

**Local Architectural Conservation Advisory Committee
Comité consultatif local sur la conservation de
l'architecture**

**Agenda 13
Ordre du jour 13**

**Tuesday, October 17, 2000 - 6:00 p.m.
Le mardi 17 octobre 2000 - 18 h**

**Fuller Room, Terrace Level
Bytown Pavilion, City Hall**

**Salle Fuller, Niveau Terrasse
Pavillon Bytown, hôtel de ville**



City of
Ville d' **Ottawa**

**Adoption of Agenda
Adoption de l'ordre du jour**

**Confirmation of Minutes
Ratification des procès-verbaux**

Minutes 12 (October 13, 2000)

Procès-verbal 12 (Le 13 octobre 2000)

Index

Information Items Articles pour information

1. **Planning and Economic Development Committee - Agenda 17 -
October 10, 2000
Comité de l'urbanisme et de l'expansion économique - Ordre du jour
17 - Le 10 octobre 2000
Ref.: CC2Z2000207 City Wide**
2. **Heritage Grant Summary Form - 40 Sweetland Avenue -
Documentation distributed separately
Sommaire - Subvention au titre du patrimoine 40, avenue Sweetland -
Documentation distribuée séparément
Ref.: CC2Z2000210 OT5 - Bruyère-Strathcona**
3. **Heritage Grant Summary Form - 501 Rockliffe Driveway -
Documentation distributed separately
Sommaire - Subvention au titre du patrimoine- 501, promenade
Rockliffe - Documentation distribuée séparément
Ref.: CC2Z2000211 OT4 - Rideau**
4. **Heritage Grant Summary Form - 282 Somerset Street West -
Documentation distributed separately
Sommaire -Subvention au titre du patrimoine - 282, rue Somerset
Ouest - Documentation distribuée séparément
Ref.: CC2Z2000212 OT6 - Somerset**

5. **Heritage Grant Summary Form - 316 Waverley Street -
Documentation distributed separately
Sommaire - Subvention au titre du patrimoine 316, rue Waverley -
Documentation distribuée séparément**
Ref.: CC2Z2000213 **OT7 - Kitchissippi**

Action Items Articles pour exécution

6. **6:00 p.m. / 18 h** **1**
**Application for New Construction at 490 Wilbrod Street in the
Wilbrod Laurier Heritage Conservation District
Demande en vue d'une nouvelle construction au 490, rue Wilbrod
dans le district de conservation du patrimoine du secteur Wilbrod
Laurier**
Ref.: ACS2000-PW-PLN-0133 **OT5 - Bruyère-Strathcona**
7. **6:45 p.m. / 18 h 45** **11**
**Application for New Construction in a Heritage Conservation District
- 135 Rideau Street
Demande concernant une nouvelle construction dans un district de
conservation du patrimoine - 135, rue Rideau**
Ref.: ACS2000-PW-PLN-0149 **OT5 - Bruyère-Strathcona**
8. **New Edinburgh Heritage Conservation District Study** **23**
Étude du district de conservation du patrimoine de New Edinburgh
Ref.: ACS2000-PW-PLN-0122 **OT4 - Rideau**

Unfinished Business Questions inachevées

New Business Nouvelles questions

Sub-Committees Report Rapports des sous-comité

Circulation File Dossier de circulation

Late Items

Articles en retard

Other Business

Autres questions

Deadline for material to be included in the next agenda

Date limite de présentation des documents à inclure dans le prochain ordre du jour

Should you wish to include an item on the next agenda, please submit the information to the Assistant by **4:00 p.m. on Tuesday, October 17, 2000.**

Si vous désirez ajouter un article au prochain ordre du jour, veuillez le faire parvenir à l'adjointe d'ici au **mardi 17 octobre 2000, à 16 h 00.**

Next Meeting

Prochaine réunion

The next regular meeting of the Committee will take place on **Tuesday, November 7, 2000, at 6:00 p.m.**, in the Fuller Room, Bytown Pavilion, Terrace Level, City Hall.

La prochaine réunion ordinaire du Comité aura lieu le **mardi 7 novembre 2000, à 18 h 00**, dans la salle Fuller, pavillon Bytown, niveau terrasse, hôtel de ville.

Members' Reports - Enquiries

Rapports des membres - demandes de renseignements

Lucy Corbin, Chairperson/Présidente

Richard Rodgers, Vice-Chairperson/Vice-président

Rhoda Bellamy

Christopher Borgal

Andrew Horrall

Tom Laverty

Thierry Montpetit

Robert Pajot

Dinah Showman

Paul Stumes

Non-Voting Members
Membres sans droit de vote

Councillor/Conseillère Elisabeth Arnold

Councillor/Conseiller Stéphane Émard-Chabot

Adjournment
Levée de la séance

BJE

September 28, 2000

ACS2000-PW-PLN-0133
(File: OHD4300 WILBROD 490)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

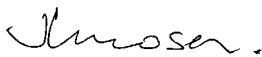
Action/Exécution

**6. Application for New Construction at 490 Wilbrod Street in the Wilbrod
Laurier Heritage Conservation District**

**Demande en vue d'une nouvelle construction au 490, rue Wilbrod dans
le district de conservation du patrimoine du secteur Wilbrod Laurier**

Recommendation

That the Application for new construction at 490 Wilbrod Street, a property designated under Part V of the Ontario Heritage Act, according to plans received on September 1, 2000 be APPROVED.



September 29, 2000 (10:42a)


for/ Edward Robinson
Commissioner of Urban Planning and
Public Works

SC:sc

Contact: Sally Coutts - 244-5300 ext. 1-3474

Financial Comment

N/A.


September 28, 2000 (3:13p)

for Marian Simulik
Acting City Treasurer

BH:cds

Agent: Gary Stunden, Architect
Owner: Lofts Development Corporation

Executive Report

Reasons Behind Recommendation

New construction for 490 Wilbrod Street (Document 1) was first proposed in the summer of 1998, as a replacement for a late-19th century Queen Anne Revival-style house destroyed by fire in 1994 but objections to the size and character of the proposed development brought forward at community meetings and at the Committee of Adjustment resulted in its dismissal. In early 2000, the applicant brought the project to the Committee of Adjustment again and was again refused. This summer, in order to resolve the differences between the applicant and the community, the Planning Branch organized facilitated sessions with City staff, the Ward Councillor, Action Sandy Hill, adjacent neighbours, the developer, his architect and agent to work out a design that was acceptable to all. The application being considered here is the result of the facilitated sessions.

The Department of Urban Planning and Public Works supports the design submitted because it reflects the 12 points regarding site development agreed to in the facilitated sessions. The proposed building is a 14-unit, flat-roofed, four-storey structure, 14.4 metres in height, with the fourth storey set back from the third to minimize its impact. The building's front door opens from the centre of the building facing Wilbrod Street and 14 underground parking spaces are accessed off the rear laneway. There are balconies on the corners at the second and third floors. Wide stringcourses separate the first and second storeys and third and fourth storeys, and the walls are punctuated by bands of vertical windows. In addition, the Department supports this project because it evokes the character of the existing older apartment buildings that characterize Charlotte Street near Wilbrod Street. (Please see drawings, Document 2)

Consultation

Adjacent property owners, tenants and the local community association were notified by letter of the date of the LACAC and the Planning and Economic Committee meetings and were provided with comment forms to be returned to LACAC or staff. This is in accordance with City Council's public participation policy regarding applications under the Ontario Heritage Act.

Councillor Énard-Chabot participated in the facilitated sessions and supports this application.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the owner (Lofts Development Corporation, c/o 492 Avalon, Ottawa, K1G 0W6), the agent (Gary Stunden, 200 First Avenue, Ottawa, K1S 2G6) and the Ontario Heritage Foundation (10 Adelaide Street, 3rd Floor, Toronto, Ontario, M5C 1J3) of City Council's consent to construct a new building at 490 Wilbrod Street.

