8, et présentées plus en détail dans le document 9, soient mises en œuvre.**
4. **de déléguer au directeur général de Planification, Infrastructure et Développement économique les pouvoirs concernant les modifications mineures de conception;**
5. **d'approuver la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

## **EXECUTIVE SUMMARY**

The building at 189 Stanley Avenue is a one-storey bungalow constructed in the 1950s with a later two-storey addition. The property 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 applications for demolition and new construction in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require approval by City Council. This report recommends approval of the application to demolish the existing building at 189 Stanley Avenue and to construct two new semi-detached houses on the site. The recommendations include conditions to ensure the final exterior cladding materials will be compatible with the New Edinburgh

Heritage Conservation District (HCD) and to ensure the protection of a mature tree during construction.

## **RÉSUMÉ**

Le bâtiment du 189, avenue Stanley est une maison de plain-pied qui a été construite dans les années 1950 et à laquelle on a ajouté, plus tard, une annexe de deux étages. La propriété est désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et fait partie du District de conservation du patrimoine de New Edinburgh.

Ce rapport a été rédigé, car les demandes de démolition et de nouvelle construction visant les districts de conservation du patrimoine désignés en vertu de la section V de la *Loi sur le patrimoine de l'Ontario* doivent être approuvées par le Conseil municipal. Ce rapport recommande l'approbation de la demande de démolition du bâtiment se situant au 189, avenue Stanley et la construction de deux maisons jumelées à cet endroit. Les recommandations prévoient des conditions qui garantiront que les matériaux de revêtement extérieur seront compatibles avec ceux des bâtiments du District de conservation du patrimoine (DCP) de New Edinburgh et que l'arbre mature se trouvant sur la propriété en question sera protégé durant les travaux.

## **BACKGROUND**

The property at 189 Stanley Avenue is located on the south side of Stanley Avenue, east of Keefer Street, backing on to Stanley Park (see Location Map and Current Condition Photos in Documents 1 and 2). It currently contains a one-storey bungalow constructed in the 1950s with a later two-storey addition. The property is located within the New Edinburgh HCD, designated under Part V of the *Ontario Heritage Act*; it is a non-contributing property within the HCD.

The New Edinburgh HCD was designated in 2001 and its Heritage Conservation District Plan was approved in 2016. The New Edinburgh HCD was designated for its Cultural Heritage Value as the former Village of New Edinburgh. The HCD is significant for its historical associations, as well as its architectural and contextual values. Laid out by Thomas MacKay, a Scottish entrepreneur who established an industrial complex of mills at Rideau Falls, the village was home to many of the mill's workers. The District is primarily residential in character and features a wide range of building types in a variety of styles built in the 19<sup>th</sup> and 20<sup>th</sup> centuries (see Statement of Cultural Heritage Value in Document 3).

This application is to permit the demolition of the existing house in order to construct two new semi-detached houses on the site. This report has been prepared because applications for demolition and new construction in Heritage Conservation Districts designated under Part V of the *Ontario Heritage Act* require approval by City Council.

This proposal also requires a Minor Variance to the Heritage Overlay, Section 60 of the Zoning By-law as well as a Consent application to sever the property into two parcels. These applications to the Committee of Adjustment are forthcoming. A building permit under the *Building Code Act* will also be required.

## **DISCUSSION**

### **Project Description**

This application is requesting permission to demolish the existing house and build two new front-to-back semi-detached houses. Each building will contain two main units with secondary dwelling units in the basement (for a total of six combined units); one unit's main entrance will face the street and the other will face the rear. The new buildings will essentially match in design being two-and-a-half storeys in height, clad in red brick and featuring a front gable form at both the street and rear façades with ground floor porches (see Site Plan, Elevations, and Streetscape/Renderings in Documents 4, 5 and 6). The applicant's intention is to sever the existing lot to create two separate parcels with a house on each.

The proposal also requires alterations to the landscape in both the front and rear yards, including the removal and replacement of three trees, which are either small or in poor condition. The large mature tree in the front yard is to be preserved and retained (see Landscape Plan and Tree Disclosure report in Documents 7 and 8). Other landscape changes include the introduction of front walkways and new shrubs/planting beds.

### **Recommendation 1 – Demolition**

In order to facilitate the new construction on the site, the existing house at 189 Stanley Avenue is to be demolished. The house is a 1950s bungalow, constructed as a one-storey building with additions added in 1987 and 1992 (see Heritage Survey Form, Document 3). When the HCD was designated in 2001, the properties in the district were evaluated and scored for their history, architecture and environment. The property at 189 Stanley was determined to be a category four, non-contributing building, as it was constructed outside of the late 19<sup>th</sup> and early 20<sup>th</sup> century period of highest significance.



