

Report to/Rapport au :

**Ottawa Built Heritage Advisory Committee
Comité consultatif sur le patrimoine bâti d'Ottawa**

and/et

**Planning Committee
Comité de l'urbanisme**

and Council / et au Conseil

May 18, 2012

18 mai 2012

**Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person / Personne ressource:

*John Smit, Manager/Gestionnaire, Development Review-Urban Services / Examen des
projets d'aménagement-Services urbains Planning and Growth Management/Urbanisme
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Rideau Rockcliffe (13)

Ref N°: ACS2012-PAI-PGM-0136

**SUBJECT: APPLICATION FOR NEW CONSTRUCTION AT 165 CRICHTON
STREET, A PROPERTY DESIGNATED UNDER PART V OF THE
ONTARIO HERITAGE ACT AND LOCATED IN THE NEW EDINBURGH
HERITAGE CONSERVATION DISTRICT**

**OBJET : DEMANDE DE NOUVELLE CONSTRUCTION AU 165, RUE
CRICHTON, PROPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE V DE
LA LOI SUR LE PATRIMOINE DE L'ONTARIO ET SITUÉE DANS LE
DISTRICT DE CONSERVATION DU PATRIMOINE DE NEW
EDINBURGH**

REPORT RECOMMENDATIONS

**That the Ottawa Built Heritage Advisory Committee recommend that Planning
Committee recommend that Council:**

1. Approve the application to construct a new detached garage on River Lane at the rear of 165 Crichton Street as per plans submitted by Dan Nawrocki on May 7, 2012 included as Documents 3 and 4.
2. Designate authority for minor design changes to the General Manager, Planning and Growth Management Department.
3. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 6, 2012.)

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

RECOMMANDATIONS DU RAPPORT

Que le Comité consultatif sur le patrimoine bâti d'Ottawa recommande au Comité de l'urbanisme recommande à son tour au Conseil :

1. d'approuver la demande de construction d'un nouveau garage isolé sur la ruelle River, à l'arrière du 165, rue Crichton, conformément aux plans soumis par Dan Nawrocki le 7 mai 2012 et inclus en tant que documents 3 et 4;
2. de déléguer au directeur général du Service de l'urbanisme et de la gestion de la croissance le pouvoir d'approuver les modifications mineures à la conception;
3. de délivrer le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 6 août 2012.)

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

BACKGROUND

165 Crichton Street is a two and one-half storey front gabled detached house located in the New Edinburgh Heritage Conservation District (HCD). This application includes the construction of a detached double garage at the rear of the property located on River Lane. The property is an irregular shape (Document 1).

This report has been prepared because new construction in HCDs requires City Council approval under the *Ontario Heritage Act*.

DISCUSSION

The New Edinburgh Heritage Conservation District was designated by the City Ottawa in 2001 for its historic character as a self-sustaining village developed by Thomas MacKay as a village for his workers at Rideau Falls. Among the District's defining elements are its laneways. The HCD Study discussed the lanes and green character of the district; "the remaining street trees, laneways and large landscaped back yards still create a pleasant green atmosphere." In the early 20th century, many of the long lots were subdivided and the outbuildings that were characteristic of the laneways were replaced with houses. Today, the lanes feature a mix of houses and accessory buildings. The lanes remain narrow and do not have sidewalks (Document 5).

Recommendation 1:

The mixed character of the laneways in New Edinburgh is important in maintaining the heritage character of the HCD. For instance, the property adjacent to the proposed garage is a one-and-one-half storey detached house, constructed ca. 1915. The New Edinburgh Heritage Conservation District Study has the following guidelines associated with new garages and laneways:

1. *New garages on laneways should respect the heritage character of these laneways and echo the simple character of their predecessors.*
2. *New garage doors should be of wood construction, with simple windows. Double garage doors, which overwhelm the streetscape, should be avoided. Instead, two single doors should be used.*

The proposed garage is one- and- one- half storey double garage replacing a previously demolished detached garage in the same location. The garage has a side gable and features three gabled dormers on each roof slope. While most garages on the lane have a front gable facing the lane, the orientation of the proposed garage has been rotated to ensure that snow and debris do not shed onto the immediate neighbour's property. There are two, single, wood panel garage doors facing the lane. The proposed materials echo the character of other garages in the neighbourhood; wooden doors, asphalt shingles, and board and batten cladding (Documents 3 and 4).