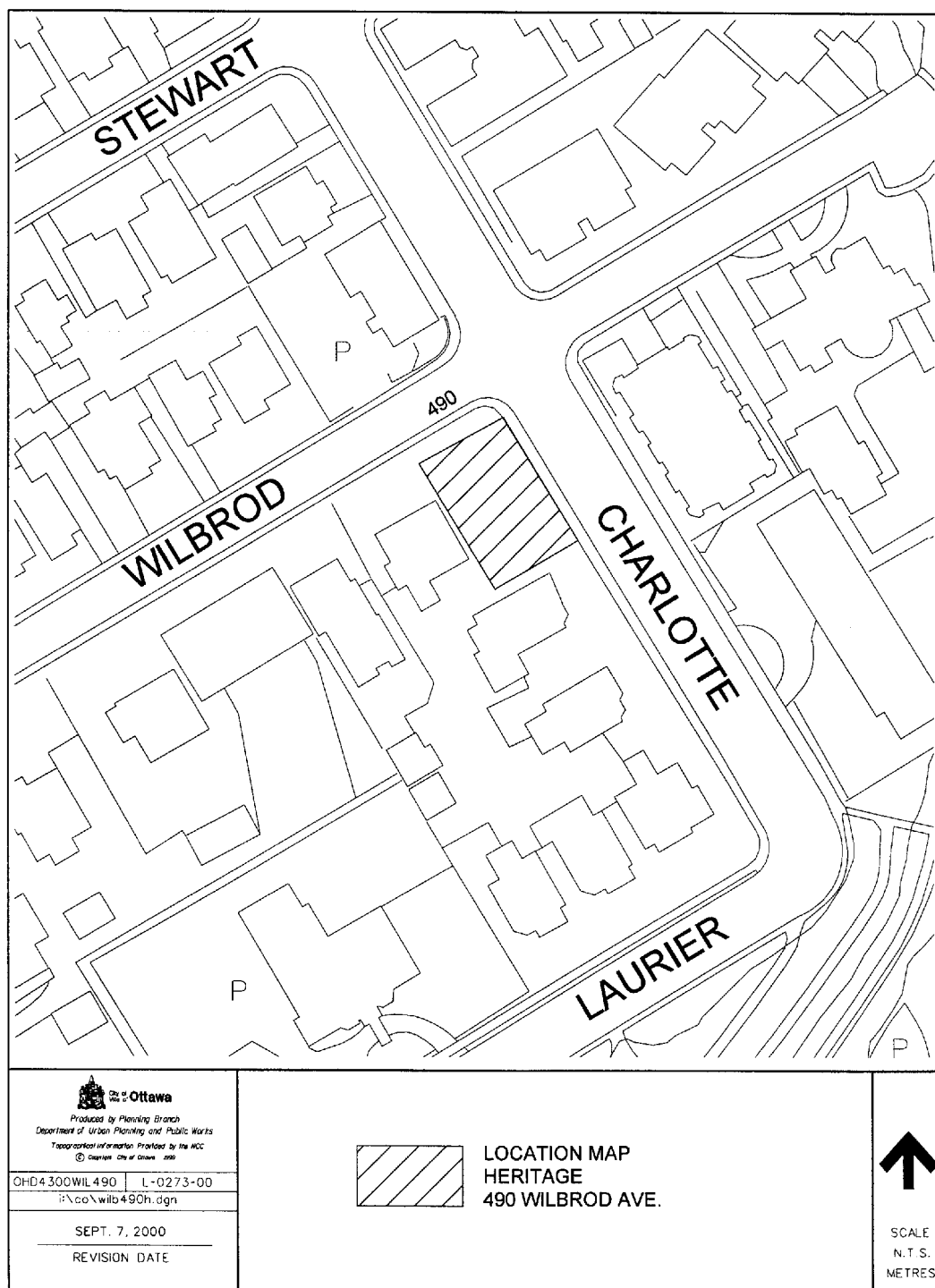
List of Supporting Documentation

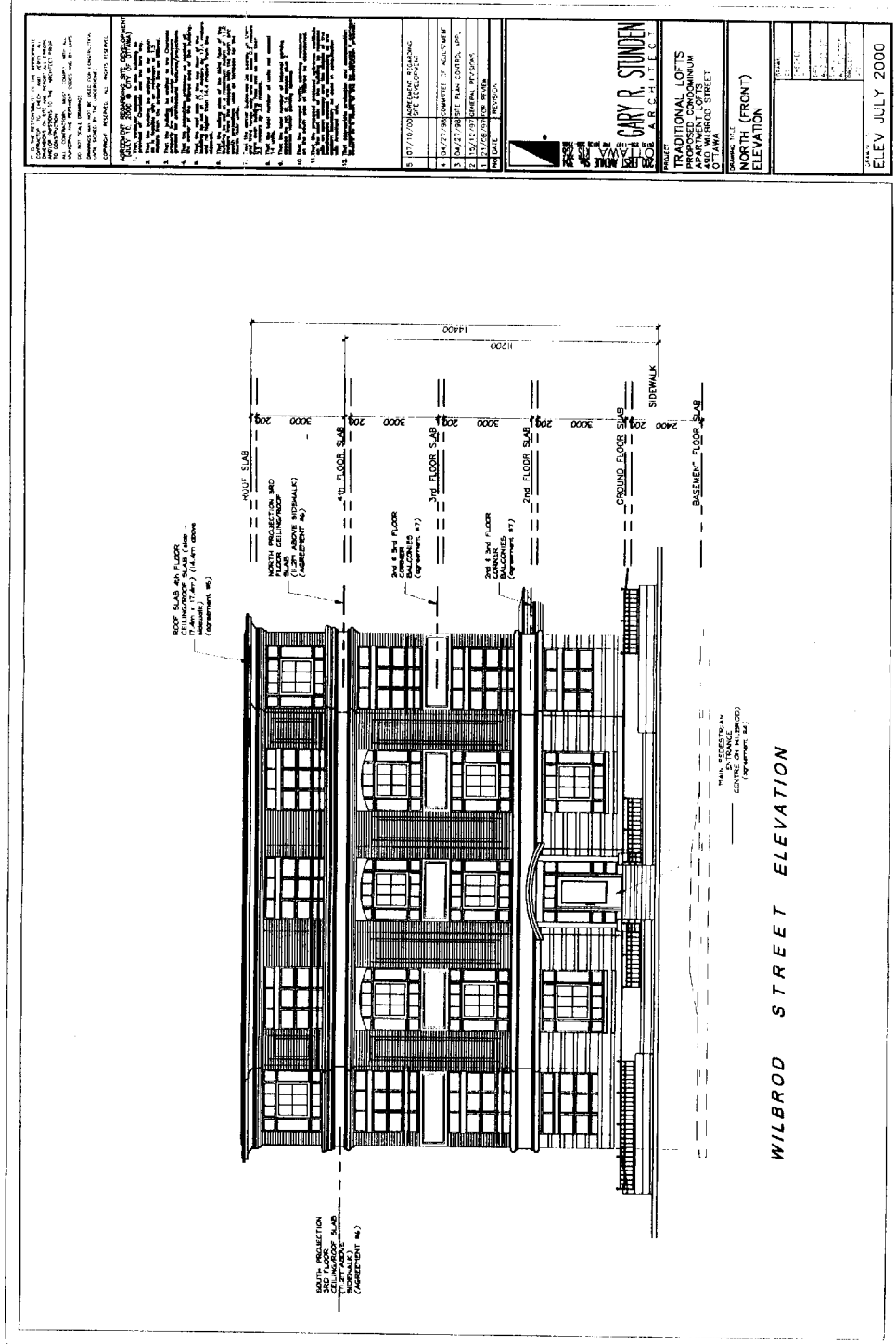
| | |
|------------|------------------------|
| Document 1 | Location Map |
| Document 2 | Architect's elevations |