The New Edinburgh HCD Plan includes objectives (Section 7.2, i and iv.) that seek to promote the conservation of all buildings in the HCD and to prioritize their reuse as an alternative to demolition. While acknowledging these objectives, the New Edinburgh HCD Plan also anticipates that non-contributing buildings in the HCD may be demolished and replaced. Section 8.5.1 (7) of the HCD Plan provides specific direction for these cases, noting that their demolition of non-contributing buildings may be considered with regard for the existing building's contribution to the streetscape and the appropriateness of the proposed development.

The houses on the south side of Stanley Avenue form the southern boundary of the New Edinburgh HCD. The north side of the street in this block is characterized by two or two-and-a-half storey late 19<sup>th</sup> and early 20<sup>th</sup> century houses, predominantly being front gable or flat roofed in form with modest architectural details. The south side contains mainly mid 20<sup>th</sup> century houses east of Keefer Street, with a concentration of earlier buildings further to the west (see Document 2 for current streetscape photos). The existing bungalow, although a mid-20<sup>th</sup> century building, fits well into the Stanley Avenue streetscape in terms of its generally low height, consistent front yard setback, cladding material as well as the large amount of soft green landscaping on the lot. The property at 189 Stanley also has an uncharacteristically wide lot and together with its overall ad-hoc massing of the additions that have been constructed over time, staff are of the opinion that this has resulted in a building that has little relationship to the defining attributes of the HCD. Given that the existing bungalow does not represent significant historical building stock of the 19<sup>th</sup> and 20<sup>th</sup> village and given that it does not contribute or meaningfully enhance the Stanley streetscape, staff are of the opinion that its demolition will have little impact on the Cultural Heritage Value of the New Edinburgh HCD. Further, the demolition will allow for a new proposal that will have a better relationship with the characteristics of the HCD in terms of the buildings' front gable form, the simple returned eaves, the ground floor porches, red brick cladding and improved landscaping. Accordingly, staff have no objection to the demolition of the existing building.

## **Recommendation 2 – Construction**

Following the demolition of the existing house, the applicant intends to construct two long, front-to-back semi-detached houses in its place. The New Edinburgh HCD plan has guidelines related to the construction of new buildings in Section 8.5.4. The following guidelines are most relevant to this application:

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.
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.
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.

The plans demonstrate that the proposed houses will be compatible with the surrounding properties in terms of their two-and-a-half storey height, being comparable to the neighbouring buildings on Stanley Avenue (see Streetscape Rendering, Document 6), and the gable roof form with simple returned eaves will reflect those of the two historic front gable houses across the street as well as many others in the HCD (see photos, Document 2). Both buildings will be set back from the street maintaining or providing an increased front yard area in order to be both compatible with, and not detract from the adjacent buildings, but also to limit any visual impacts of the massing on the remaining streetscape. Although the deep, narrow arrangement of the proposed

buildings is not a traditional form for houses in the District, historic semi-detached buildings are common. Given the width of the lot, both proposed buildings will still maintain the pattern of typical building widths, traditional side yard setbacks and arrangement of front and rear yards seen throughout the HCD; as viewed the street or the limited views from the Stanley Park behind, the buildings will read as front gable houses. As such, the houses will contribute to, and not detract from the Cultural Heritage Value of the HCD, while remaining clearly contemporary. Accordingly, the proposal meets Guidelines 2, 3, 4 and 8.

The use of red brick is common throughout the District, specifically on Stanley Avenue, and it is proposed for the exterior cladding for both buildings. Similarly, the design features ground floor porches at both the front and rear using brick and wood details for the columns and railings, which are also traditional materials for such architectural details in the District. The entrances for both buildings will be under the porches, which are limited to four steps above grade. Minor changes to the property's existing grade are necessary to accommodate Stormwater Management requirements; however, staff are of the opinion that this is reasonable given that the proposal will continue to maintain the rhythm of the streetscape by reflecting datum lines of surrounding buildings. The windows will be mainly rectangular, aluminum clad vinyl units, which although are contemporary in design and material, they will maintain a more traditional solid-to-void ratio on the various façades and help to distinguish these buildings as new construction in the HCD. In these ways, the proposal meets Guidelines 5, 6, 7,9 and 11 of the New Edinburgh HCD Plan.

