



A CULTURAL HERITAGE IMPACT STATEMENT

189 Stanley Avenue, Ottawa, Ontario

SUBMITTED TO: STEVE FERRIER - YESKINO HOMES

PREPARED BY: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

Revised June 2020

Cover view: The proposed development with the twinned end gables will improve the cohesiveness of the street and will have a positive impact on its character. Features such as setback, retention of the mature street tree, verandas and colour palette support the goals set out in the conservation guidelines. Source: Ottawa Carlton Construction Ltd.

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1.0 INTRODUCTION

1.1 Introduction

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa. The purpose of the CHIS is to identify the heritage resources and values that may be impacted by the demolition of an existing Category 4 heritage resource and the construction of two duplexes at 189 Stanley Avenue. The proposed development is located in the New Edinburgh Heritage Conservation District (HCD), which is designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) 2001 with By-law 2016-95.

This CHIS is being submitted in support of a heritage permit application to facilitate the redevelopment of the property. An existing single-family dwelling on a 20.7m wide lot will be demolished in order to construct two long semi-detached dwellings. The existing house at 189 Stanley was constructed in 1952 with additions added in 1987 and 1992. It is listed as 'non-contributing' to the heritage conservation district.

This document outlines a revision to the planned development based on a new design for the property. This report is a revision of a previous CHIS submission. On review, both the city and the community association had concerns with the potential impact of the proposal in terms of overall three-storey massing and scale of the proposed buildings, and the loss of the mature tree. This submission addresses those concerns with a more traditional architectural expression. The proposed development involves the construction of two front-to-back semi-detached dwellings with no on-site parking. The long-semi would have two main entrances on opposite ends of the building with the front facade mimicking the rear facade.

This Cultural Heritage Impact Statement (CHIS) follows the content outline recommended by the City of Ottawa. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The New Edinburgh Heritage Conservation District Plan,
- Heritage Survey and Evaluation Form 2001: 189 Stanley Avenue.
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Minutes of Pre-application Consultation Meeting ND, submitted by email October 31 2019;
- Site renderings, elevations, and streetscape analysis May 2020 Ottawa Carlton Construction Ltd.
- Landscape Plans Novatech Engineering May 2020.

Present Owner and Contact Information

Steve Ferrier
 Yeskino Homes
 189 Stanley Avenue, Ottawa, Ontario

1.2 Site Location, Current Conditions and Introduction to Development Site

The property is located within the New Edinburgh Heritage Conservation District just off the intersection of Keefer and Stanley Avenues. The property is a double lot backing onto Stanley Park. The existing building is a ranch-style bungalow with two storey additions extending to the rear of the property. The heritage evaluation categorized the building as a group 4 non-contributing. It is one of thirteen non-contributing buildings on Stanley Avenue. The owner is proposing to demolish the house and replace it with two duplexes.

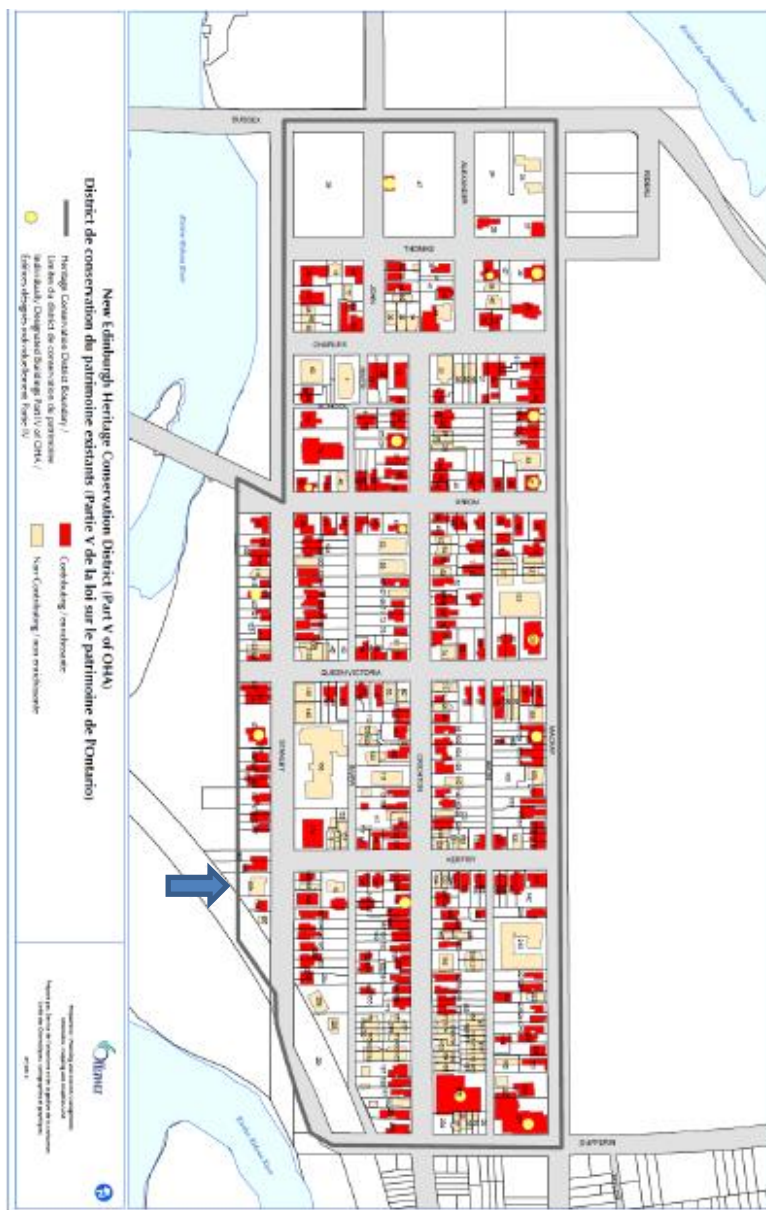


Figure 1: Block plan of the area bound by Stanley Park and the Rideau River to the west. Stanley Avenue extends north to Sussex Avenue and south to Dufferin Street. Houses line both sides of the street for three blocks and beyond Union Street, it opens up onto the Rideau River with houses facing onto the park. 189 Stanley Avenue is just south of the intersection of Stanley and Keefer Avenues. Source: New Edinburgh HCD Plan