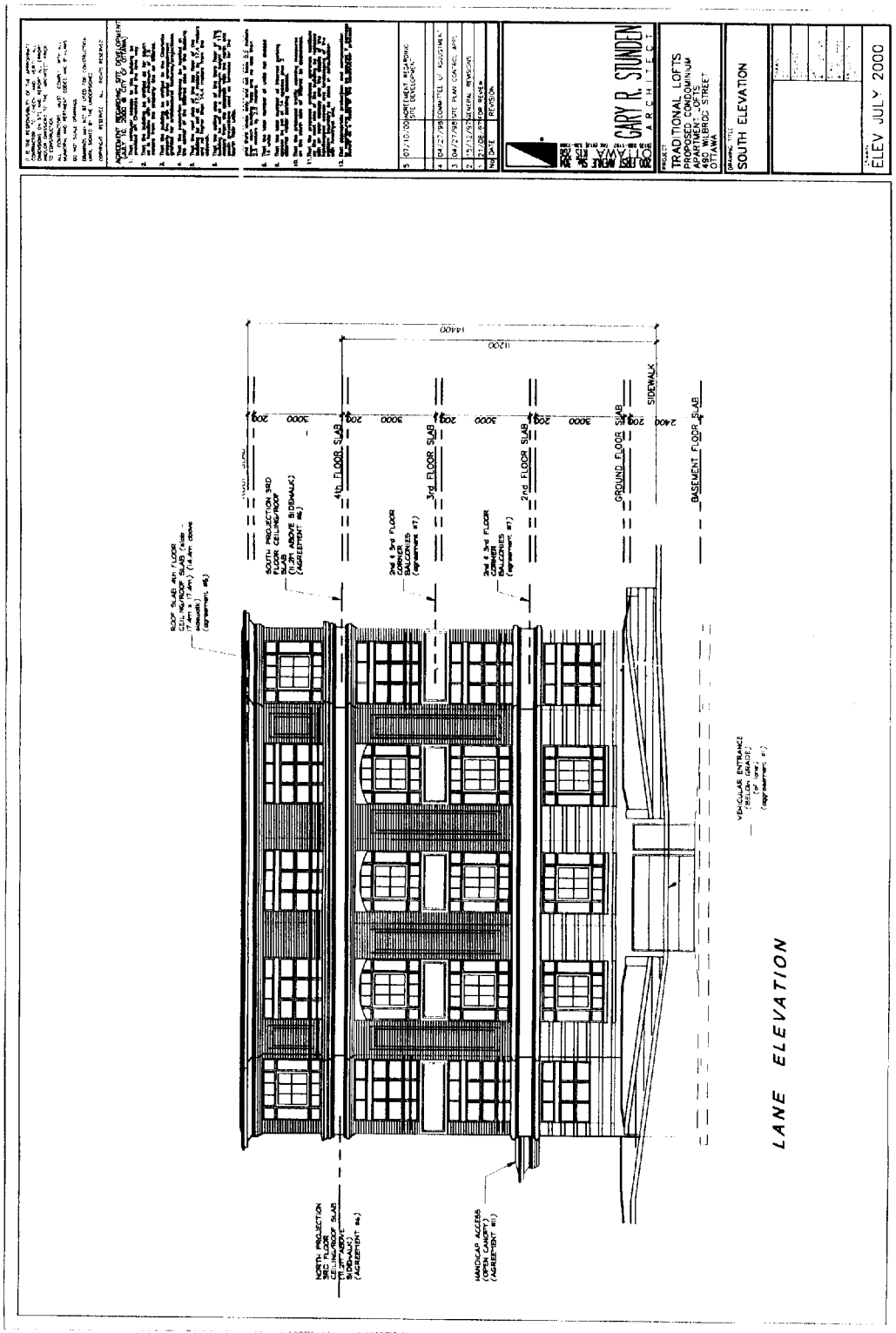
Part II - Supporting Documentation

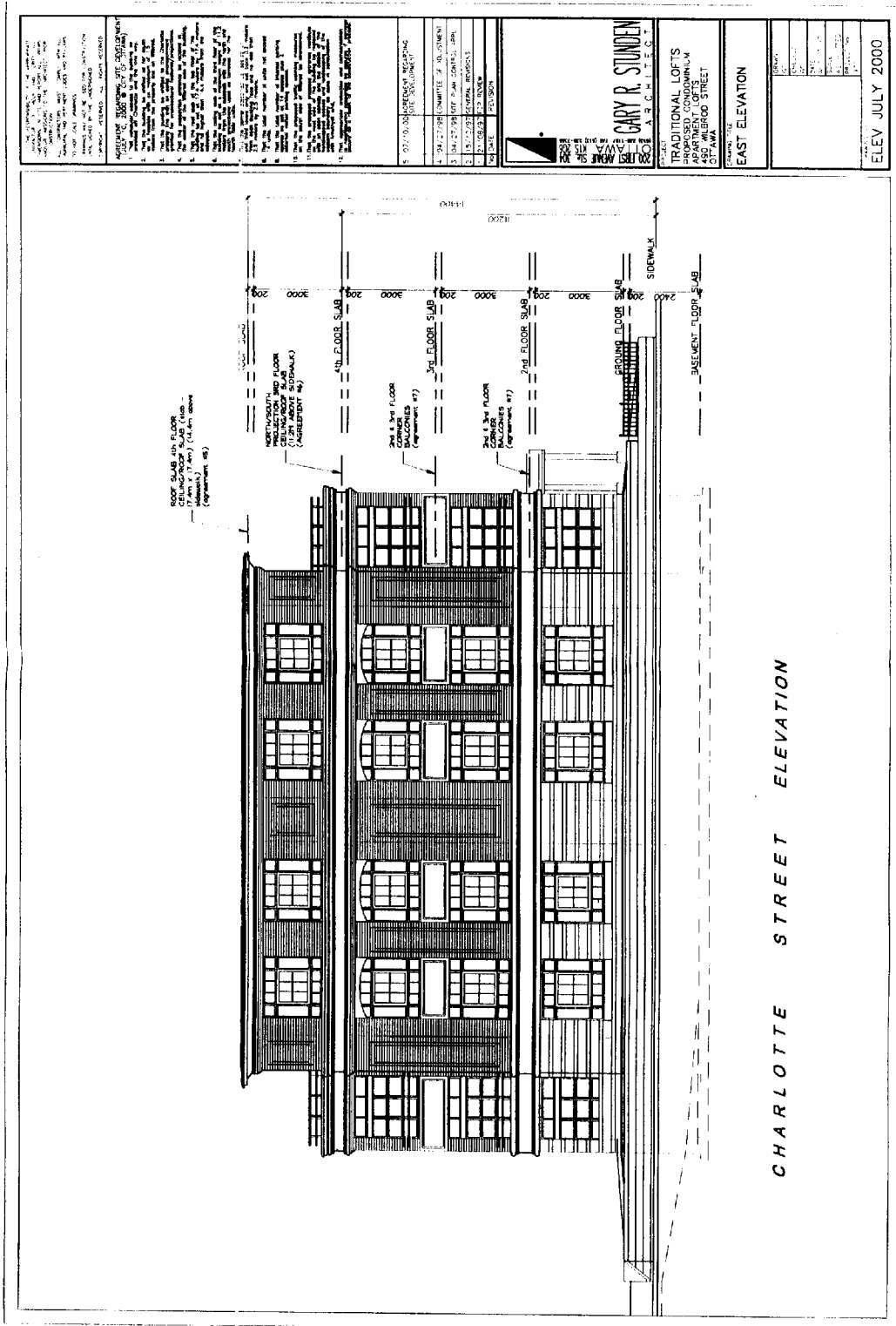
Location Map

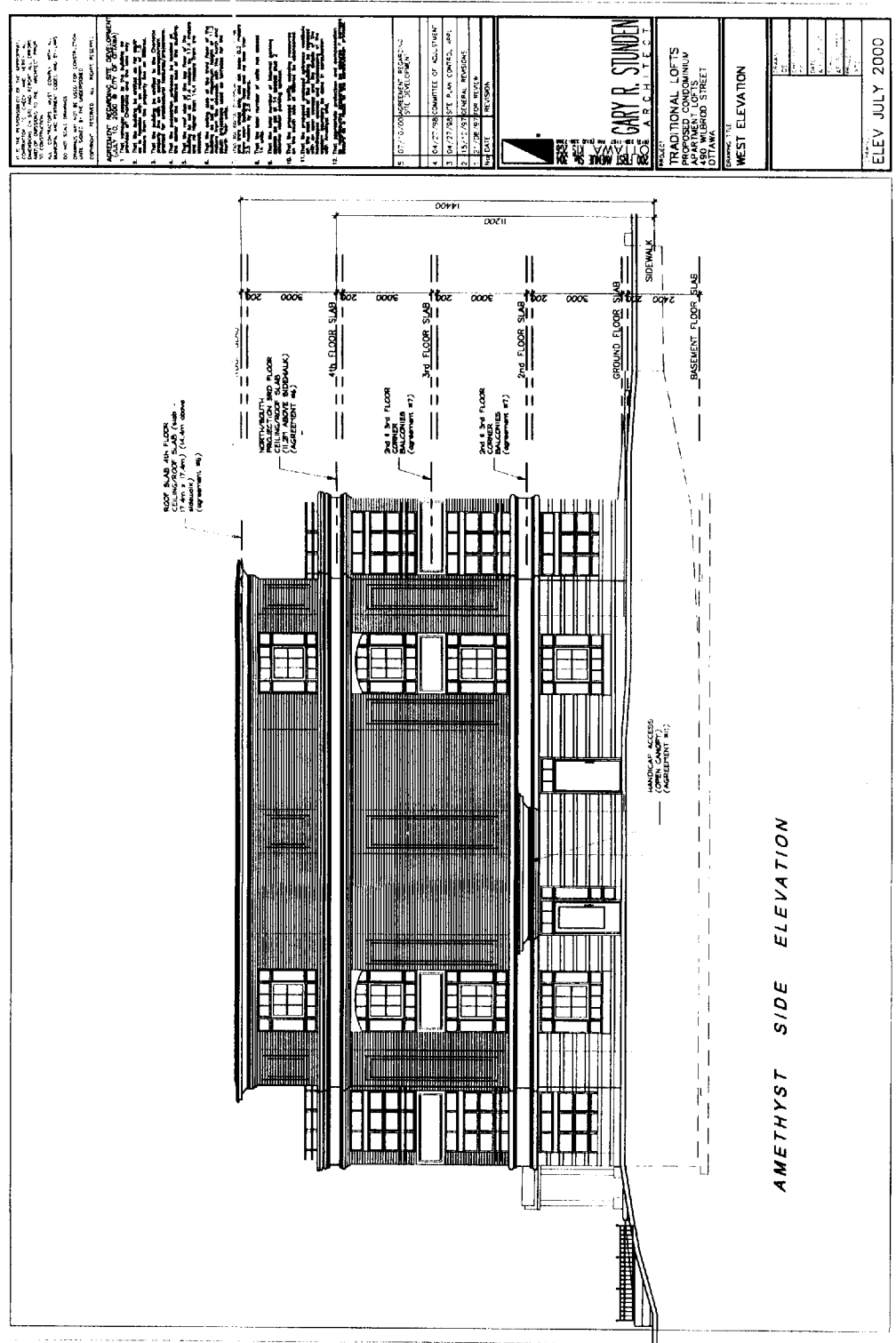
Document 1











CONSULTING ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 100
 OTTAWA, ONTARIO K1N 6N5
 TEL: (613) 566-1111
 FAX: (613) 566-1112
 WWW: WWW.CARBYR.COM

