

HERITAGE IMPACT ASSESSMENT

69 THOMAS STREET, NEW EDINBURGH, OTTAWA



September 2024 Revised

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1.0 INTRODUCTION

1.1 Background

The purpose of the HIA is to identify the cultural heritage resources and values that may be impacted by the proposed lot severance of a designated property 35 MacKay Street/71 Thomas Street. The plan calls for the severance of the property to create a lot facing Thomas Street, the demolition of a dilapidated garage and the construction of a two-and-a-half-storey single-family residence on the newly created lot. The proposed development is located in the New Edinburgh Heritage Conservation District (NEH CD), which was designated by the City of Ottawa in 2001 under Part V of the Ontario Heritage Act (OHA). A Heritage Conservation District Plan was completed in 2016 (By-law 2016-95). Section 4.5.2 of the City of Ottawa Official Plan contains policies outlining when an HIA is required to address potential impacts on identified built cultural resources. This HIA follows the content outline recommended by the City of Ottawa for Heritage Impact Assessments.

The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- New Edinburgh Heritage Conservation District (HCD), a set of properties designated under Part V of the *Ontario Heritage Act* through By-law No. 2001-60, with policies articulated in the New Edinburgh HCD Plan (By-law 2016-95) adopted by Council in 2016.
- Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition, 2010.
- Federal Heritage Building Review Office (FHBRO) Building Report 1985-066. Rideau Hall, The Canadian Register of Historic Places, Listed 2008/04/02,
- Allen House, 35 MacKay Street, Ottawa, is designated by the City of Ottawa under the provisions of Part IV of *Ontario Heritage Act* By-law No. 721-78
- Designation By-law 35 MacKay Street.
- Designation By-law 55 MacKay
- 1 Sussex Drive, Rideau Hall, National Historic Site, FHBRO, Parks Canada;
- *Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010;
- Pre-Consultation: Meeting Feedback Proposed Phase 1 Zoning By-Law Amendment Application – 35 MacKay Street July 12, 2024.
- Heritage Pre-Application Consultation Meeting 35 MacKay Street August 23, 2024
- Streetscape Character Analysis, 35 MacKay Street. Fotenn Planning July 2024.
- Plans, Elevations, Sections & Renderings Ardington and Associates Design revised August 2024

Owner and Contact Information Address: 69 Thomas Street, New Edinburgh, Ottawa, Ontario

Owner/Contact: Josh Zaret, Big Rock Management
35 MacKay Street Inc.

Email Address: josh@bigrockmanagement.com;

1.2 Site Location, Current Conditions and Introduction to Development Site

The property is located within the New Edinburgh Heritage Conservation District at the intersection of Mackay and Thomas Streets. The plan is to sever the lot at 35 MacKay Street. The existing house is a 2.5 storey Georgian style with roof dormers, dressed masonry, built c. 1864. It is the only residence of its style in New Edinburgh. Designated under Part IV OHA, as well as Part V, it has traditionally been divided into two units with separate addresses on MacKay and Thomas Streets. There are two structures on the property – the original house and a detached two-bay concrete-block garage fronting on Thomas Street.

The development proposal will involve severing the property into three lots (the two existing units 35 MacKay Street and 71 Thomas contained in the existing dwelling unit and the creation of a new vacant lot at 69 Thomas street. The garage on the parcel to be severed will be demolished and replaced by a new two-and-a-half storey residence with an integrated single-car garage. SPC will not be required for this project as it is below the unit threshold.