A Cultural Heritage Landscape

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. Sussex Drive and the Ottawa River to the north, Dufferin Road to the south, MacKay Street on the east, and Stanley Park and the Rideau River on the west bound the HCD. The New Edinburgh HCD delineates the original boundaries of the Village of New Edinburgh. It is part of what could be considered Ottawa's most distinct Cultural Heritage Landscape; located adjacent to Thomas MacKay's former estate, now the home of the Governor General, Rideau Hall, and just north on Sussex Drive the Prime Minister's Residence at 24 Sussex Drive. Supporting the richness of the neighbouring cultural heritage landscape is Union Street, and the Minto Bridges, which were constructed to provide a ceremonial route between Rideau Hall and the Parliament Buildings. Stanley Park, the islands and the Rideau River cascading into the Ottawa River are other features in this dramatic cultural tableau.

Throughout the neighbourhood, the late nineteenth-century residential block pattern still reads clearly. The blocks are uniform consisting of narrow residential lots with buildings forming an edge to each block. Mid-block rear laneways subdivide the grid system with a series of secondary lanes. The northern section of the village grid is subdivided into smaller 1-acre segments. Four properties on Stanley Avenue, including 189 Stanley were not part of the original MacKay survey.

The housing stock consists primarily of one and one-half, two and three storey single detached and double houses constructed between 1870 – 1970. There are a number of handsome early stone and wood-clad buildings, with the primary building typology red brick gable front or side gable buildings. A mix of other properties includes two and three storey flat roofed structures, along with a mixture of 20th century architecture, including Arts and Crafts, mid-century ranch style bungalows and an increasing number of contemporary infills. The inventory of buildings undertaken as part of the HCD provides an evaluation that distinguishes buildings into categories; contributing and non-contributing architecture.

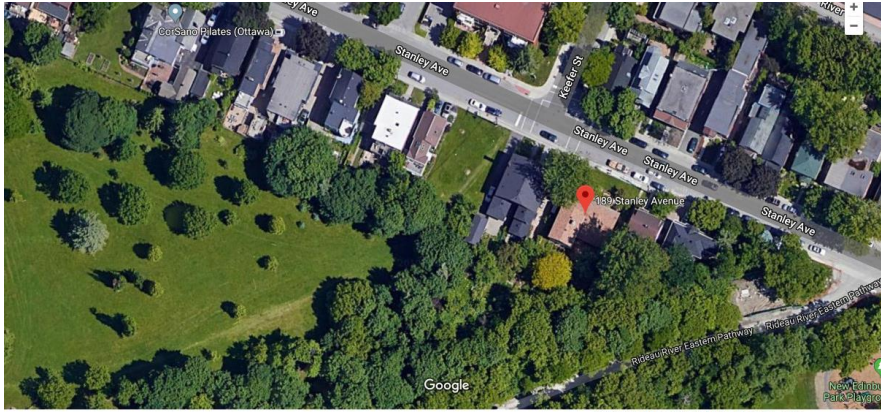


Figure 2: Aerial view along Stanley Avenue. It is interesting to see how the trees have filled in along the rail lines since 1944. Source Google



Figure 3: 1944 Aerial photo of a portion of New Edinburgh. The rail line can be seen crossing the bottom of the view. The three storey gable ended semi-detached has been built at the intersection of Keefer and Stanley Avenues. The other three lots, including 189 Stanley have not been developed. Geo/air photos/1944 A7194/A7194 23.

Street Characteristics

The street characteristics of the district reflect the uniform development of mainly residential properties interspersed with institutional buildings in the neighbourhood, including churches, two former schools, and small-scale commercial buildings.

Traditionally, residential buildings are set uniformly close to the street with small front yards featuring a mix of soft landscape and hard landscape (asphalt, pavers) some with decorative fence enclosures, with entrance walks, and raised porches/verandas. Stanley Avenue is randomly planted with large shade trees overhanging the street. On some of the other streets, the tree planting is more uniform. The west side of Stanley Avenue is the only street in the village without a rear lane. The four lots, south of Keefer on the west side of Stanley were not part of the surveyed village. The land appears not to have been severed and remained undeveloped until after 1944. Throughout the rest of the village rear laneways at one time, offered access to back gardens and stables/garages. Increasingly, these rear gardens have been developed as infill sites and radically increased density.

Stanley Avenue is the west boundary of the HCD extending north to Sussex Avenue and south to Dufferin Street. Houses line both sides of the street for three blocks with houses along the boundary facing onto the park rather than the rear lanes, typical of the village. At one time, they backed onto the St. Lawrence and Ottawa rail line. Between Keefer and Queen Victoria Streets institutional buildings, including the three storey former St. Vincent de Paul School and the Governor's Walk Retirement Home make-up most of the block. North of Union Street, the pattern is broken up into smaller blocks with houses on just one side of the street and facing onto the Rideau River parkland. The lot size along this section of Stanley differs from the rest of the district. At 20 metres the lot width is an anomaly for the area, with the majority of the near-by properties having lot widths of 10m or less.



Figure 4: View looking southwest on Stanley Avenues. The development site at 189 Stanley (right) and the houses next door were not built until the mid 20th century. Source: Google Earth.



Figure 5: View of 189 and 185 Stanley. The Dutch hip semi-detached at 185 Stanley was constructed between 1933 and 1944. The three storeys with raised basement presents a large-scale architectural expression on axis with Keffer Avenue. Its mass and height dramatically overshadows the bungalow next door.



Figure 6: View looking north at the intersection of Keffer Avenue. The three-storey apartment at the opposite side of the street 174 Stanley Avenue is a conversion from the City Archives, which was a conversion from the Ste. Vincent School. The semi is approximately the same height as the apartment. Source: Google Earth.