APPENDIX #1 - ROOF AND FLOOR CEILING/ROOF SLAB
 1. THIS APPENDIX IS A PART OF THE ARCHITECTURAL DRAWINGS FOR THE PROPOSED CONDOMINIUM AND IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS.
 2. THE ROOF AND FLOOR CEILING/ROOF SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL FIRE MARSHAL'S CODE OF CANADA.
 3. THE ROOF AND FLOOR CEILING/ROOF SLAB SHALL BE CONSTRUCTED WITH A MINIMUM FINISH OF 150MM CONCRETE OVER 150MM REINFORCED CONCRETE SLAB.
 4. THE ROOF AND FLOOR CEILING/ROOF SLAB SHALL BE CONSTRUCTED WITH A MINIMUM FINISH OF 150MM CONCRETE OVER 150MM REINFORCED CONCRETE SLAB.
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|---|-------------|-----------------------------------|
| 5. 1077 GARDEN STREET, OTTAWA, ONTARIO K1N 6N5 | PROJECT NO. | 1000 UNIVERSITY AVENUE, SUITE 100 |
| 4. 84 27 AVENUE, OTTAWA, ONTARIO, K1N 6N5 | DATE | 10/17/2000 |
| 3. 84 27 AVENUE, OTTAWA, ONTARIO, K1N 6N5 | REVISION | |
| 2. 13 112 AVENUE, OTTAWA, ONTARIO, K1N 6N5 | | |
| 1. 1000 UNIVERSITY AVENUE, OTTAWA, ONTARIO, K1N 6N5 | | |

TRADITIONAL LOFTS
 PROPOSED CONDOMINIUM
 450 WILBERD STREET
 OTTAWA

GARY R. STUNDEN
 ARCHITECT

WEST ELEVATION

ELEV JULY 2000

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October 2, 2000

ACS2000-PW-PLN-0149
(File: OHD4300RIDEAU135)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

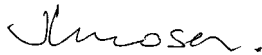
Action/Exécution

7. Application for New Construction in a Heritage Conservation District - 135 Rideau Street

**Demande concernant une nouvelle construction dans un district de
conservation du patrimoine - 135, rue Rideau**

Recommendations

1. That the application to construct a new building at 135 Rideau Street in accordance with the plans submitted by Barry Padolsky Architect as received on September 25, 2000 be REFUSED.
2. That the south half of the existing building at 135 Rideau Street which represents the former Caplan's Department Store as it existed prior to 1970 be designated under Part IV of the Ontario Heritage Act in accordance with the Statement of Reason below.



October 3, 2000 (1:25p)

for/ Edward Robinson
Commissioner of Urban Planning and
Public Works


SL:sl

Contact: Stuart Lazear - 244-5300 ext. 1-3855

Financial Comment

Subject to City Council approval of the heritage designation of the pre-1970 portion of the building (south half) of the building, statutory advertisement of the Statement of Reason For Designation would be required.

Funds in the amount of \$1200.00 for statutory advertising will be made available by the Department of Corporate Services - Public Information Statutory Advertising Sub-activity Account 2231731.


October 3, 2000 (9:20a)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

Recommendation 1.

The Former Caplan's Department Store at 125-137 Rideau Street extends from Rideau north to George. The north half is designated as part of the By Ward Market Heritage Conservation District under Part V of the Ontario Heritage Act (OHA). The south half, in particular the Rideau Street facade of the Former Caplan's Department Store, is historically and architecturally significant as described in the Statement of Reason for Designation included below.

On May 14, 1998 the current owner applied to demolish the building under the OHA with no proposed replacement building or use. In June/July, 1998, a Report from the Department of Urban Planning and Public Works (UPPW) recommending refusal of demolition was considered by LACAC and Planning and Economic Development Committee (PEDC) and approved by City Council. After Council refusal, the Demolition Permit was not issued.

The current application under consideration has been submitted pursuant to the Ontario Heritage Act to construct a new two-storey building to accommodate six cinemas and ground floor commercial uses. The demolition of the existing building would be undertaken as part of this project. The proposed Rideau Street and George Street Elevations are included as Document 5 of this report. The Rideau Street elevation, as proposed, would be a reproduction of the existing building facade using new materials. Missing elements of the historic facade would be reproduced based on historic documentation such as the photograph included as Document 3.

The feasibility and cost of retaining and restoring the existing Rideau Street building facade was examined by the applicant. The retention and restoration of the facade was found to be technically feasible. The additional construction cost established by the applicant and their consultants was estimated at \$1,416,000.00. A delay in the construction schedule of approximately 4 months was also anticipated. Based on this information, the applicant decided that retention of the Rideau Street facade was too expensive to undertake. The background material provided by the applicant has been provided separately to LACAC and is on file with the City Clerk as noted in Document 6.

Refusal of this application is recommended because the demolition of the original Rideau Street facade of the Former Caplan's Department Store would be contrary to the City of Ottawa Official Plan, Section 1.12, Rideau Street which states that:

“City Council shall ensure the protection, conservation, and enhancement of heritage resources on Rideau Street, and shall ensure that the design of development respects and is sensitive to, such heritage features...”

While the additional costs of retaining and incorporating the original building facade have been investigated by the applicant, it is important to point out that the nearby facades of 89 Rideau and 91-95 Rideau were incorporated as part of the Bay/Rideau Centre Project. In addition, the facades of 97-99 Rideau, 101 Rideau and 103-105 Rideau were incorporated as part of new development. There are also other examples of facade retention throughout the Downtown including the Cental Chambers Project at 40 Elgin, the current Zellers Store at 156-158 Sparks Street, etc.

Recommendation 2

The Former Caplan's Department Store at 125 to 137 Rideau Street is Listed on the City of Ottawa Heritage Reference List as a building of heritage interest. The north half of the building is included in the By Ward Market Heritage Conservation District, but it was constructed after 1970 as a later addition to the Caplan's Store and is of no intrinsic heritage significance. The south half of the building fronting on Rideau Street is historically and architecturally significant as described below and merits designation under the Ontario Heritage Act.

The designation of the former Caplan's Store under Part IV of the Ontario Heritage Act

would provide for a time delay to examine other options to demolition. Although financial assistance from the City has not been requested by the owner to assist with building retention and restoration, designation under the OHA would enable the current or future owners of the building to apply for financial assistance from the City, Province or Federal Government as the case may be in the future.

STATEMENT OF REASON FOR DESIGNATION

The former Caplan's Department Store, 135 Rideau Street is recommended for designation under Part IV of the Ontario Heritage Act for architectural and historical reasons.

Founded in 1908 by Caspar Caplan, a Jewish immigrant from Lithuania, Caplan's moved to Rideau Street from Sussex Drive in 1916. When it opened on Rideau, it joined Ogilvy's and Freiman's, both of which had established and expanded dry goods stores there in the early 1900s. All three stores eventually grew into department stores, making Rideau Street the city's most important retail street. Caspar Caplan ran the store until his death in 1943 when its management was taken over by his sons. It closed in 1984. The Caplan family played a large role in Ottawa's community life.

Caplan's originally occupied a small store constructed in 1877, located at the west end of the structure now known as 135 Rideau. The business proved to be so successful that it expanded westward into a building constructed in 1894. The two sections of the building have different windows: the 1877 section has segmental-arched windows and the 1894 section has round-arched windows. The building was further enlarged in 1928 when it expanded northward to George Street. In the 1970s, this addition itself was enlarged.

Caplan's is a three-storey, red-brick structure with a flat roof. Its ground floor has been altered but the upper two storeys facing Rideau Street retain a high degree of architectural integrity. It is a good example of late 19th century commercial architecture and features a rhythmical front facade with paired round arched windows topped with brick voussoirs between brick piers with incised brickwork (1894 section) and segmental-arched windows (1870s section). Decorative brick work separates the second and third storey and runs below the cornice. Larger segmental-arched windows fill the space between the piers on the second floor.

The existing Rideau Street facade is the only part of the building subject to this designation.

Consultation

Adjacent property owners and tenants, as well as local community and business associations were notified by letter of the date of the LACAC meeting and the Planning and Economic Development Committee meeting and were provided with comment sheets to be returned to LACAC. This is in accordance with City Council's public participation policy regarding heritage alterations (PDD/PPP/N&C #9).

A “Notice of Intention to Designate” is published in Ottawa’s daily newspapers as a requirement of the Ontario Heritage Act. Anyone wishing to object to the proposed designation may do so within thirty days of the publication of the Notice. If there are objections, a Conservation Review Board hearing is held. Its recommendations are sent to Council and Council can decide whether to uphold the intention to designate or withdraw it. If Council upholds the designation, a further 180-day period for negotiation ensues before a demolition permit would be issued. Bill PR1, An Act Respecting the City of Ottawa, permits City Council to further withhold issuance of a demolition permit until a building permit for new development on the site has been approved.

In response to the demolition of the building as proposed in 1998, the Rideau BIA wrote “...we would prefer redevelopment plans that attempt to include some of the heritage facade in any new structure.”