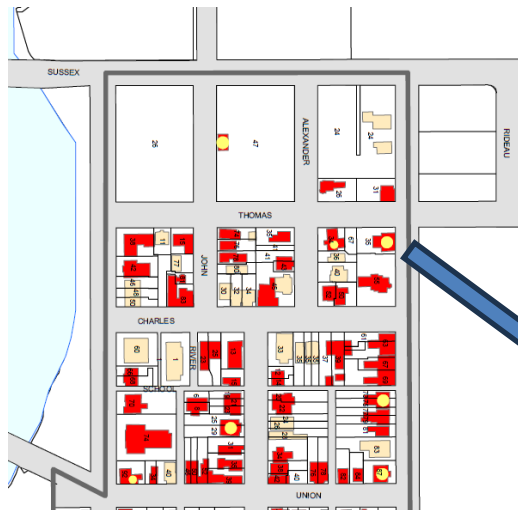
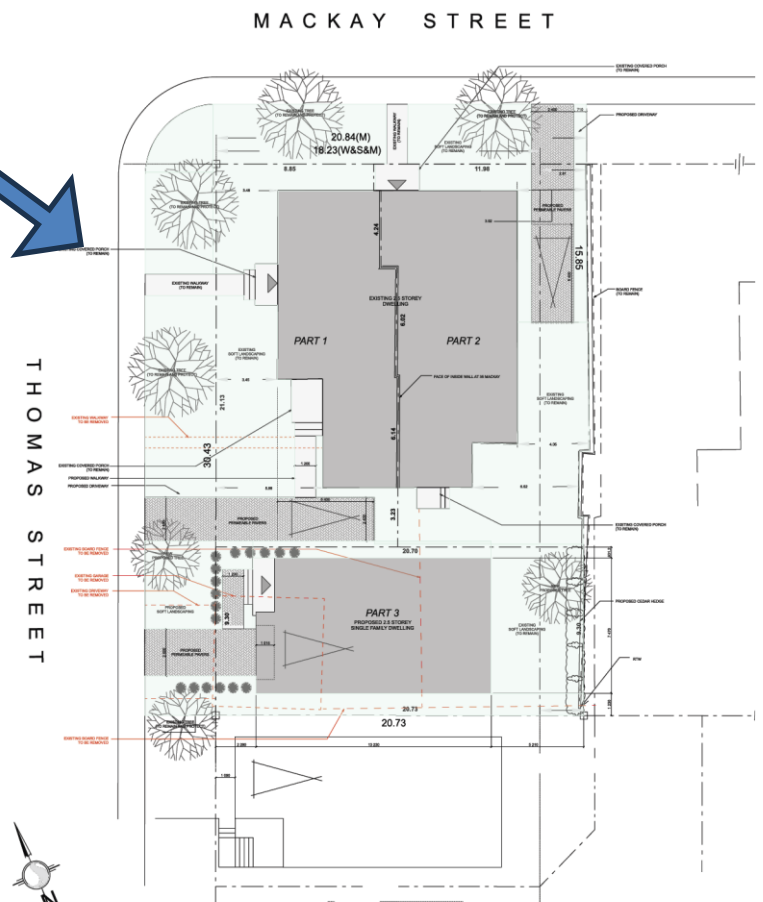


Figure 2: Partial plan of the NEHCD illustrating Part IV designations (yellow dots) and Part V contributing properties in red. Beige properties are non-contributing. Development site arrowed. Source: City of Ottawa HCD Plan.

arrowed. Source: City of Ottawa HCD Plan.

Figure 3: The plan illustrates the severance of the property into three lots (the two existing units 35 MacKay and 71 Thomas Street both contained in the existing dwelling unit) and the creation of a new lot at 69 Thomas Street. The existing garage will be demolished, and a residence constructed on Part 3. Source Ardington and Associates Design Inc. 2024.



The lot to be severed and redeveloped is situated in the middle of the block on Thomas Street between MacKay and Alexander Street. The adjacent townhouse developed in the late 1980s on a lot severed from 34 Alexander Street is a Second-Empire expression in keeping with the designated home on Alexander.

1.3 Street Characteristics (Neighbourhood Character)

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. In the northern section the blocks tend to be square with larger lots fronting on the streets. The blocks below Union Street are uniform consisting of narrow residential lots with buildings forming an edge to each block and mid-block rear laneways subdividing the grid system with a series of secondary lanes. Four properties on Stanley Avenue, 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).

The following chart categorizing buildings located within 35m of the development site, provides their heritage reference and indicates their status. None of the planned changes will impact negatively on the surrounding homes, streetscape, or grounds of Rideau Hall.

Building Address	Heritage Reference List	Status/Action	Building Type
35 MacKay/71 Thomas Development site	Designated Part IV and contributing Part V	Retained, No Impact	Double Residential
Rideau Hall	FHRBO Classified Designated & a National Historic Site	No impact	Estate including Rideau Hall, grounds, outbuildings
55 MacKay	Contributing Part V OHA and designated under Part IV	No impact	the chancellery of Vietnam including house and stable.
31 MacKay	Contributing	No impact	Single Residential
67 Thomas	Non-Contributing	No impact	Single Residential
26 Alexander	Contributing	No impact	Residential
34 Alexander	Designated Part IV OHA contributing Part V	No impact	Multi – Residential conversion
36 Alexander	Non-Contributing	No impact	Residential
40 Alexander	Contributing	No impact	Residential
50 & 52 Charles	Contributing	No impact	Semi-detached residential

Figure 3: 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.