Figure 7: View of residences on the east side of Stanley Avenue. 10 Keefer appears on the 1912 fire insurance map as a double lot with 188 Stanley address. After 1912, the lot was severed to form three properties 10 Keefer, 188 and 190 Stanley Avenue. The boomtown front at 190 Stanley with a flat roof is c.1920. The closed in upper floor porch adds character and bulk to the front façade. The flat roof at 192, and the twinned end gables at 194-and196 Stanley Avenue, appear on the 1901 /1912 revised FIP. Source Google Earth

1.3 Relevant Information from Council Approved Documents

New Edinburgh Heritage Conservation District Plan

The development site is within the boundaries of the HCD that was designated under Part V of the OHA By-law 2001-44. Within the HCD, all properties are designated. As part of the study properties evaluated as Categories 1, 2 and 3 are considered **contributing** buildings in the HCD, meaning that they contribute to the special character of the HCD through their history, architecture and environment. Category 4 buildings are considered **non-contributing buildings**, meaning that they are buildings that do not contribute to the heritage character of the HCD. Non-contributing buildings include those constructed outside of the period of highest significance, buildings that are not sympathetic to the character of the HCD and vacant lots. Non-contributing buildings may also include more recent buildings that are in scale or style to character of the HCD.

Notwithstanding the categories and explanation above, it is recognized that all existing building stock in the HCD is significant to the history of New Edinburgh and wherever possible, non-contributing buildings should be retained rather than replaced.

A table of the categorization of properties within 35m of the development site follows.

Building Address	Heritage Reference	Status/Action	Building Type
189 Stanley Development Site	Non contributing	Demolition	Single family Residential
185 Stanley	contributing		3 storey Double Residential
183 vacant		N/A	Vacant Lot
174 Stanley	contributing	N/A	3 storey former school/ former City Archives, Multi- unit Residential
10 Keefer	contributing	N/A	Single Residential
188 Stanley	Non-contributing	N/A	Single Residential
190 Stanley	Contributing	N/A	Residential
192 Stanley	contributing	N/A	Single Residential
195 Stanley	contributing	N/A	Single Residential

Figure 8: Table of properties that are within 35m and adjacent to the development site and their categorization within the HCD plan. Source: Heritage Survey and Evaluation Forms.

Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.6 of the Official Plan. Section 4.6.1 addresses the requirements for a CHIS when development has the potential to affect heritage resources contained within the development site that are designated under Parts IV and V of the OHA. The proposal requires site plan control approval, demolition control approval; minor variance from the Section 60 Heritage Overlay, as well as a heritage permit for the demolition of the existing building, Policy 4.6.1.9 is applicable to the review of the proposal.

Section 2.5.5 of the Official Plan (OP) provides direction regarding the protection of cultural heritage resources in the city. Policy 2.5.5 (2) of the OP states that:

Individual buildings, structures, sites and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*. Groups of buildings, cultural landscapes, and areas of the city will be designated as Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.

Zoning By-law Section 60 Heritage Overlay

The Heritage Overlay sets out a variety of requirements for new additions and new construction in heritage areas. For instance, if a building affected by the Heritage Overlay is to be demolished it must be

replaced with a building of the same size, massing, and floor area. The proposed development will require a minor variance from provisions in the heritage overlay.

Zoning By-law Mature Neighbourhoods Overlay

The purpose of the Mature Neighbourhood Overlay is to recognize the main character, use of lands along a street, and ensure that new development fits into the look along that street. Before a new lot is created, build a house, put an addition on your home or seek a new or widened driveway, a Streetscape Character Analysis (SCA) must be undertaken that determines the existing dominant character of specific land use attributes that affect the look along the street.

1.4 Digital Images of Cultural Heritage Attributes



Figure 9: View looking west on Keefe towards Stanley with 185 situated on axis to the street.



Figure 10: Context view along the east side of Stanley just south of the development site. Source Google Earth



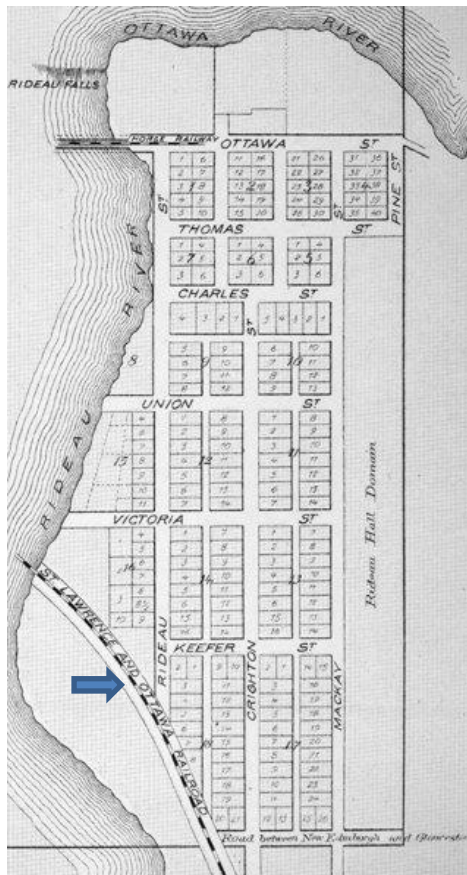
Figure 11: 115-117 MacKay Avenue viewed from the street, the two-storey split double with shared driveway is a handsome expression. The flat roof with side gables is a contemporary version of this traditional form and provided a model for the previous scheme. Source: Google Earth



Figure 12 and 13: Context view of the Woodburn House 73-75 MacKay and a recent interpretation of the side-by-side end-gable with a recessed shared entry linking the two units at 70-72 Stanley Avenue. Looking east. Source: Google Earth

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood Context and History



The history of New Edinburgh is outlined in detail in the 2015 New Edinburgh Heritage Conservation District Study. 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. New Edinburgh is an intact cultural historic landscape with architectural integrity characterized by an eclectic mix of residential architectural styles and types dating from 1837. The defining architectural character is made up of late 19th and 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. Although not as prominent, there are two and three storey flat roof residences throughout the village. Most of the three storey buildings are 20th century apartments.

Figure 14: Map of the original village laid out by Thomas MacKay. The triangle of land just west of the Stanley (Rideau) and Keefe intersection was not developed until after 1933.