During the Rideau Street Design Charrette held in February, 2000 to examine options for the revitalization of Rideau Street, many of the design teams suggested retaining the original facade of the former Caplan’s Store.

The Ward Councillor, Stephane Émard-Chabot is aware of this application.

Disposition

The Department of Corporate Services, Statutory Services Branch to notify the owner (Canril Corporation, 81 Metcalfe Street, Ottawa, Ontario, K1P 6K7), the agent (Barry Padolsky Architect, Mercury Court, 377 Dalhousie Street, Ottawa, Ontario, K1N 9N8) and the Ontario Heritage Foundation(10 Adelaide Street East, 3rd floor, Toronto, Ont. M5C 1J3) of City Council’s refusal to permit the construction of the building at 135 Rideau Street.

The Department of Corporate Services, Statutory Services Branch to advertise and notify the owners, agent and Ontario Heritage Foundation of City Council’s intention to designate the former Caplan’s Department Store at 135 Rideau Street.

The Office of the City Solicitor to prepare the designation by-law and submit it to City Council for enactment.

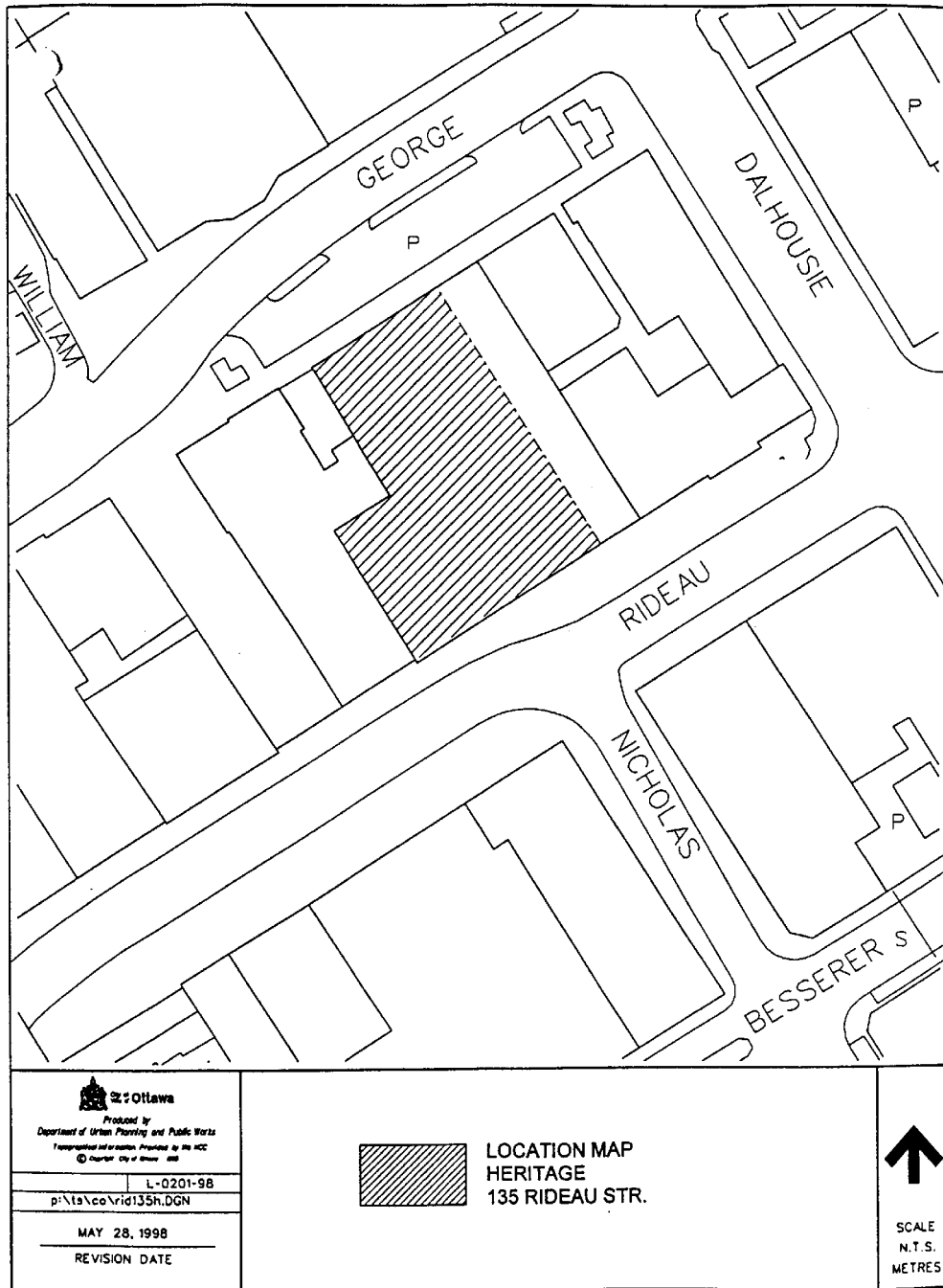
List of Supporting Documentation

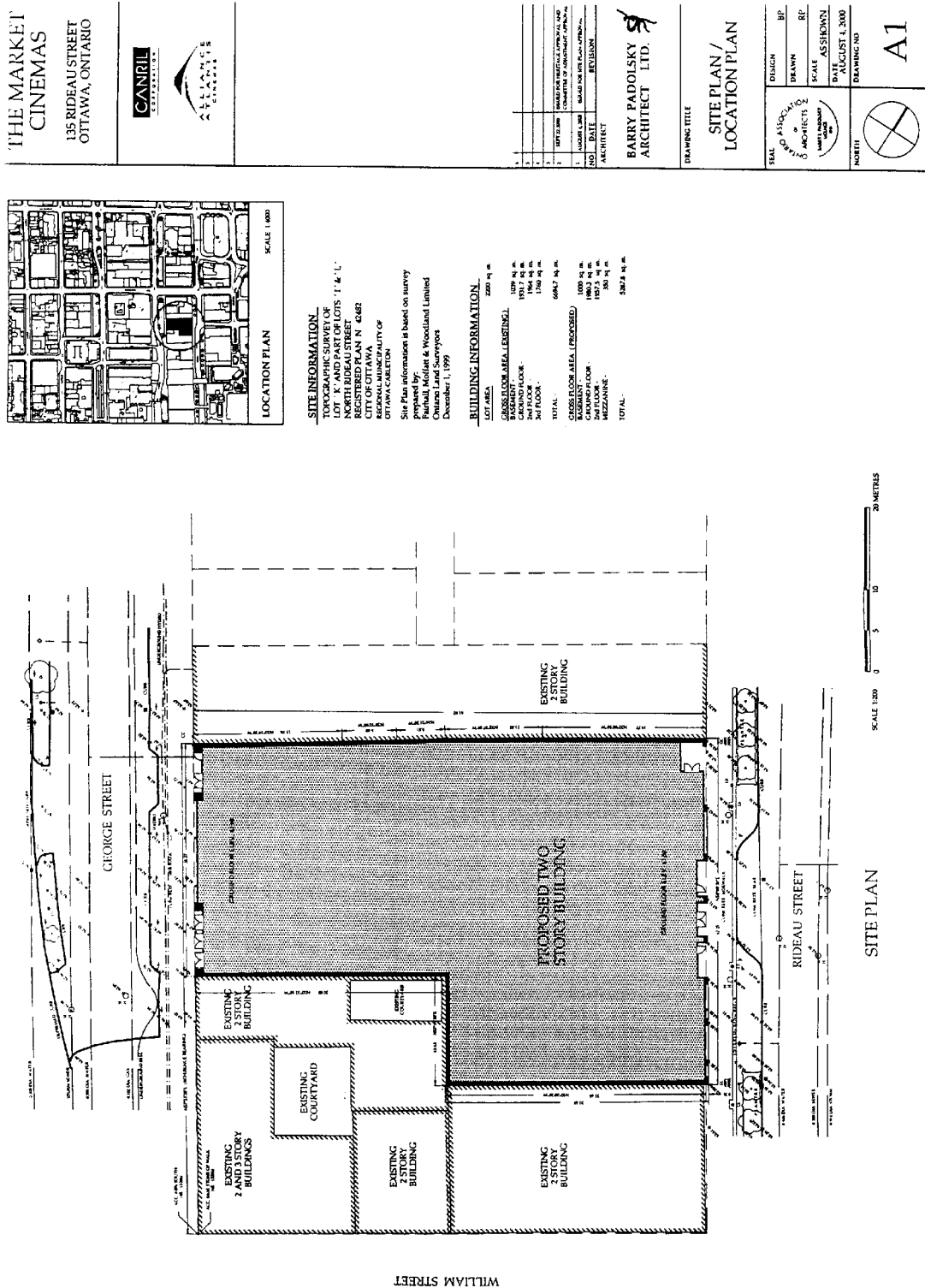
| | |
|------------|---|
| Document 1 | Location Plan |
| Document 2 | Site Plan |
| Document 3 | Historic Photo, Former Caplan’s Store |
| Document 4 | Historic Sketch/Newspaper Advertisement, Former Caplan’s Store |
| Document 5 | Proposed Rideau Street & George Street Elevations |
| Document 6 | Submission by Applicant/ Feasibility Study (Distributed Separately and on file with City Clerk) |
| Document 7 | Heritage Survey Forms (Distributed Separately and on file with City Clerk) |