The applicant has also indicated that the intention is to sever the existing lot to create two parcels, each with one house. The New Edinburgh HCD plan includes objectives for new development which speak to respecting and maintaining the 19<sup>th</sup> century pattern of lot development. As noted in the Cultural Heritage Impact Statement (CHIS) submitted in support of this application, the lots on the south side of Stanley Avenue east of Keefer Street, were not developed as part of MacKay's original subdivision plan; they developed after 1933 when the rail line that ran through what is now Stanley Park was abandoned (see Document 10, pages 12 and 13). Consequently, these lots are wider than the typical pattern in the HCD. By severing and constructing a building on each lot, the proposal will reflect the typical narrow 19<sup>th</sup> century lot pattern seen throughout the HCD.

City Council adopted Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources.

Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

Standard 1: Conserve the heritage value of an historic place.

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 buildings will be compatible with the character defining attributes of New Edinburgh in terms of their form and massing, overall height, setbacks and location on the lot. The development will blend with the typical pattern of lots in the HCD. The new buildings will be visually and physically compatible with the character of New Edinburgh in their design, but distinguishable as contemporary buildings in their form and details.

### **Recommendation 3 – Landscape**

The project requires the removal of three trees—two in the rear yard and one in front yard. An existing mature tree in the front yard is proposed for retention as per the Tree Disclosure report submitted in support of the application, and measures are proposed to ensure its protection during construction (as provided in Document 8 and reproduced in Document 9). In order to ensure that these measures are implemented, staff have recommended them as a specific condition of approval.

The New Edinburgh HCD plan generally encourages the retention of existing mature trees and green spaces in order to conserve and enhance the rich green character that is integral to the sense of place in New Edinburgh. Although the proposal requires the removal of existing trees, they are either small or in poor condition and the landscape plan indicates that all three will be replaced with new trees of native species.

Section 8.5.5 provides specific guidelines for landscaping which recommend a mix of soft landscaping to reflect the character of front and rear yards such as natural lawns, flowerbeds, trees and shrubs as well as the removal of front yard parking. The proposal also includes the removal of the existing driveway and introduces narrow interlock walkways, typical of properties in the HCD. No new driveway is proposed as no parking

is required on site. The green spaces of the property are conserved and enhanced by the retention of the mature tree, the removal of the driveway, and the introduction of additional lawn, plantings/shrubs and the replacement trees. Staff are of the opinion that on balance, these landscape alterations are reasonable, and the property will continue to contribute to the rich green character of the streetscape. As such, the guidelines with respect to landscaping and public realm will be met.

### **Cultural Heritage Impact Statement**

Section 4.6.1 of the City's Official Plan and Section 8.1 (4) of the New Edinburgh Heritage Conservation District Plan provide that when a proposed change in the HCD has the potential to negatively impact the character of the HCD, the City may require the submission of a Cultural Heritage Impact Statement (CHIS). A CHIS was prepared in support of the proposal by Commonwealth Historic Resource Management. The complete CHIS is attached as Document 10. The CHIS concludes that "the proposed development is contextual and fits into the character of Stanley Avenue" and it is "a contemporary interpretation of the existing housing stock that is highly respectful of the neighbourhood" in terms of its design, scale and massing, and materiality (Document 10, page 32). Heritage staff concur with the findings of the CHIS with respect to this application.

### **Conclusion**

Staff recommend approval of the demolition of the existing building at 189 Stanley Avenue and the proposed new construction as it meets the objectives, policies and guidelines of the New Edinburgh Heritage Conservation District Plan and Park Canada's Standards and Guidelines. To ensure that the final material selection will be compatible with the character of the HCD, approval has been made conditional upon Heritage staff support of the exterior cladding materials, prior to the issuance of a building permit.

### **Recommendation 4 – Minor Design Changes**

Minor design changes to a proposal may emerge during the working drawing phase of the project and through the variance process. 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 5 – Permit Expiry**

*The Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. Typically, for projects of this scale, Heritage staff recommend a two-year expiry date to ensure that projects are completed in a timely fashion. Given the current COVID-19 circumstances, staff recommend a three-year expiry date is recommended to allow for any unanticipated delays.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

Heritage Ottawa was notified of the application on June 29, 2020.

The plans were posted on the City's DevApps website on June 23, 2020.