A number of larger institutional buildings are scattered throughout the village and help to support the scale and diversity of a village. On Stanley Avenue, the seniors' residence between Keefe and Victoria Streets breaks up the rhythm of the block. Infill buildings, sensitive to the HCD guidelines, have introduced a highbred character to defining features of the village. McKay Court is a good example of contemporary infill with little impact to the streetscape but adds to the density. A reference model to the proposed development on Stanley Avenue is the split double at 115-117 Mackay Avenue.

2.2 Development Site History

According to the MacKay plan, Stanley Avenue was originally titled Rideau Street and only the portion of the street between Keefe and Union was subdivided into lots on both sides of the street. The triangle of land between the street and the St. Lawrence and Ottawa Railway right-of-way was not severed into lots. Building lots for the properties were subdivided later (probably after the railway was abandoned). The house at 189 Stanley Avenue was constructed as a one-storey bungalow in the 1952 and based on city documents indicating a minor variance and building permit, the two-storey additions were added in

1987 and 1992. As described in real estate ads, this is an extremely choice site backing onto Stanley Park and the Rideau River.

The proposed development is located on a lot that was developed after 1933 when the area to the south and west of the site was in transition from a light industrial and rail corridor adjacent to a railway. The development of the area is not typical of the development of other areas of the HCD. The lots have a slightly larger frontage (20m) with varying depths following the rail line right of way with no midblock laneway.

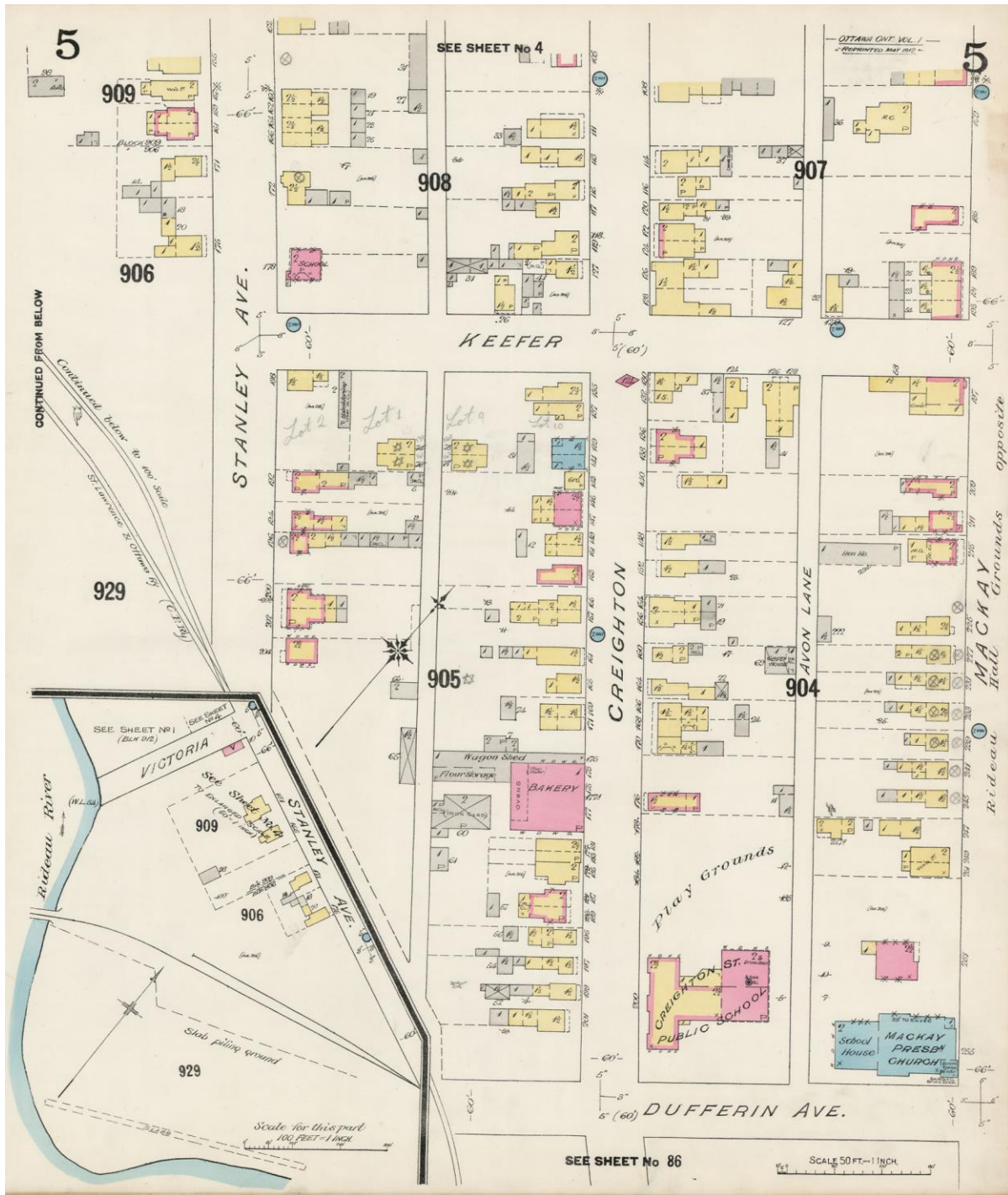


Figure 15: 1901 revised 1912 Fire Insurance Plan indicates the primary building type is wood followed by brick veneer. It would appear that a number of buildings were partially clad in brick. The narrow lots dictated sideyard separation distance between building, with narrow frontage and buildings extending into the deep lots. A series of mid block laneways provided access to the rear of the property. It is interesting to note that most buildings are wood with brick veneer and buildings partially clad in brick. Source: Library and Archives Ottawa

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

3.1 Statement of Cultural Heritage Value

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Source: New Edinburgh Heritage Conservation District Plan

Description Of Historic 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.

Heritage Value

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 characterized by long, narrow lots with houses facing onto the principal streets and landscaped gardens extending to the laneways in the rear.