Part II - Supporting Documentation

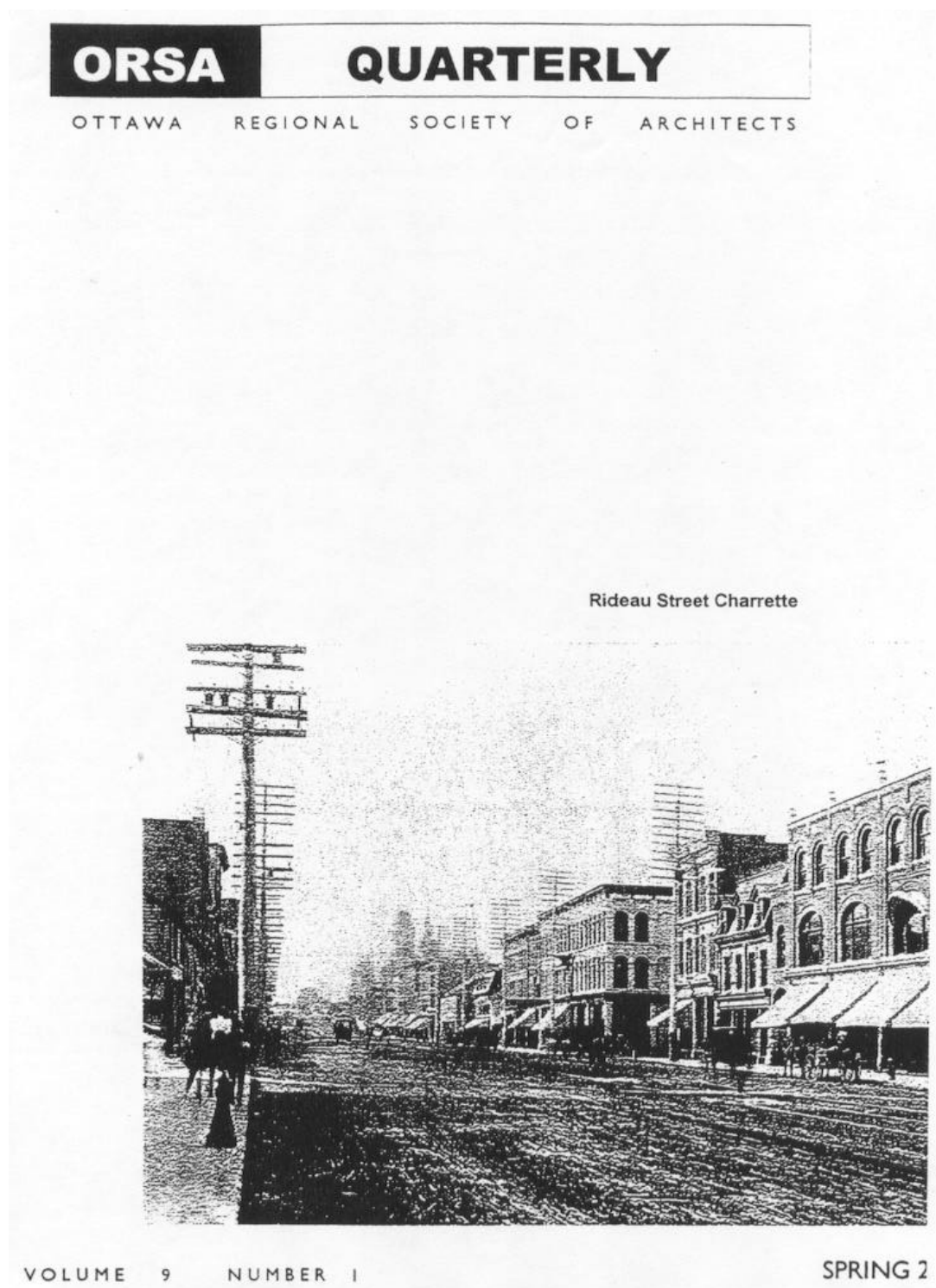
Location Plan

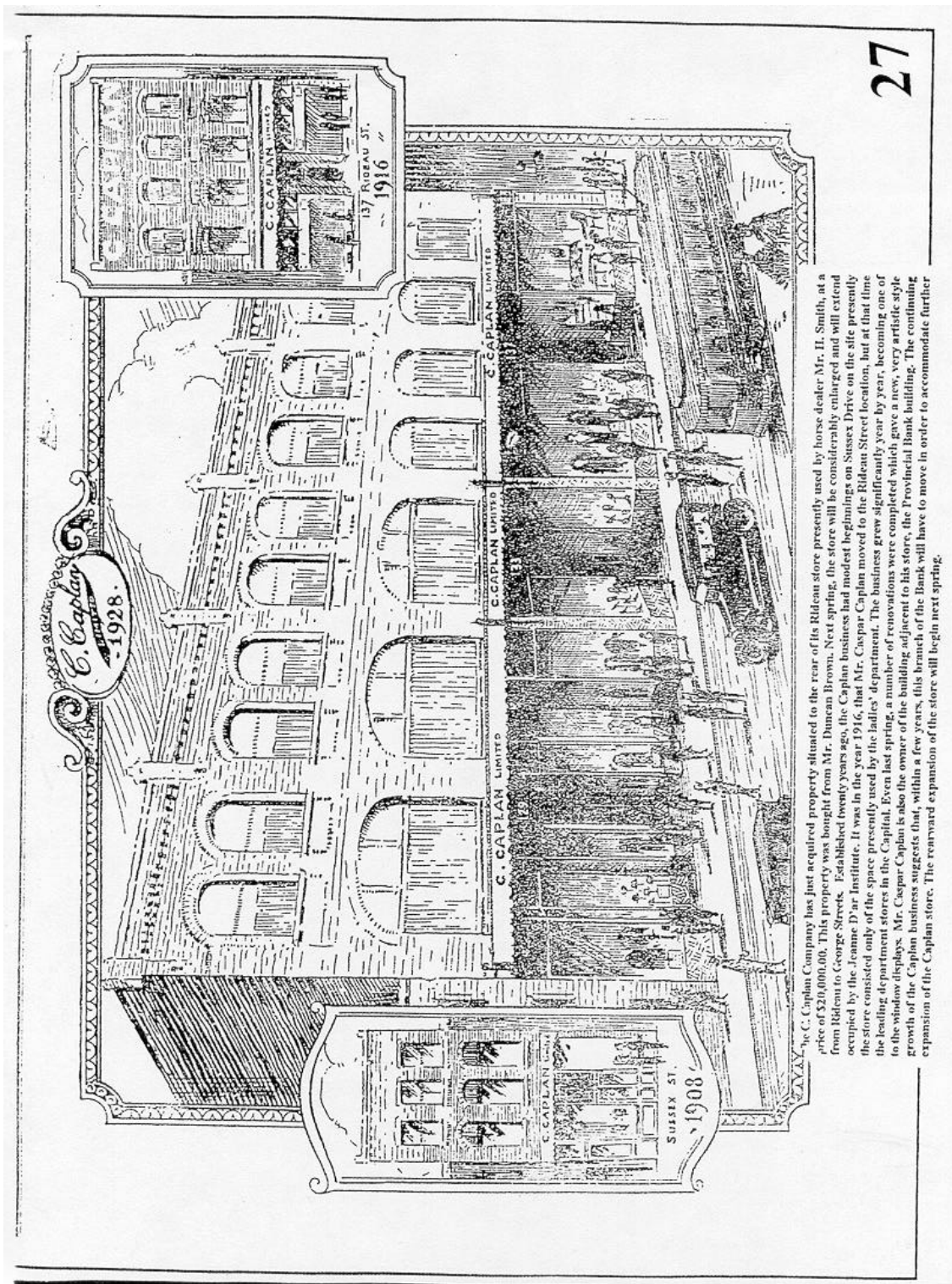
Document 1



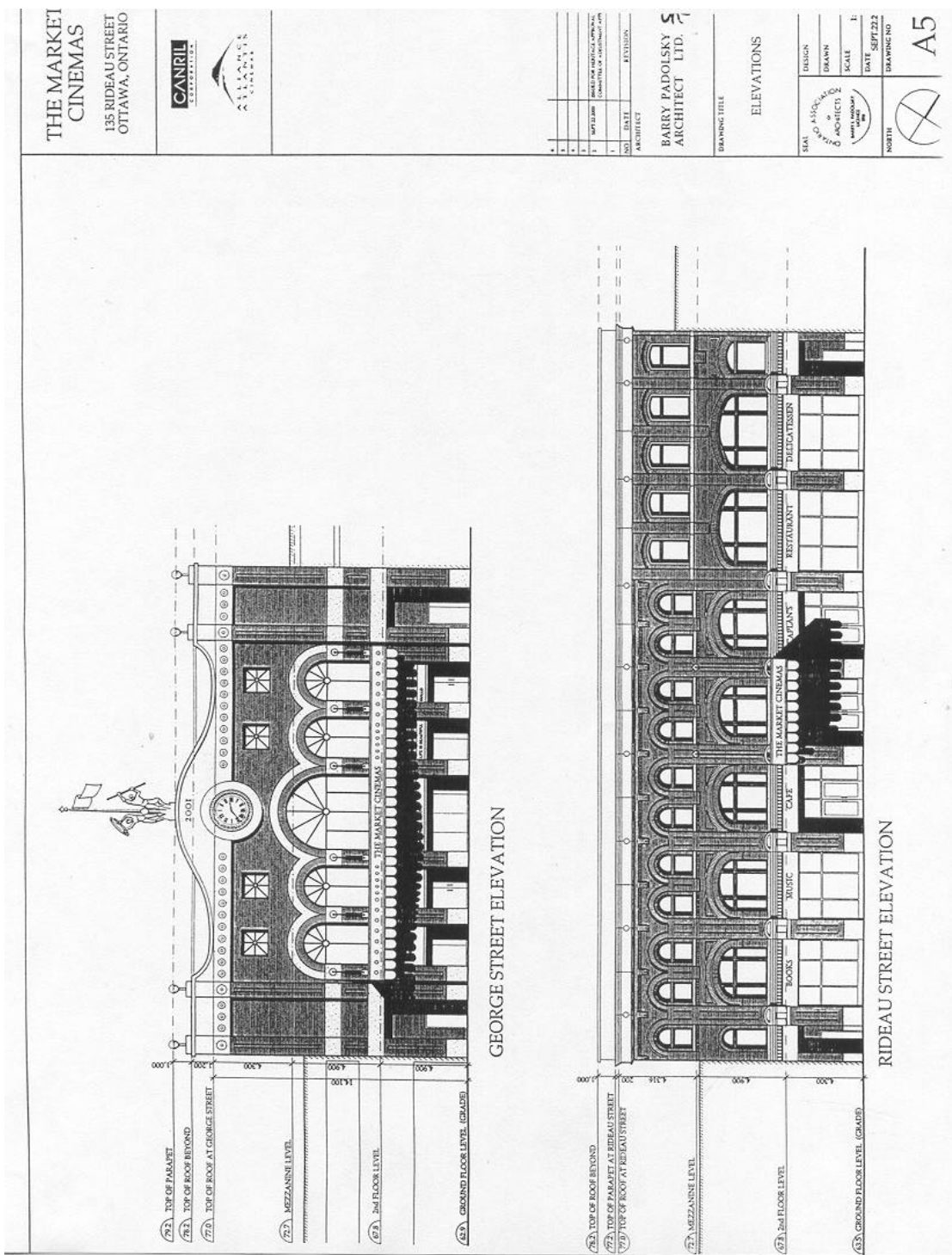








The C. Caplan Company has just acquired property situated to the rear of its Rideau store presently used by horse dealer Mr. H. Smith, at a price of \$27,000.00. This property was bought from Mr. Duncan Brown. Next spring, the store will be considerably enlarged and will extend from Rideau to George Streets. Established twenty years ago, the Caplan business had modest beginnings on Sussex Drive on the site presently occupied by the Jeanne D'ar Institute. It was in the year 1916, that Mr. Caspar Caplan moved to the Rideau Street location, but at that time the store consisted only of the space presently used by the ladies' department. The business grew significantly year by year, becoming one of the leading department stores in the Capital. Even last spring, a number of renovations were completed which gave a new, very artistic style to the window displays. Mr. Caspar Caplan is also the owner of the building adjacent to his store, the Provincial Bank building. The continuing growth of the Caplan business suggests that, within a few years, this branch of the Bank will have to move in order to accommodate further expansion of the Caplan store. The rearward expansion of the store will begin next spring.



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Backgrounder

September 27, 2000

ACS2000-PW-PLN-0122

8. New Edinburgh Heritage Conservation District Study

Étude du district de conservation du patrimoine de New Edinburgh

Issue

- in June 1997, City Council approved the Terms of Reference for the New Edinburgh Heritage Conservation District Study. The Study was carried out in accordance with the policies of the City of Ottawa Official Plan as approved by City Council on May 27, 1991 and subsequently by the Region of Ottawa Carleton on behalf of the Province.
- heritage planning staff, heritage summer staff and volunteers from the community began the Study in the summer of 1997. All aspects of the Study have now been completed.

What's New

- that the September 2000 New Edinburgh Heritage Conservation District Study be received.
- the results of the Study determined that the entire study area should be designated under Part V of the Ontario Heritage Act (OHA) as it contains a high concentration of architecturally and/or historically significant buildings dating back from New Edinburgh's earliest days as a small mill village outside Ottawa and is therefore worthy of designation under Part V of the Ontario Heritage Act . Designation under the OHA will give the City of Ottawa the ability to review and approve the design of new construction and alterations to heritage buildings within the district.
- each level of government -- municipal, provincial and federal-- has or is developing incentives to assist owners of heritage properties within heritage conservation districts in the preservation and enhancement of their properties.

Impact

- the heritage character of a Conservation District depends upon the wise management of the resources within it. The approval of a District Plan that contains guidelines for restoration, rehabilitation and new construction will ensure that change in the District is managed appropriately and that the character of the area is preserved and enhanced.
- the Ward Councillor, Richard Cannings, supports the recommendations.

Contact: Author - Sally Coutts - 244-5300 ext. 3474

Don Lonie - Communications Officer - 244-5300 ext. 3103 - pager -760-5653



September 27, 2000

ACS2000-PW-PLN-0122
(File: OHR4310/0200)

Department of Urban Planning and Public
Works

Ward/Quartier
OT4 - Rideau

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

New Edinburgh Heritage Conservation District Study

Étude du district de conservation du patrimoine de New Edinburgh

Recommendations

1. That the New Edinburgh Heritage Conservation District Study, dated September 2000 be RECEIVED.
2. That the designation of the portion of New Edinburgh within the area delineated on Document 1, as a Heritage Conservation District, under Part V of the Ontario Heritage Act, be APPROVED.