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

As part of the Heritage Planning Branch's new Heritage Pre-consultation Pilot program, the New Edinburgh Community Association (NECA) has reviewed and provided feedback on both an earlier iteration of the proposal and the current version. NECA provided positive support for the current version through the pre-consultation process. As part of the notification of formal application, NECA provided the following comments:

**NEW EDINBURGH COMMUNITY ALLIANCE (NECA)**

**COMMENTS ON NEWLY REVISED SUBMISSION FOR 189 STANLEY AVENUE**

The Heritage and Development Committee of the New Edinburgh Community Alliance has reviewed the re-submission by the applicant for the demolition of the existing bungalow at 189 Stanley Avenue, and the construction of two new front-to-back semi-detached houses each containing two living units.

NECA endorses, without hesitation, the most recent proposal for the redevelopment of this property. The architectural team of Ottawa Carleton Construction has done a commendable job in producing a design that respects the guidelines and directives inherent in New Edinburgh's Heritage Conservation Plan.

NECA also supports the statements contained in Section 5.3 (p.30) of the excellent and detailed Cultural Heritage Impact Statement. The positive impacts of the proposed development are outlined here in relation to the historic district's Cultural Heritage Values. The key ones being:

- (1) The massing, scale and design enhances the continuing architectural evolution of the historic district while complimenting the neighbouring character
- (2) The design reinforces the balance and rhythm of existing buildings along the streetscape
- (3) The design is a contemporary expression maintaining a form and mass found in the neighbourhood
- (4) The design details fit in with the neighbourhood's defining features, including facade materials, individual entrances, and articulation of the individual units
- (5) The retention of the mature tree is one of the most important impacts in retaining the green character of the site

This is an attractive and appropriate proposal for this property.

Gail McEachern

Chair, Heritage & Development Committee

New Edinburgh Community Alliance

July 27, 2020

#### **COMMENTS BY THE WARD COUNCILLOR**

Councillor King, Rideau-Rockcliffe Ward, was circulated the application and provided the following comments for the report: "As Ward Councillor I am aware and supportive of the new construction project."

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report. The property is designated under Part V of the *Ontario Heritage Act*, and therefore Council may approve the application for new construction, refuse the application, or approve it subject to terms and conditions. If Council refuses the application, or approves it 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 direct asset management implications with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

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

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

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

## **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 28, 2020.

## **SUPPORTING DOCUMENTATION**

Document 1    Location Map






- Document 2 Current Conditions
- Document 3 Statement of Cultural Heritage Value and Heritage Survey Form
- Document 4 Proposed Site Plan
- Document 5 Elevations and Floor Plans
- Document 6 Streetscape and Renderings
- Document 7 Landscape Plan
- Document 8 Tree Disclosure Report
- Document 9 Tree Protection Measures to be implemented
- Document 10 Cultural Heritage Impact Statement