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.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development Context

The development site is located at 189 Stanley Avenue. The proposal is to demolish the existing bungalow, which is evaluated as a non-contributing category building within the New Edinburgh Heritage Conservation District. It is one of four lots created around the time the rail corridor was being repurposed (post 1933). The property is within the Heritage Overlay and subject to the provisions of Section 60 of the By-law. The By-law requires that, when a building in the overlay is removed, it must be rebuilt with the same character, at the same scale, volume, massing, volume, floor area, and in the same location as existed prior to its removal or destruction. As well, the property is located in the Mature Neighbourhoods Overlay and therefore, subject to the provisions of Sections 139 and 140.

Design Intent

The proposed development involves the construction of two front-to-back semi-detached dwellings with no on site parking. The long-semi would have 2 main entrances on opposite ends of the building with the

front facade mimicking the rear facade. The following was considered in order to meet the Heritage Conservation District guidelines.

Site Plan Layout

At 20 metres the lot width is an anomaly for the area, with the majority of the near-by properties having lot widths of 10m or less. This being the case, the proposed development will sever the property into two parcels, bringing the subject site more in-line with the lot fabric of the existing neighborhood. The front yard setback for the north long-semi has been increased to protect the mature large tree as recommended by an arborist. The rear yard area is of sufficient size and in keeping with the existing established local pattern, where the rear yard is non-existent to the south and increases in size towards the north of the subject property.

Currently no plans have been developed to accommodate on site parking, and can be explored later.

Massing & Volume

The massing and volume have been developed to be more compatible with the surrounding building fabric. The proposed simple hybrid gable/hip roofline is complementary with the existing building stock and reinforces the existing skyline. The two storey building height respects the existing height predominating the area and satisfies the New Edinburgh HCD guidelines. The overall massing is modest and falls somewhere in the middle spectrum of building sizes currently on the street, whereas the current 1 ½ building feels slightly out of place with the oversized 2 1/2 storey duplex next door and 2 storey dwellings across the street. It also does not impose and reinforces the relation to the existing buildings

Exterior Materials & Features

The proposed dwellings are completely clad with masonry red brick making reference to other existing red brick clad structures, and no other contemporary cladding is being considered as it might clash with the brick and rhythm of the streetscape.

The windows are slightly oversized but proportional to the volume and make the front facade more inviting. The windows are trimmed with a pre-cast concrete sill and a brick soldier course header, both very prominent within the local context.

The front of these dwellings feature porches that are common to the district and ensures that causal interactions between residents and passers-by are maintained. All wood construction is being proposed with masonry base columns and upper wood columns, capped with a traditional hip roof. The porch and front door are elevated with a maximum four-step riser staircase, which is typical in the area. The porch base would be capped with a skirt/apron and constructed of painted wood paneling with 1x6 trim. The guardrails are of wood material with a raised base rail and square painted white spindles, again very typical within the area.

Landscape Treatment

For the dwelling on the south side, the front yard is relatively shallow, which is true for the neighbour and many other houses on this street. A simple walkway takes a line from the front door and runs straight to the sidewalk. To either side of the walkway is foundation planting with traditional species (daylily, geranium, hydrangea, and hosta) for a welcoming presentation of the porch and open sightlines around a small tree. The edge of the planting is defined by a gentle arc that meets the lawn by the sidewalk for a welcoming presentation of the porch and open sightlines to the street. A gentle arc that meets the lawn and a new street tree by the sidewalk defines the edge of the planting.

For the dwelling to the north, the approach is quite similar, although the front yard is much deeper. The deeper yard is a direct result of preserving the existing tree in the front yard. The existing planting at the foot of the tree is to be preserved as part of the efforts to minimize disturbance. The existing driveway will be removed, and additional planting will fill out a bed with an arc that responds to the one defined next door. A walkway of natural flagstones will allow for pedestrian access to the side of the house with minimal disturbance to existing tree roots.

The rear yard for the northern dwelling will have a small lawn and take advantage of the existing and substantial planting bed that appears to be well designed and maintained. A new Sunburst Honeylocust is proposed to replace the one that will be removed.

The rear yard for the southern dwelling will also have a new tree. White Oak has been selected as a large growing shade tree and a native species that will bring diversity to the adjacent greenspace and many benefits for native insects, birds, and mammals. Lawn and more traditional shrubs and perennials will complement the existing planting. Both trees are positioned to allow parking if in the future this becomes a requirement.

Summary

In summary, this project involves the demolition of a non-contributing single-family home that is out of character with the aesthetic and lot fabric of the neighborhood. In its place, we are proposing to build two long semi-detached dwellings that will be complimentary to the HCD guidelines. This is a contemporary interpretation of the existing housing stock that is highly respectful of the neighborhood. At a time where there is a very real housing shortage, this development shows that density can be provided at a scale and a massing that respects even our most established neighborhoods.



Figure 18: Rendered perspective 189 Stanley Avenue looking south. The height is in keeping with neighbouring homes and the twinned units successfully reference a traditional building form in massing, scale, and architectural expression. Source: Ottawa Carlton Construction Ltd.



Figure 19: Rendered view along Stanley Avenue looking north. Source: Ottawa Carlton Construction Ltd.

5.0 IMPACT OF PROPOSED DEVELOPMENT

5.1 Impact

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the New Edinburgh Heritage Conservation District. The heritage attributes of the HCD are itemized in Section 3.0. This proposal is assessed using the policies and guidelines contained in the HCD Study Sections: The proposed development is also assessed using Section 4.6.1.9 of the Official Plan, and the character defining features of the district all of which appear in *italic*.

5.2 New Edinburgh Heritage Conservation District Study

7.0 Statement of Objectives

7.1 General

The objective of this HCD plan is to achieve the conservation, enhancement, and stability of the heritage conservation district, by ensuring that all changes within the HCD contribute to and are consistent with the architectural, historical and contextual value outlined in the Statement of Cultural Heritage Value and Heritage Attributes. This will also be achieved by managing change in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada.” The guidelines are in *italic* followed by a comment:

7.3 Objectives for New Development

i. To ensure that any infill or new construction respects and is compatible with the architectural character of the HCD and respects the scale and massing of existing adjacent buildings and the broader streetscape.

Comment: The two storey end gable unit with shared access is a building form found throughout New Edinburgh,

ii. To ensure that any new construction retains existing trees and green spaces.