The proposal will also require relief from the Heritage Overlay because the new garage is not the exact same massing, footprint, character, and height as the previously demolished garage. The property owner will have to apply to the Committee of Adjustment for a minor variance.

The proposed garage is simple in character, is of wood construction and features two single garage doors. The garage is sympathetic to the character of River Lane and the Department supports this application.

Recommendation 2:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning and Growth Management Department to approve these changes.

Recommendation 3:

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The New Edinburgh Community Alliance was notified of the application and provided the following comments:

1. *The new 1 1/2-storey building requires relief from the Heritage Overlay as it does not have the same scale, mass, volume, floor area or footprint as the demolished single storey garage. This is of some concern. We heralded 245 Crichton, outside the HCD, for adhering.*
2. *The demolished building was a simple double garage with ordinary peaked roof and no dormer windows. The new design adds a conspicuous second storey, with windows on all four sides, this is a change of function. The roof line has also changed by 90 degrees. The new design brings concerns relating to privacy, shade, and appearance/visibility caused by the height, windows, and proposed location of the new building on the lot.*
3. *The neighbours to the west, a 1 1/2 storey, category 3, classic 'New Edinburgh vernacular', front gabled, wood sheathed single family dwelling, dating from the 1880's. There is a privacy issue, and maybe a fire issue, associated with opposing windows. Therefore we would recommend that particular window be removed from the plan. As the proposed building is higher and placed closer to the lane than the original, we see a potential problem with shading and protrusion out in front of the neighbouring house by some 3+ feet. It is important to maintain good streetscape design, therefore, we would recommend as a condition of approval that it not extend further than the neighbouring house.*
4. *We would also recommend as a condition of approval the new building not exceed in height that of the adjacent Victorian residence, 160 River Lane.*

5. If the Heritage Overlay is lifted we would recommend the new garage be built closer to the carport on the east side thus reducing the impact on the neighbouring house to the west.

6. We would also recommend as a condition of approval that there is assurance that the stated building materials, board and batten and cedar shakes (plus asphalt shingles), are actually used.

These comments are submitted on behalf of the New Edinburgh Community Alliance (NECA), an incorporated, non-profit organization with a mandate to make representations on matters affecting this community and its residents.

Staff Response: Concerns raised by NECA related to issues of privacy, shade, fire and other issues not related to the guidelines in the New Edinburgh Heritage Conservation District cannot be addressed through the heritage application process. These issues are more appropriately addressed through the minor variance process which will follow the heritage application.

Heritage Ottawa is aware of the application.

Property owners within 30m of the subject property were notified by letter of the application and offered the opportunity to make submissions.

COMMENTS BY THE WARD COUNCILLOR

Councillor Clark is aware of the application and has no objections.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environment implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no direct technical implications associated with this report.

TERM OF COUNCIL PRIORITIES

HC4: Improve Arts and Heritage

C1: Contribute to the improvement of my quality of life.

APPLICATION PROCESS TIMELINE STATUS

This application was completed within the 90-day time period prescribed by the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Conditions