3. That the New Edinburgh Heritage Conservation District Plan, Part 3 of the Heritage Conservation District Study, dated September 2000, outlining conservation objectives and guidelines for the management of the District, be APPROVED as the guiding document for conservation and development in the New Edinburgh Heritage Conservation District (Document 2).

October 4, 2000 (8:59a)

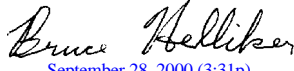
for/ Edward Robinson
Commissioner of Urban Planning and
Public Works

SC:sc

Contact: Sally Coutts - 244-5300 ext. 1-3474

Financial Comment

As the estimated expenditures associated with these recommendations for legal description preparation and statutory advertising will not occur until 2001, this report will have to be re-confirmed by the new City Council.


September 28, 2000 (3:31p)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendations

Recommendation 1

City Council approved the Terms of Reference for the New Edinburgh Heritage Conservation District Study in June 1997. The Study was carried out in accordance with the policies of the City of Ottawa Official Plan as approved by City Council on May 27, 1991 and subsequently by the Region of Ottawa Carleton on behalf of the Province. Extracts from the Official Plan are included as Document 4 of this report. Heritage planning staff, heritage summer staff and volunteers from the community began the Study in the summer of 1997. All aspects of the Study have now been completed.

Recommendation 2

The results of the Study determined that the entire study area should be designated under Part V of the Ontario Heritage Act (OHA) as it contains a high concentration of architecturally and/or historically significant buildings dating back from New Edinburgh's earliest days as a small mill village outside Ottawa and is therefore worthy of designation under Part V of the Ontario Heritage Act . Designation under the OHA will give the City of Ottawa the ability to review and approve the design of new construction and alterations to heritage buildings within the district. Under the provisions of the OHA, demolitions can be delayed for a period of time in order to allow discussions with the property owner regarding alternatives to demolition. These provisions will ensure that the character of this important Ottawa neighbourhood will be preserved and enhanced for future generations.

Each level of government -- municipal, provincial and federal-- has or is developing incentives to assist owners of heritage properties within heritage conservation districts in the preservation and enhancement of their properties. The City of Ottawa offers a heritage grant

program and technical expertise to assist property owners interested in restoration. The provincial government recently announced a programme that rebates the provincial sales tax on materials used in the restoration of designated buildings. Finally, the federal government recently announced its intention to develop a tax credit system that will benefit the owners of designated heritage buildings. These efforts by three levels of government will work together to assist property owners.

Properties that are currently designated under Part IV of the OHA as individual heritage buildings cannot be included in the District designation by-law as specified in the OHA. These Part IV properties are identified in Document 5 of this report.

Recommendation 3

The heritage character of a Conservation District depends upon the wise management of the resources within it. The approval of a District Plan that contains guidelines for restoration, rehabilitation and new construction will ensure that change in the District is managed appropriately and that the character of the area is preserved and enhanced. The recommendations and guidelines contained within the District Plan are consistent with internationally accepted standards and will ensure that the attributes that contribute to the special character of New Edinburgh are preserved and enhanced. While a District plan is not a prerequisite for designation under Part V of the Ontario Heritage Act, in recent years few Districts have been designated without one. Further, it is the policy of the City of Ottawa to require a Plan for each District designated. The Plan proposed was developed by heritage staff in consultation with volunteers from the New Edinburgh community.