1.4 Digital Images of Cultural Heritage Attributes



Figure 4: Elevation of 35 MacKay Street with the existing driveway on the left. Source: Google Maps 2024



Figure 5: Elevation at 71 Thomas Street with the Boyd block 2-car garage. The red brick building in the background is the Vietnamese Embassy Source: Google Maps 2024.



Figure 6: View of 31 MacKay with 71 MacKay across the street on the left. Source Google Maps 2024

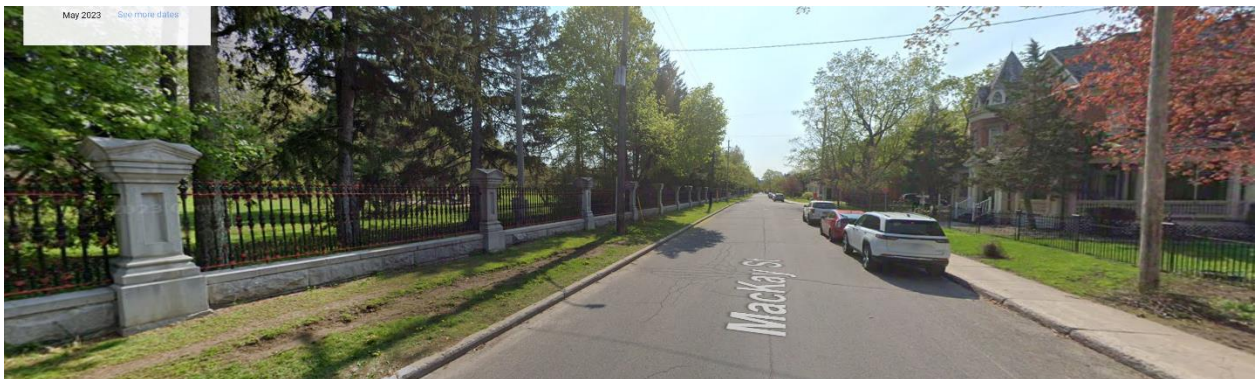


Figure 7: a view looking south along MacKay Street with the wrought iron fence delineating the grounds of Rideau Hall. Source Google Maps 2024



Figure 8: view looking along Thomas Street from Mackay street with 71 Thomas and the concrete block garage, the contemporary blue sided house and at the corner a side view of the Henderson House. Source Google Maps 2024



Figure 9: A view of 55 MacKay Street, the Vietnamese Embassy. Source Google Maps 2024

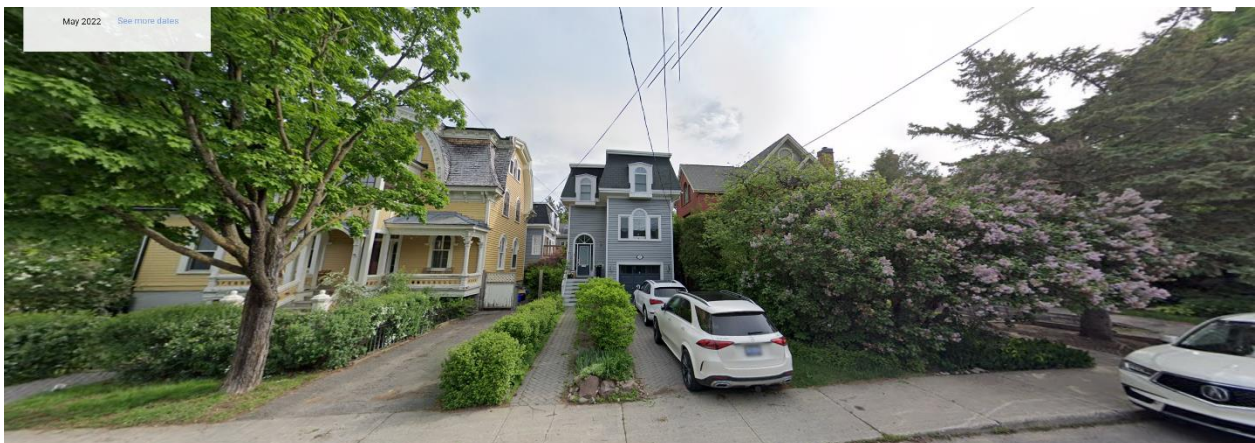


Figure 10: The view of the Henderson House at the corner of Thomas and Alexander Streets with the infill residence tucked in next to it.