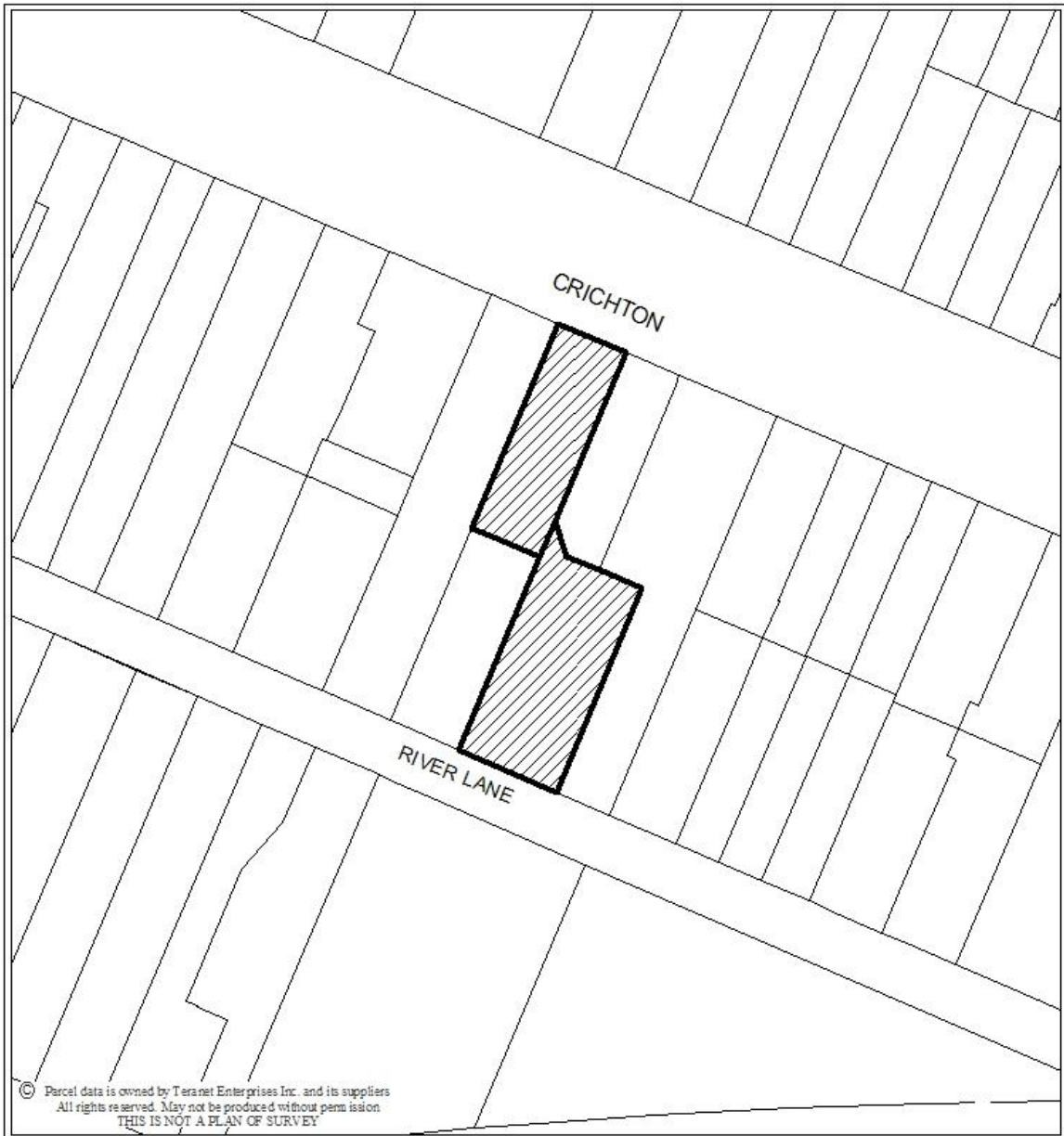
Document 3 Site Plan

Document 4 Elevations

Document 5 Statement of Heritage Character

DISPOSITION

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




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Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par le Services d'infrastructure
 et Viabilité des collectivités

D09-01-CRIC 165	12-0633-L
I:\CO\2011\Heritage\crichton165	
MAY 8, 2012	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision
 Heritage / Patrimoine**