Comment: The large street tree on the property line will be retained. The smaller trees will be replaced as part of the landscape plan.

iii. To ensure the 19th century pattern of lot development is maintained and respected.

Comment: The lots along this section of Stanley Avenue were not created until the mid-20th century. There is no service lane at the rear of the property. The existing ranch-style bungalow fronting onto the street is foreign to the pattern of lot development. The replacement will interpret the pattern of development. The twinning of buildings with narrow frontage and the body of the building extending to the rear of the lot are a traditional massing model in the HCD.



Figure 24: This rendered view of the development illustrates the lot pattern and how closely it relates to the traditional 1:4 ratio of frontage to sideyard. Source: Ottawa Carlton Construction Ltd.

7.4 Objectives for Landscape and Streetscape

i. To conserve the rhythm and scale of the streetscapes of the historic village of New Edinburgh, including the pattern of buildings separated by side yards.

Comment: Figure 24: street elevation provides context and redefines the rhythm and scale compared to adjacent homes.

ii. To conserve the green character of the narrow laneways of New Edinburgh, including River Lane, Avon Lane, and School Lane.

Comment: There is no lane along this side of Stanley. 189 backs onto Stanley Park.

iii. To conserve the village character of the streets in the heritage conservation district with landscaped front yards, low fences, spaces between buildings.

Comment: See the landscape plan Figure 23.

iv. To retain existing mature trees and green spaces and to promote the planting of new trees to enhance the green character of the HCD.

Comment: The large mature street tree is being maintained with the house foundation set back to preserve the root system.

v. To promote appropriate, public and private landscaping that will enhance the character of the HCD.

Comment: See the landscape plan, which is an integral part of the proposed development includes a traditional parlor garden in front of each duplex.

8.5.1 Demolition and Relocation

7. Any application to demolish a non-contributing building will be reviewed, with consideration of the existing building's contribution to the streetscape, and the appropriateness of the proposed redevelopment. New construction will be approved only where the siting, form, and materials are consistent with and sympathetic to the character of the HCD and meet the guidelines for new construction in Section 9.5.4.

Comment: The existing building at 189 Stanley Avenue is a non-contributing building in terms of its relationship to the district, its form, its materials and colour palette. It maintained a similar setback to its neighbours and in that, way contributed to the streetscape. There was no consideration given to

retaining the existing building. There is no policy for green demolition, and the building material will become landfill. The new builds respect the setback with front steps and porch at each of the street units.



Figure 25: The new residences have a similar setback, colour palette, with traditional front verandas. Source: Ottawa Carlton Construction Ltd.

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.

Comment: The firm Ottawa Carlton Construction Ltd. will oversee the design.

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.

Comment: Each of the character defining attributes are considered as a separate discussion and are addressed in the character defining section below.

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.

Comment: Throughout the history of the village, this twinned form with shared access at the middle is a feature and serves as a model. Two examples are the gable-ended units at 73-75 MacKay Avenue linked by a recessed veranda and a later version of the split front to back at 70-72 Stanley Avenue. Both with the shared recessed front entrances. The development at 115-117 Mackay is a contemporary expression of this form with a shared driveway but with flat roof at the street elevation and recessed side gable see Figure 11. The new buildings are a comfortable expression of the twinned properties.

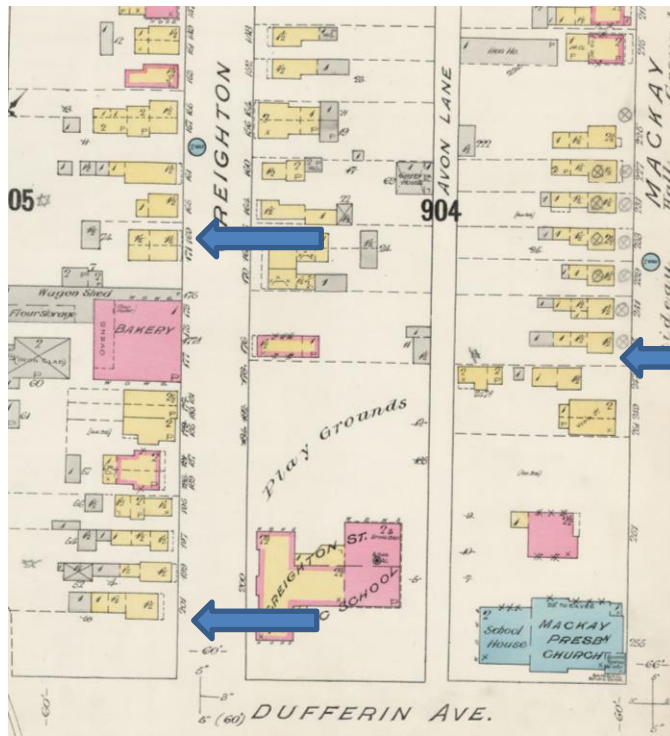


Figure 26: A portion of the Fire Insurance Plan 1901 with examples of the standard lots illustrating the 1:4 building form with two narrow fronted residences and access between on a shared lot. Arrowed

4. New buildings should be of their own time and are not required to replicate a 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.

Comment: The proposed development is a contemporary 21st century expression on a lot that was not severed until c1940. The body of the buildings are a traditional brick gable end with front verandas. Stylistically the units are based on early 20th century pattern book architecture and in keeping with the surrounding buildings in the neighbourhood.

5. Most buildings in New Edinburgh feature front entrances at either grade or one to four steps up. New buildings in the HCD shall respect this heritage attribute.

Comment: The front entrances of the two units are designed to respect the relationship to the street with three steps off the veranda and a front walkway leading directly to the street.

6. Existing grades shall be maintained.

Comment: The survey plan provides reference to grades. With the retention of the existing mature tree it is important that the finished grades are respectful of the original grades.

7. Cladding materials shall be continuous on all building elevations. The use of brick or stone on the front facade only is not appropriate in the HCD.

Comment: The intent is to carry the brick over the entire facades. See figure 25.

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.

Comment: The new buildings will be a two storey gable end, clad in brick with traditional windows and a front veranda on each unit.

9. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.

Comment: The windows are traditional multi-pane either vinyl clad metal or vinyl clad wood windows.