1.5 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.

Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.5 of the Official Plan. Section 4.5.2 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 demolition control approval, and a minor zoning bylaw Amendment process.

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.

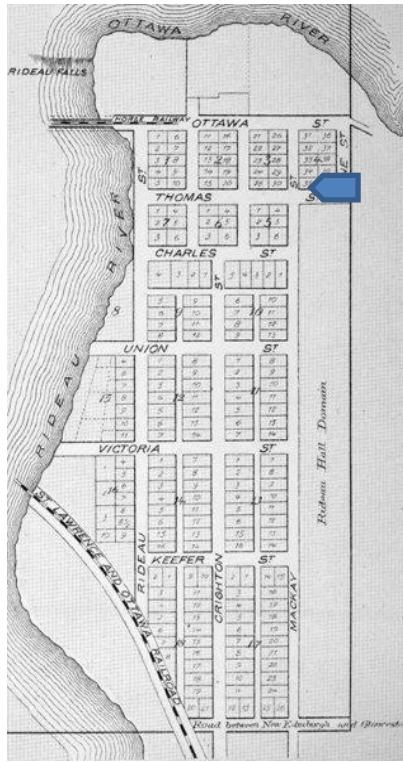
2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Individual designations

Both the Allen House, 35 MacKay / 71 Thomas, and 34 Alexander Street continue to exhibit the attributes identified in their respective Statements of Significance. However, both have over time been modified to multi-unit dwellings with infill. The original lot of the Henderson House has been severed to create two additional homes of two-and-a-half storeys, 36 Alexander Street and 67 Thomas Street. The proposed intensification of 35 MacKay is the topic of this HIA.

2.2 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 subject property at 35 MacKay/71 Thomas Street is indicated with an arrow.

A number of larger institutional buildings are scattered throughout the village and help to support the scale and diversity of a village. Infill buildings, sensitive to the HCD guidelines, have introduced a highbred character to the defining features of the village. McKay Court is a good example of contemporary infill with little impact to the streetscape and supports the city's efforts to add new housing.



Figure 15: A portion of the 1901 revised 1912 Fire Insurance Plan indicates the primary building types in yellow are wood followed by brick veneer (pink outline & yellow) The masonry construction of the Allen House is in blue and solid pink indicates brick construction. . The lots such as 96 in the northern section of the village are larger with the two structures fronting MacKay on the same lot. The narrower lots south of Union Street dictated sideyard separation distance between buildings, with narrow frontage and buildings extending into the deep lots. The series of mid-block laneways providing access to the rear of the property are not found in the northern section of the district off Sussex. Source: Library and Archives Ottawa



Figure 16: aerial view of New Edinburgh dating from 1933 provides a clear view of the neighbourhood with the larger lots to the north and only 4 residences (and associate out buildings) on the entire block.

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

Allen House Reasons for Designation

City of Ottawa By-law 271-78 designates 35 Mackay Street to be of historic or architectural value or interest. The two and one-half storey stone house at 35 MacKay Street is recommended for designation as being of architectural and historical value. Erected probably in 1864-65, the house is an outstanding early dwelling surviving from what was first the mill village of New Edinburgh,

The New Edinburgh Heritage Conservation District 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. The properties in the northern portion of New Edinburgh are distinct with block plans nearly square and with no mid-block laneways.

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

A minor variance will allow the property to be severed into three pieces, including a new lot at 69 Thomas Street, along the south side of the property, removal of the existing two-car garage, and construct of a 2.5 storey single-family home with an integrated single-car garage on the newly created lot. The new rectangular parcel with a frontage of 9.74 m on Thomas Street is slightly below the minimal lot size prescribed in the District. The proposed house will be set back further than the current garage and approximately the same setback as the 71 Thomas Street façade of the Allen House and the neighbouring house at 67 Thomas Street.

The 2.5 storey residence is a contemporary three bay expression with the front entrance, window above and roofline slightly recessed and taking up 1/3rd of the façade. A handsome, limestone door surrounds the main door with side lights is in keeping with homes in the district, as is the three-step entrance landing. The remaining 2/3rds of the facade protrudes forward with an integrated single car garage at grade, two corresponding windows on the second floor capped with a shed roof dormer. The exterior treatment of the first and second storeys on all sides is a tan/grey brick with limestone headers and sills. The aluminum clad windows have dark charcoal surrounds, and grey cladding is used on the shed dormers. Plans call for the roof to be clad in pewter grey asphalt shingle. The overall height respects the existing heights of new residences in the HCD and conforms with the New Edinburgh HCD guidelines.