 **165 CRICHTON STREET**

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

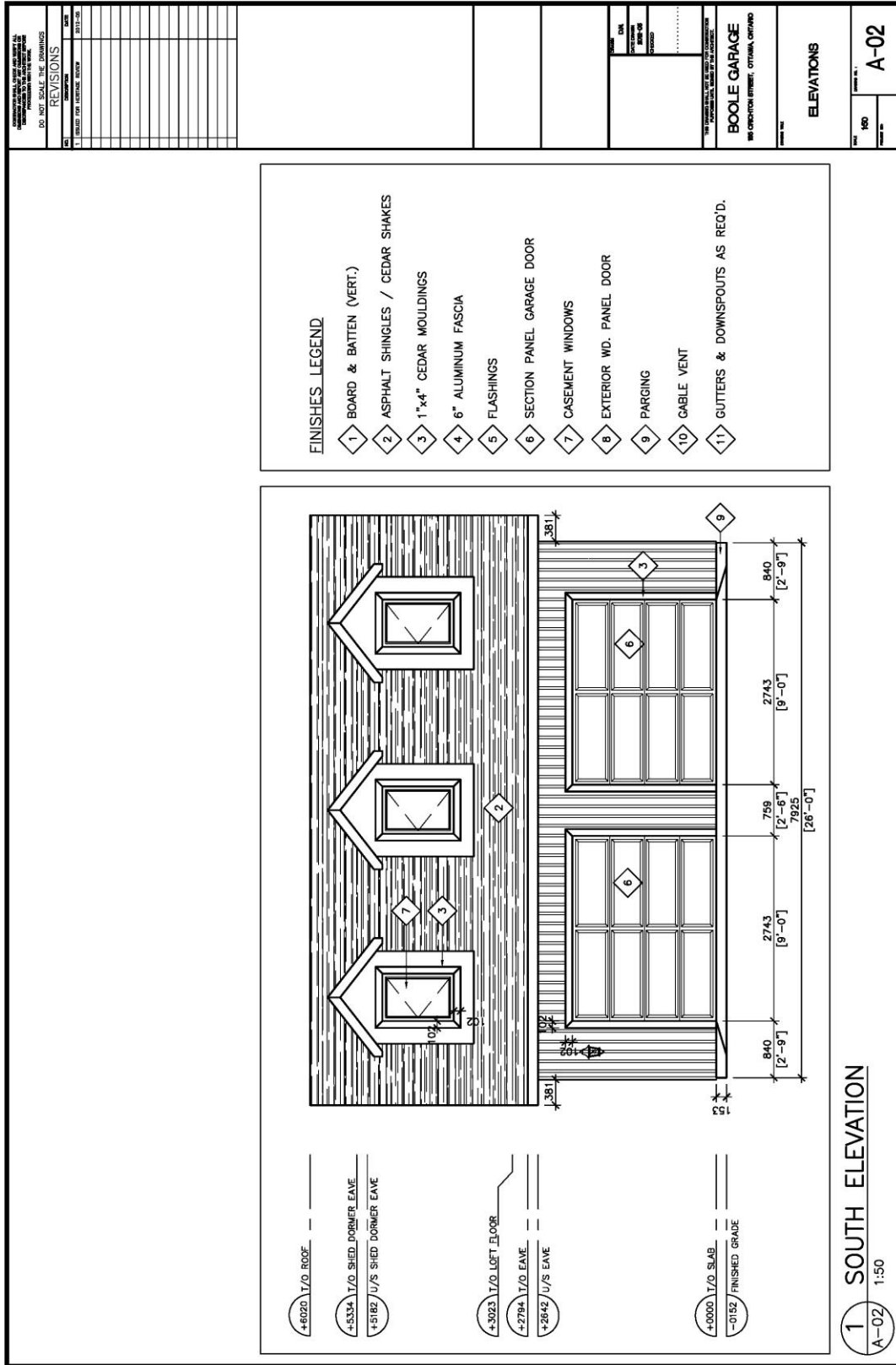
CURRENT CONDITIONS

DOCUMENT 2



ELEVATIONS

DOCUMENT 4



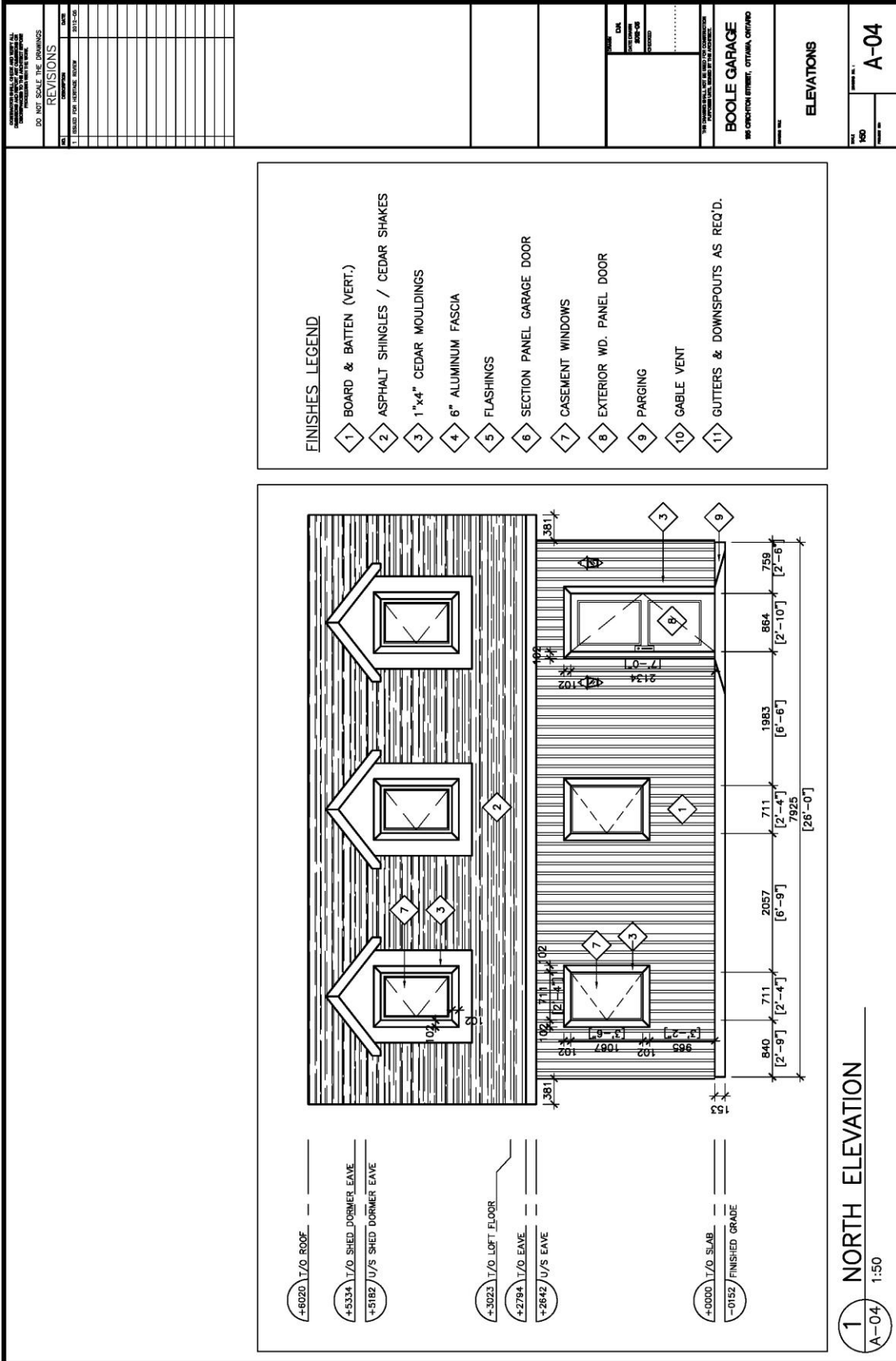
A-02

ELEVATIONS

BOOLE GARAGE

SEE CRENSHAW EMBLEM, ORIGINAL CONTRACT

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STATEMENT OF HERITAGE CHARACTER**DOCUMENT 5****New Edinburgh Heritage Conservation District
Statement of Heritage Character**

New Edinburgh began as a small hamlet initially purchased by Thomas MacKay and settled primarily by those who worked in his mills at Rideau Falls. The Village of New Edinburgh was incorporated in 1867 and annexed to the City of Ottawa in 1887. The village's proximity to Rideau Hall, a large country house built by MacKay in the 1830s and leased to the Governor General in 1867 increased the social prominence of New Edinburgh.