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.

Comment: A review of building plans will provide an indication of materials that include a traditional red brick for the body of the building and a wooden front veranda.

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

Comment: As the plans indicate, the primary materials are brick with wood detailing.

12. Parking, garages and driveway access shall be consistent with the character of the heritage conservation district. Integrated garages, below grade garages and reverse sloped driveways are not consistent with the historic character of New Edinburgh.

Comment: The development does not provide for parking. Given the location of the property and access to public transit, this may be acceptable.

13. Rooftop terraces are not typical in the HCD. However, terraces on the top storey may be permitted if they are set back from the roof edge and not visible from the street at the grade of the house.

Comment: There are not roof terraces.

Garages and Accessory Buildings

3. New garages should not be attached to existing buildings and should generally be located off the rear lane and will respect the setback of adjacent buildings.

Comment: There is no rear lane and no garage on the property.

8.5.5 Guidelines for Landscape and Public Realm

The New Edinburgh HCD is bounded by two large green spaces, the grounds of Rideau Hall and Stanley Park, along the Rideau River. These spaces, combined with the front and rear yards and laneways, contribute to the rich green character that is integral to the sense of place in New Edinburgh. These guidelines are intended to protect that character.

1. *Front yards in the HCD are generally characterized by a mix of soft landscaping including natural lawns, flower beds, trees and shrubs. This character should be reflected in all landscape alterations. Use of artificial turf in gardens is out of character and will not be permitted.*

Comment: The front yard landscape treatment is detailed in the landscape plans with front porches and front entrances up three steps, accessible from a walkway located perpendicular to the street.

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.*

Comment: There are no laneways at the rear of the property. Two of the units will have their front entrance overlooking Stanley Park.

6. *Street trees should be retained, and new trees should be planted to enhance the existing tree canopy. Trees should be deciduous species that develop a large canopy that will overhang the street.*

Comment: The mature Silver Maple tree on the property is being preserved. An arborist has been consulted, and directions provided for establishing the building's setback that protects the tree's root system. The retention of the Silver Maple is an important factor in preserving the street quality. The other trees on site do not impact the public realm and are being mitigated by planting new trees.

Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada"

Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" does not consider demolition as a conservation activity, hence no assessment is made.

Character Defining Features of the New Edinburgh HCD

The proposal is assessed using the identified character-defining elements that contribute to the heritage value for the district noted in Section 3.0. Character defining elements that contribute to the heritage value. Pertinent character defining elements of the HCD are in *italic followed by a response* include:

- *relatively uniform, small front yard setbacks with a mix of soft landscaping;*

The front yard setbacks are compatible with the residences on either side and across the street. One of the buildings is setback to accommodate the mature tree on the property.

- *consistent side yard setbacks, providing space between buildings;*

The side yard setbacks respect City of Ottawa Building Code and are consistent with other properties in the district.

- *green backyards with garages and outbuildings facing the lanes;*

There is no rear lane, but the layout allows for rear yard gardens with no on-site parking.

- *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;*

N/A

- *one-and-one-half to two-and-one-half storey residential building height;*

The proposed demolition of 189 Stanley Avenue is not an adverse impact; it was built in the 1950s; it is one storey, original detailing, exterior finishes, and fenestration pattern as well as the position on the lot are assessed as not compatible, with the character of the area.

- *one-and-one-half and two-and-one-half storey front-gable roofed houses;*

The plan is for two-storey end gable front and back duplexes. The building to the north is a large end gable Dutch-hip dating from the same period as the existing 189 Stanley Avenue. The neighbour to the south is a 1940s vintage side gable and shed dormer facing the street with many of the characteristics of the proposed units. Across the street, there are five flat roofed residences as well handsome end gabled buildings suggesting that this contemporary expression will fit comfortably into the neighbourhood. The proposed development is a modern vernacular expression inspired from other side-by-side residences with shared entrances.

- *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.*

On the MacKay plan, Stanley Avenue was originally called Rideau Street.

Official Plan Section 4.6.1 Heritage Buildings and Areas Policy 9

9. *When reviewing applications for zoning amendments, site plan control approval, demolition control, minor variance, or the provision of utilities affecting lands/properties adjacent to or across the street from a designated heritage resource, adjacent to or across the street from the boundary of a heritage conservation district, or within heritage conservation district, the City will ensure that the proposal is compatible by: [Amendment 14, September 8, 2004] [Amendment #76, OMB File #PL100206, August 18, 2011]*

1. *Respecting the massing, profile and character adjacent to or across the street from heritage buildings; [Amendment #76, August 04, 2010].*

Discussion: There are a number of heritage buildings along Stanley Avenue that were constructed as part of the original plan. The buildings are mainly two storey brick clad structures with both end gable and flat roofs. The massing and roof profile of the proposed units are consistent with the buildings across the street and adjacent.

2. *Approximating the width of nearby heritage buildings when constructing new buildings facing the street;*

Discussion: Historically, buildings were long and narrow with semi-detached units and row houses intermixed. Based on the 1902 Fire Insurance Plan (figure 2), the majority of buildings were wood construction and/or brick veneer. Generally, the brick is used on the front part of the building. The width of the units facing 189 Stanley Avenue is representative of the neighbourhood.

3. *Approximating the established setback pattern on the street;*

Discussion: The setbacks for the proposed development are consistent with the setbacks of the existing building on either side of 189 Stanley.

4. *Being physically oriented to the street in a similar fashion to existing heritage buildings;*

Discussion: The proposed duplexes are physically oriented to Stanley Avenue with front entrances and small landscaped areas at the entrances and sidewalks perpendicular to the street. The rear units face into a mature garden with views of Stanley Park and the River beyond.

5. *Minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;*

Discussion: The two storey structures will have created minimal shadowing on adjacent heritage properties.

6. *Having minimal impact on the heritage qualities of the street as a public place in heritage areas;*

Discussion: The proposed development will improve the cohesiveness of the street and will have a positive impact on the visual qualities as illustrated on the cover view *figure 1*.

7. *Minimizing the loss of landscaped open space;*

Discussion: The lot has minimal landscaped open space other than a strip of lawn encircling the existing building. The lot is adjacent to Stanley Park and the river, which will visually create the sense of open green surroundings.