Landscape and Parking

The landscape treatment includes a paved, single lane driveway at grade, and a walkway extending directly from the street connecting to the front entrance that is elevated with three steps. A new tree will be planted on the north side of the front yard. A new single lane driveway will provide parking for 71 Thomas and the existing access at the left of 35 MacKay will continue in service as a driveway but will require a curb cut and resurfacing. A small, grassed yard is provided at the rear of the house.

4.2 Plans, Drawings, Images of the Proposed Development

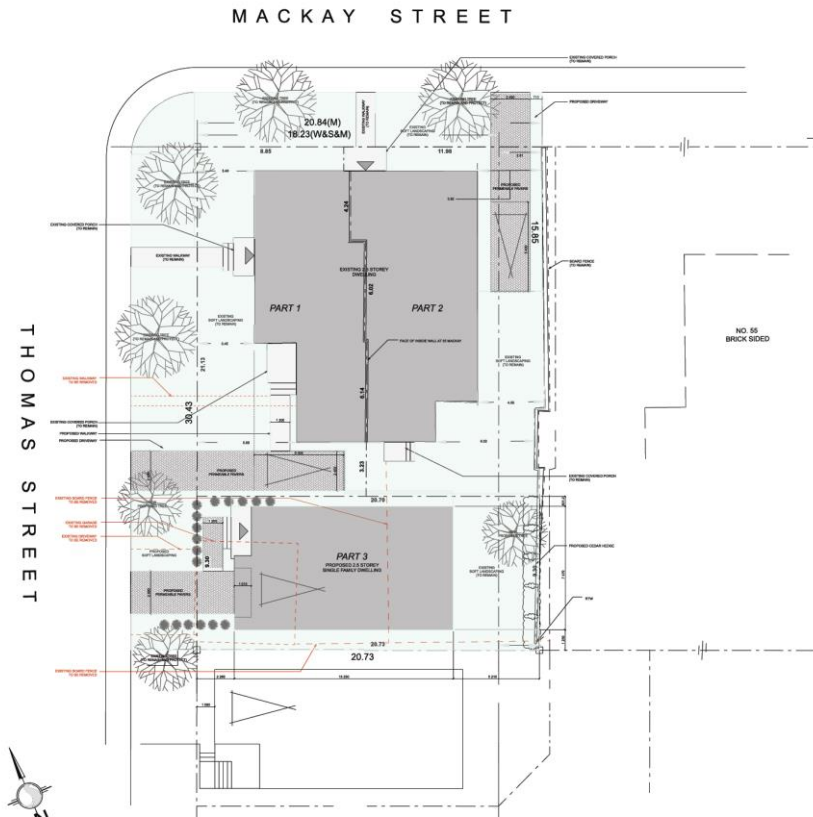


Figure 17: Site and landscape plan of the proposed development illustrating the existing and proposed built and landscape forms as well as the buildings on adjacent properties. The plan also illustrates the minimum rear and side yard setbacks, as well as the proposed front yard setbacks on Mackay St. Source: Ardington and Associates Design Inc. 2024.