Vestiges of New Edinburgh's status as a self-sufficient village still exist and contribute to its special character. Former storefronts, churches and a public school (now closed) attest that this was once a thriving community. Early inhabitants who worked for a local business had little reason ever to leave the area. Better transportation links to downtown Ottawa encouraged the middle classes to move here and commute downtown for work but the vibrant commercial core persisted into the 1950s.

A lively mix of building types dating from as early as the 1840s until the present characterizes New Edinburgh. Building types range from large Queen Anne-style structures, row-house, single family houses and doubles to small apartment buildings. The one-or two-and-a-half-storey, front gable-roofed structure is by far the most common housing type in the District.

Two green spaces, the Governor-General's Grounds and Stanley Park, flank the neighbourhood. The green, tree-lined character that once typified the streets had disappeared because of Dutch elm disease and urban deforestation, but the remaining street trees, laneways and large landscaped back yards still create a pleasant green atmosphere.

New Edinburgh is a stable, sought after community. It has a clear sense of identity and purpose and has proved its strong community spirit in its battles to stop the Vanier Parkway Extension and to save its neighbourhood school.

APPLICATION FOR NEW CONSTRUCTION AT 165 CRICHTON STREET, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE NEW EDINBURGH HERITAGE CONSERVATION DISTRICT

ACS2012-PAI-PGM-0136

RIDEAU-ROCKCLIFFE (13)

REPORT RECOMMENDATIONS

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MOTION N^o OBH 21/1

Moved by Elizabeth Eagan:

That the Ottawa Built Heritage Advisory Committee approve the following technical amendment to the application for new construction at 165 Crichton Street:

- **Change the name identified in recommendation 1 from Dan Nawrocki to Peter Boole as Mr. Boole is the property owner.**

CARRIED

Lesley Collins, Heritage Planner, provided an overview of the report. Ms. Collins noted there is a requirement for a minor variance to the Heritage Overlay

because the new garage is not being built the exact same height and scale massing as the original garage that was demolished.

Peter Boole, owner, indicated he spoke to the neighbour of the adjacent property earlier that day, regarding some plan modifications as a compromise. He is prepared to reduce the size of the garage from 26'x24' to 25'x24', as well as extend the location to 5' from the neighbouring property line from the originally proposed 4', as well as extend the garden on the west side of the property.

Gail McEachern, Heritage Development Committee / New Edinburgh Community Alliance (NECA), outlined the comments the NECA submitted to the Planning Department (which are contained in the report) noting concerns with the increase in mass and footprint of this proposal.

Paul McConnell, owner of a neighbouring property to 165 Crichton Street, noted his concerns with the potential impact of this application on his property. However after speaking with the applicant, Mr. McConnell indicated he would withdraw his objection if the applicant's assurances regarding the modifications mentioned could be imposed.

The committee received the following correspondence on this matter, copies of which are held on file with the City Clerk:

- Email dated 4 June 2012 from James Turpie and Michal Anne Crawley
- Fax (Comment Sheet) dated 5 June 2012 from Alexandra Reid and Isabelle Hyndman Reid
- Fax (Comment Sheet) dated 4 June 2012 from Sylvie Cameron
- Fax (Comment Sheet) dated 3 June 2012 from Guy Saint-Jacques

MOTION N^o OBH 21/2

Moved by Virendra. K. Sahni

That the Ottawa Built Heritage Advisory Committee recommend the Planning Committee recommend Council approve Item 2 subject to the following amendments:

- a) Increased separation from the adjacent property line on west side of property from 4 ft to 5 ft, and;**
- b) Reduction in garage area from initial proposed 26'x24', to 25'x24', and;**
- c) Landscaping modifications as agreed with the adjacent property owner on the west side of the property.**

The report recommendation was moved by Virendra K. Sahni and CARRIED as amended by Motions 21/1 and 21/2.