Consultation

Extensive public consultation took place during the course of the New Edinburgh Heritage Conservation District Study. The Terms of Reference for the study were reviewed by a group of volunteers within the community. These volunteers and others also participated in every stage of the Study, making it a true, community-based study.

Two public meetings were held within the community during the course of the Study. The first public meeting took place in June 1997 in conjunction with the New Edinburgh Community Association's Annual General Meeting. At that meeting, the goals and objectives of the Study, the implications of heritage district designation and the study process were outlined, information regarding designation was distributed and questions regarding designation were answered. The second meeting public meeting took place on May 24, 2000. At that meeting, the findings of the study, including an individual heritage survey and evaluation form on each building, the recommended boundaries for the District and the draft Heritage Conservation District Plan were presented. Copies of the draft plan were circulated for comment and each property owner was given the opportunity to receive a copy of the Heritage Survey Form for his/her building. Every property owner in the study area was notified of the meetings by mail and advertisements were placed in the "New Edinburgh News."

The Ward Councillor, Richard Cannings, supports the recommendations contained in this submission.

Disposition

Recommendation 2 - The Office of the City Solicitor to prepare the New Edinburgh Heritage Conservation District By-law and to submit it to City Council for enactment.

Council and Statutory Services Branch to forward the New Edinburgh Heritage Conservation District Designation By-law to the Ontario Municipal Board within 14 days of the enactment of the by-law, as required under Part V of the Ontario Heritage Act.

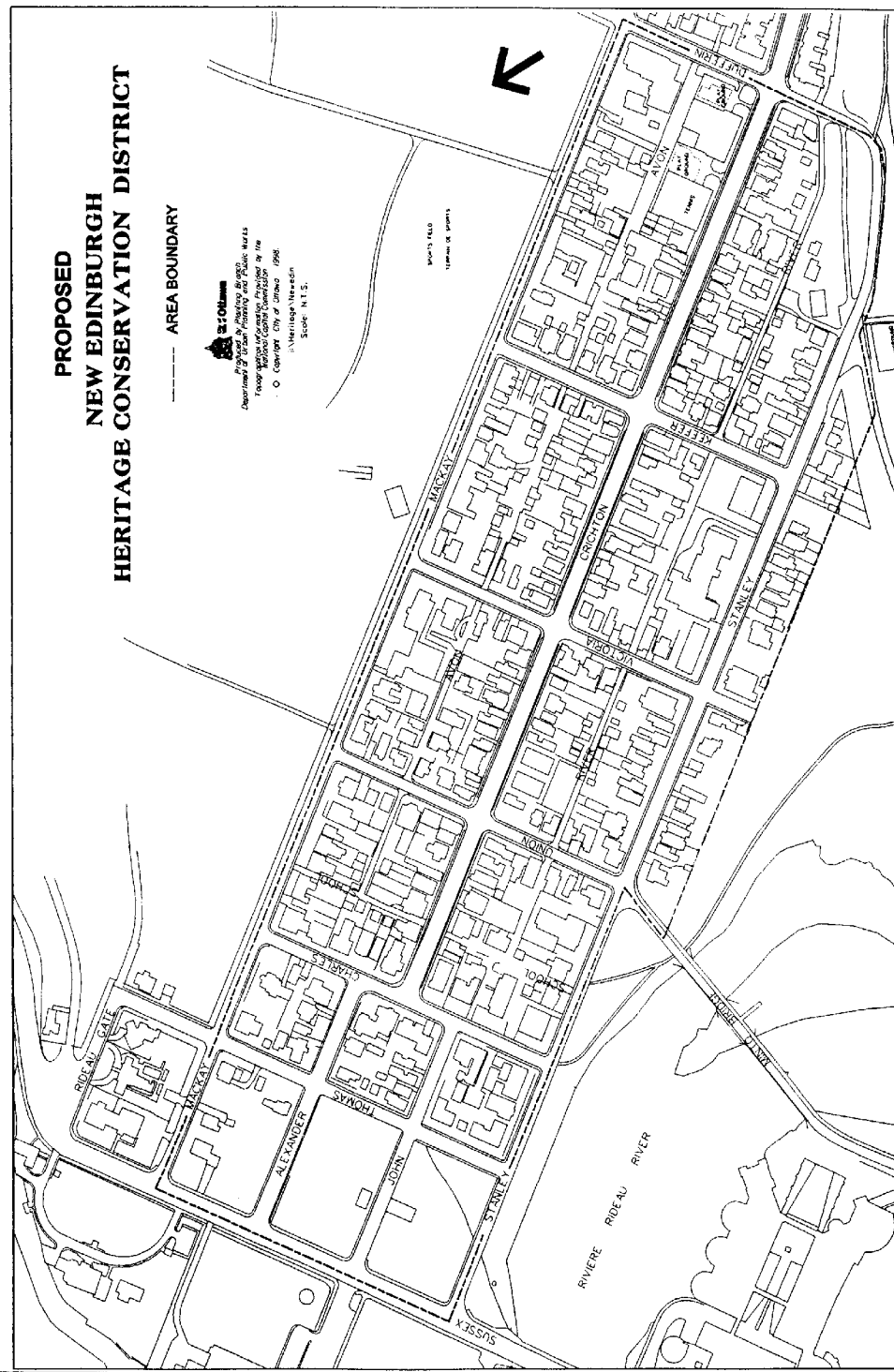
Recommendation 3 - The Department of Urban Planning and Public Works to implement the District Plan, following the designation of the heritage conservation district, as the guiding document for development.

List of Supporting Documentation

- Document 1 Map - Proposed New Edinburgh Heritage Conservation District
- Document 2 New Edinburgh Heritage Conservation District Study (Part 1, Heritage Character and Significance and Part 3, Heritage Conservation District Plan, distributed separately and on file with City Clerk).
- Document 3 New Edinburgh Heritage Conservation District Study (Part 2, Heritage Survey and Evaluation Forms, on file in the Heritage Section, Planning Branch)
- Document 4 Extracts from the City of Ottawa Official Plan
- Document 5 List of properties designated under Part IV of the Ontario Heritage Act within the District
- Document 6 Consultation Details

Part II - Supporting Documentation

Map - Proposed New Edinburgh Heritage Conservation District



3.4 Heritage

In the New Edinburgh heritage area (north of Dufferin Road), which has considerable heritage interest in terms of individual buildings and as a district with significant heritage character, the following policies shall apply:

- a) That the City of Ottawa undertake a study under the Ontario Heritage Act to identify and designate districts of architectural, historical or cultural significance in New Edinburgh, subject to the work schedule of the Planning Branch;
- b) That the City of Ottawa shall discourage unnecessary demolition or insensitive alteration of individual buildings within these areas through such means as are available to the municipality and shall encourage rehabilitation whenever appropriate;
- c) That City Council shall encourage the Design Committee to ensure that the design of new buildings and additions be sensitive and complementary to the character of the area; and
- d) That where alterations to the exterior of any building in a heritage zone are permitted, they be compatible with the heritage design and character of that building.

3.5 Site Development

- a) That development shall only be encouraged where the development will not adversely affect the level of service available to existing development.
- b) That all proposed development be considered in terms of scale, form, proportion and spatial arrangement with existing structures. Further, that new development and redevelopment shall affect minimal visual intrusion on existing development and where possible contribute to the overall visual character of New Edinburgh.
- c) That during the review process for Site Plan Control Approval and/or at the time of a sidewalk reconstruction or area traffic improvement, consideration be given to improve and/or upgrade the existing landscaping and streetscape along the public streets.

List of Properties in New Edinburgh HCD designated under Part IV of
the Ontario Heritage Act

Henderson House, 34 Alexander Street
McLatchie House, 25-29 Crichton Street
Garrett House, 51 Crichton Street
Garvock House, 139-141 Crichton Street
Fraser School House, 62-64 John Street
Allan House, 35 MacKay Street
Woodburn House, 73-75 MacKay Street
Frechette House, 87 MacKay Street
St. Bartholomew's Church, 125 MacKay Street
Lansdowne Terrace, 157-167 MacKay Street
McLeod House, 92 Stanley Avenue
Jones House, 119 Stanley Avenue
Bell House, 151 Stanley Avenue

Summary of Consultation Details

The “Terms of Reference” for the New Edinburgh Heritage Conservation District Study, approved by City Council in 1997, stated that there would be three public meetings but only two were deemed to be necessary because of the widespread support of the Study and the publicity it had received. The first public meeting, to introduce the Study, was held in June 1997 in conjunction with the New Edinburgh Community Association’s Annual General Meeting. The community was kept informed of the Study’s progress through articles published in the “New Edinburgh News and by updates provided at subsequent Annual General Meetings of the community association in 1998, 1999, and 2000. The second public meeting in May 2000 was advertised through a flyer that was sent to every property owner and tenant in the community. The Study was also distributed to the National Capital Commission for its comments. As of September 2000, no negative written comments regarding the Study and its recommendations have been received.