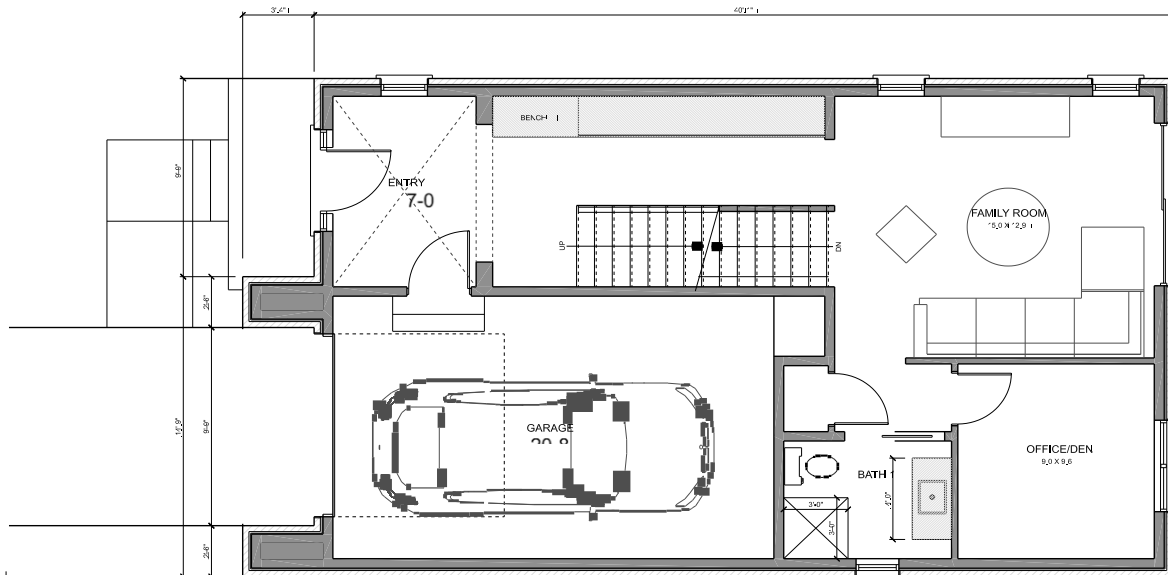


Figure 18: Ground, Second, and Third floor plan of the proposed development at 69 Thomas Street. Source: Ardington and Associates Design Inc. 2024.

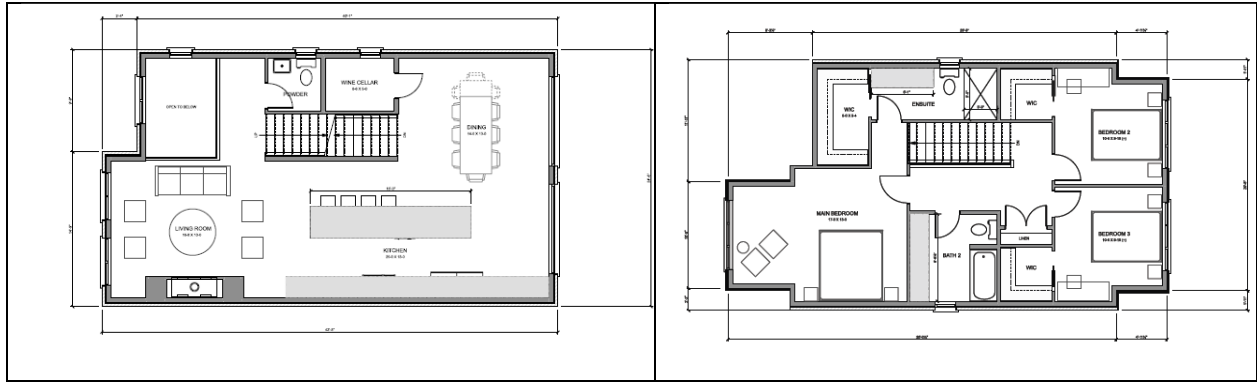


Figure 19: Oblique rendered perspective view of the proposed infill development, illustrating the massing of adjacent properties. Source: Ardington and Associates Design Inc. 2024.



Figure 22. Rendered perspective view of the rear façade with the proposed privacy fence/hedge. Source: Ardington and Associates Design Inc. 2024.

5.0 IMPACT OF THE 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 and Plan. The proposed development is also assessed using Section 4.5 of the Official Plan, and the character defining features of the district, all of which appear in *italics*.

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-and-one-half storey side gable with integrated garage is a building form found in this section of the district where there are no laneways.

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

Comment: The existing tree on the property will be retained, and a new tree is planted in front of the new home.

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

Comment: This will be introducing a new lot at 69 Thomas.

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: Figures 15 & 16: street elevations provides context and defines 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 within this block.

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 17.

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 mature trees are being maintained along Thomas Street, and a new tree is planned in front of the new home.

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

Comment: See the landscape plan and streetscape views, which are useful in appreciating the sensitive integration into the block plan.

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 garage is the only structure proposed for demolition. It is a non-contributing building in poor condition.

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 Ardington & Associates Design Inc. will oversee the design. Commonwealth has prepared the HIA.

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 is considered as a separate discussion, and each is 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: The development on the newly created lot is a contemporary expression with three steps up to a formal entrance with a driveway and integrated single car garage. The building's height and massing are respectful.