**DISPOSITION**

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

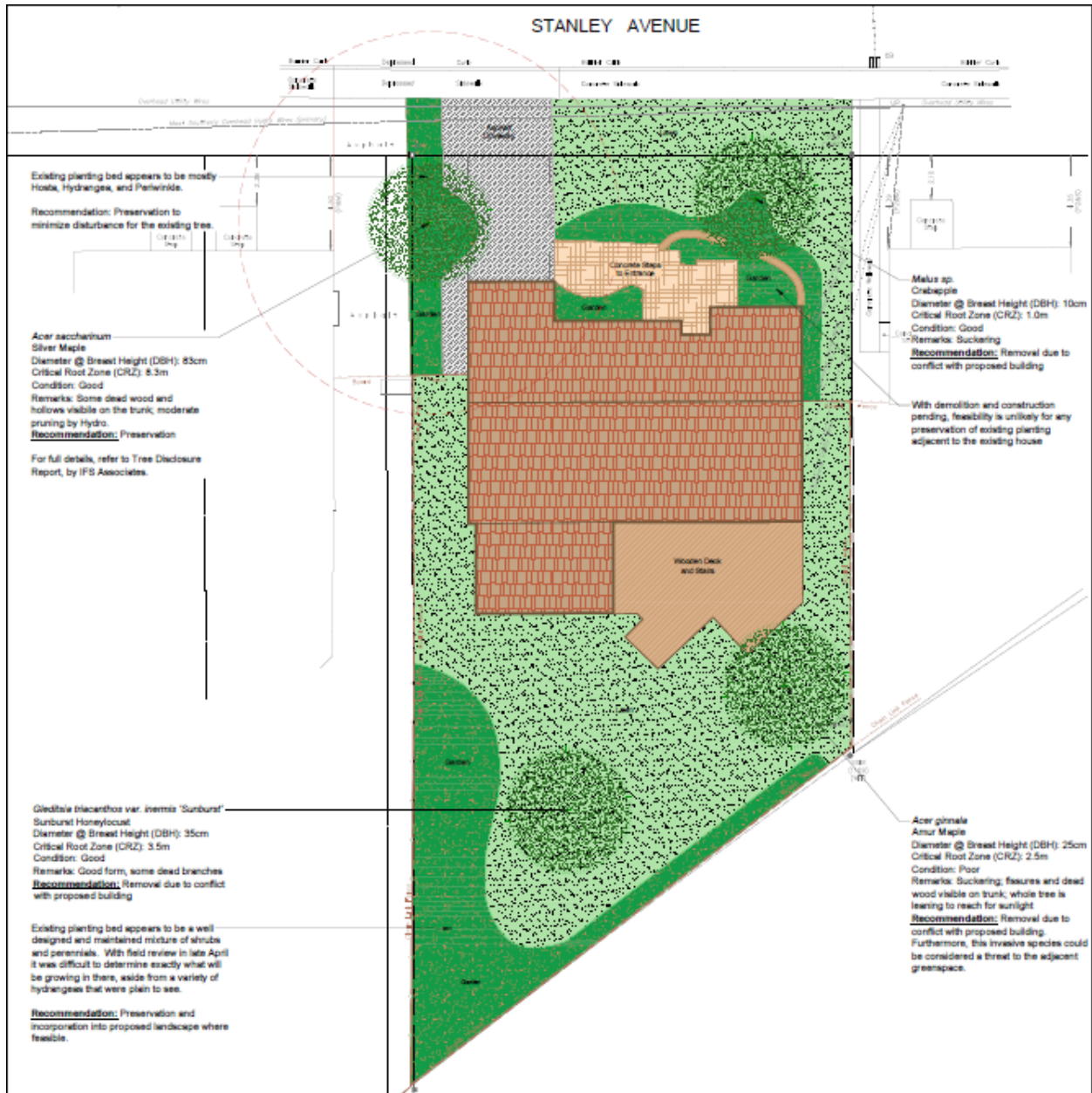
**Document 1 – Location Map**



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-STAN189	20-0558-D		<b>189 av. Stanley Avenue</b>
I:\CO\2020\Heritage\Stanely_189			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Entreprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2020 / 06 / 30			

Document 2 – Current Conditions

Existing Conditions Plan





Existing house at 189 Stanley Avenue



South side of Stanley Avenue, east of Keefer Street



South side of Stanley Avenue, west of Keefer Street, showing examples of historic houses with mix of gable front and flat roofed houses



North side of Stanley Avenue, across the street from 189 Stanley

### **Document 3 — Statement of Cultural Heritage Value and Heritage Survey Form**

The historic village of New Edinburgh is a significant example of a small 19<sup>th</sup> 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-19<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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.



HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 189 Stanley Avenue	BUILDING NAME:		
LEGAL DESCRIPTION: Stanley Ave. S	LOT: 13	BLOCK: 16	PLAN: 70
DATE OF CONSTRUCTION: 1952, additions 1987, 1992	ADDITIONS: 1992		
ORIGINAL USE: Single Family Residence	PRESENT USE: Single Family Residence		
ORIGINAL OWNER: R.J. Thomas	PRESENT OWNER: David Harley & Cecile Latour		



VIEW: Southwest  
 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

**Document 9 – Tree Protection Measures (reproduced from Tree Disclosure report)**

1. Erect a fence as close as possible to the Critical Root Zone (CRZ) of the tree. At a minimum this fence should be constructed of plastic snow fencing supported by metal t-bars and wooden top rails (see City of Ottawa tree protection specifications for more detail).
2. Attach signs to the fence indicating the area within is a protected space (do not attach any signs, notices or posters to the tree).
3. Do not place any material or equipment within the CRZ of the tree.
4. When possible do not raise or lower the existing grade within the CRZ.
5. Tunnel or bore instead of digging or trenching within the CRZ.
6. Do not damage the root system, trunk or branches of the tree – if damage does occur cut the wound cleanly and, especially in the case of roots, seal the wound with bees wax or sealing paint before reburying.
7. Ensure that exhaust fumes from all equipment are not directed towards the tree's crown.
8. To ensure the future subgrade remains viable for root growth and development, the material used as backfill should either be CU-structural soil (if supporting a weight bearing surface) or a good quality topsoil. This will replace the rooting volume lost through soil excavation and will serve as a future rooting medium allowing the tree to recover by adding soil volume for future root growth and development.