5.3 Development Impacts

Positive impacts of the proposed development on the cultural heritage values.

- The design contributes and enhances the continuing architectural evolution of the District with unit size and scale complimenting the neighbouring character and reinforcing the streetscape. The finer grain of lot size is typical of the Mackay Plan.
- The proposed infill development of two duplexes with a shared access interprets a traditional building form of 1:4 ratio on the lot. The new development picks up the rhythm of buildings to open space along east side of this block of Stanley Avenue;
- The retention of the mature tree is one of the most important impacts in retaining character.
- The design is a contemporary expression maintaining a form and mass found in the neighbourhood;
- The design details are in context with the neighbourhood's character defining features, including materiality of the façade, individual entrances, and articulation of the individual units;

Adverse impacts of the proposed development include:

- The demolition of a non-contributing category property represents the loss of building fabric and becomes a part of landfill.
- The removal of the smaller trees on the property (see figure 23 for a more detailed analysis.)

- The loss of the existing mid-century bungalow, although not considered to contribute to the district character is unfortunate. It is part of the New Edinburgh building stock and supports the evolutionary nature that is one of the keys to understanding a cultural heritage landscape.
- The lack of on-site parking may be considered either an adverse or a positive impact.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

The following items have been considered and incorporated into the design in order to strengthen and to support the heritage character of the HCD:

Throughout the design process, the buildings have been completely redesigned and are far more respectful of the guidelines for new construction in the heritage district. The height, the massing, setbacks, materiality and palette were all taken into consideration. The building was set back, and an effort made on the part of the developer to ensure that the existing mature street tree will be preserved.



Figure 27: A comparison of the initial three storey flat roof design and the revised two storey end gable proposal illustrates the extensive revisions undertaken by the developer to conform to the guidelines.

6.2 Mitigation measures

The following are some suggested mitigation measures:

A landscape plan is part of the proposal and will establish a base and support the HCD character. The rear yard for the northern dwelling will have a small lawn and take advantage of the existing and substantial planting bed that appears to be well designed and maintained. A new Sunburst Honeylocust is proposed to replace the one that will be removed.

The rear yard for the southern dwelling will also have a new tree. White Oak has been selected as a large growing shade tree and a native species that will bring diversity to the adjacent greenspace and many benefits for native insects, birds, and mammals. Lawn and more traditional shrubs and perennials will complement the existing planting. Both trees are positioned to allow parking if in the future this becomes a requirement.

The New Edinburgh Conservation Guidelines should be expanded to target for environmental performance with a policy for green demolition, that includes a comprehensive and meaningful strategy for demolition, retention and re-use of materials .

6.3 Conclusions

The proposed development is contextual and fits into the character of Stanley Avenue. Given the location backing onto Stanley Park, the two-storey duplexes with four units is optimum in terms of useable amenity and site functionality. This is a contemporary interpretation of the existing housing stock that is highly respectful of the neighborhood. At a time where there is a very real housing shortage, this development shows that density can be provided at a scale and a massing that respects even our most established neighborhoods.

The design expression is contemporary relying on precedent examples as inspiration for the form and mass. The material palette selection is also evocative of earlier examples along Stanley Avenue. Given its position next to the park, the scale of the development, the palette of finishes and materials, the units will fit comfortably into the neighbourhood and support the character defining attributes of the New Edinburgh Heritage Conservation Plan.

Potential for Recognition and Interpretation

The New Edinburgh HCD delineates the original boundaries of the Village of New Edinburgh. It is a core component of what could be considered Ottawa's (and perhaps Ontario's) most distinct, evolving Cultural Heritage Landscape. There is a complete ecology defining historic relationships adjacent to Thomas MacKay's former estate, now the home of the Governor General, Rideau Hall, and just north on Sussex Drive the Prime Minister's Residence at 24 Sussex Drive on the bluffs overlooking the Ottawa River. Supporting the richness of the neighbouring cultural heritage landscape is Union Street, and the Minto Bridges, which were constructed to provide a ceremonial route between Rideau Hall and the Parliament Buildings. Stanley Park, the former rail line, the islands and the Rideau River cascading into the Ottawa River are defining features in this dramatic cultural tableau.

At some point, the City and the community need to expand their knowledge base beyond the recognition of individual components and consider this unique combination of natural, cultural and design features that together created a distinct cultural landscape. Ottawa should take the opportunity to formally appreciate, and interpret this important evolving, cultural gem.

7.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.

2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.

Lansdowne Park 1015 Bank Street, Ottawa, Ontario.

Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.

1040 Somerset Street West, Ottawa, Ontario.

Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.

Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario.

1120 Mill Street, Manotick, Ottawa, Ontario.

Ontario Place, Waterfront Park and Trail Toronto, Ontario.

Fort William Historical Park, Thunder Bay, Ontario.

Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.

101-109 Princess Street and 206-208 Wellington Street Kingston, Ontario.

Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.

Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.

LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.

41 Beaver Ridge Road, Nepean

234 O'Connor Street, Ottawa Ontario
McLeod Avenue, Ottawa Ontario.
445 Green Avenue, Rockcliffe Park, Ottawa Ontario
176 Nepean & 307-293 Lisgar Streets Ottawa Ontario
551 Fairview Lane, Rockcliffe Park Ottawa Ontario
100 Argyle Avenue Ottawa Ontario
951 Gladstone Avenue & 145 Loretta Avenue, Ottawa Ontario
Tunney's Pasture Redevelopment Master Plan, Ottawa Ontario
208-212 Slater Street Ottawa,
311 Somerset Avenue, Ottawa
70 Richmond Road, Ottawa
322 Waverley Avenue, Ottawa
Gallipeau Centre Smiths Falls Ontario,
994 Bronson Avenue Ottawa, Ontario.
Manor Avenue, Rockcliffe Park
Evangelic Baptist Church King Edward Avenue Ottawa
2911 Prince of Wales Ottawa
1833 Prince of Wales Ottawa
Deschâtelets Chapel Greystone Village Ottawa

8.0 APPENDIX A - Plans and Elevations