4. New buildings should be of their 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 newly severed lot. The body of the building is a 2.5 storey traditional brick side gable that is set back from the street. The windows a large vertically oriented windows to allow light to extend well into the second floor living areas.

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 entrance is designed with side lites, and an elegant masonry surround to respect the relationship to the street. Two steps off the veranda and a front walkway edged with a low planting provide a small forecourt.



6. *Existing grades shall be maintained.*

Comment: The survey plan provides reference to grades which are being respected.

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 buff-coloured brick cladding over the entire facade.

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 building will be a 2.5 storey, clad in brick with traditional windows and a front entrance. The two and a half storey building is lower than the designated neighbour making this an appropriate massing and height.

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 will be traditional vertically oriented 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 brick for the body of the building and a well detailed front entrance, asphalt roof and vinyl clad wood windows.

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.*

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 new residence provides for an integrated single car garage. The driveway uses a permeable paver as well as walkways up to the front entrance.

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 is no roof terrace.

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 in this section of the HCD.

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. The 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 plan, with a front entrance up three steps, accessible from a walkway.

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.

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 evergreen at 71 Thomas is being preserved, as is the tree in front of 35 MacKay.

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

The new residence has been designed to respect the Parks Canada "Standards and Guidelines for Historic Places in Canada" [Standard 11- compatible, subordinate and distinguishable].

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.

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

The side yard setbacks respect the 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 a small rear yard garden.

- *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.

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, height, and scale complimenting the neighbouring homes and reinforcing the streetscape. The finer grain of lot size is typical of the Mackay Plan's evolution.
- The proposed infill development mimics the approach taken in the modifications carried out to 36 Alexander. The contemporary expression is more successful than the second empire treatment
- The retention of the mature tree is one of the most important impacts in retaining character. The landscape character of the streetscape is maintained with the retention and introduction of landscape elements including turf, trees, and entrance walks using permeable pavers for sidewalk and driveways.
- 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 the materiality of the façade, and individual entrance.

Adverse impacts of the proposed development include:

- There are no discernible negative impacts.
- The removal of an existing structure would usually be a negative impact but in this case, the loss is mitigated as it is a derelict cinder block garage with minimal significance.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

Over the course of the development, a number of alternatives were suggested by the City and the Edinburgh Community Alliance and incorporated by the development team including:

- Removal of the chimney,
- Changes to the colour scheme for the roof, trim, and the garage door.
- The use of permeable paving for new walkways and driveways.
- Introducing more vegetation including street trees and hedging material rather than fencing.

6.2 Mitigation measures

- The front entrance is prominent, including an elaborate dressed limestone surround and sidelights.
- The treatment of the single car garage is unobtrusive with a trim colour that does not highlight it, and the driveway is paved with permeable pavers.

- The existing trees will be protected during construction and along the rear property line a hedge will separate and provide privacy.

6.3 Conclusions

The HIA has assessed the impacts on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.5 and the New Edinburgh Heritage Conservation District Plan and concluded that there are no negative impacts. The author's review of the proposal has determined that this is a straightforward plan of development that will involve, the severance of the property into three units, the demolition of a dilapidated block garage, and the construction of a single-family home.

New construction on the severed lot is set well away from the existing house and its construction will not pose a threat to foundations of the existing designated house at 35 MacKay nor will the neighbouring designated homes at 55 MacKay Street or Alexander Street be adversely impacted. The height of the new build at 69 Thomas Street conforms, its scale and selection of materials and finishes all conform with the District guidelines. As there is no rear laneway servicing this section of the District, the introduction of an integrated garage as part of the new build is a logical approach.

In terms of 35 MacKay the severance will simply formalize the existing long-term division of the house into two units; one fronting onto MacKay and the other onto Thomas. The condition of the existing heritage house is excellent and only minor adjustment will be needed to provide a driveway for parking at the 71 Thomas unit. An existing driveway services 35 MacKay Street that will have to be upgraded.

The proposed development will increase the available housing stock within New Edinburgh and supports the city's goals of intensification. The house is a well designed contemporary home that is respectful of the surrounding cultural landscape. The formal severance of the two units at the corner of MacKay Street and Thomas Street will have no impact on the character defining features of the handsome heritage property.

7.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management is a consulting firm that offers a range of professional services related to conservation, planning, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

John J. Stewart, B.L.A., B.A.S. Honorary, OALA, CSLA, 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 Trades Program.

APPENDIX A: SURVEY PLAN

