

NEW EDINBURGH

HERITAGE CONSERVATION DISTRICT PLAN

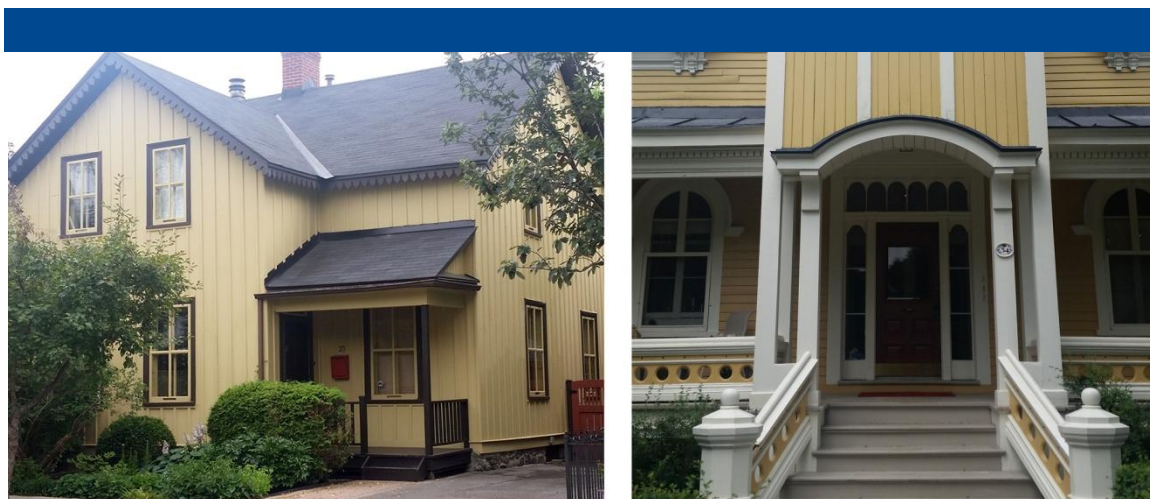


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1.0 Introduction

Heritage Conservation Districts (HCD) are an important tool in conserving Ottawa’s rich heritage resources. The task of preserving and managing an HCD like New Edinburgh requires the dedicated stewardship of residents, and a commitment by the City to exercise its conservation role through adherence to the policies, guidelines and by-laws put in place to ensure that the heritage character is protected for future generations.



Figure 1: The Garvock House at 139-141 Crichton Street is an early stone cottage in the HCD and is designated under Part IV of the OHA.

Who should use this document?

This document is intended to be used by property owners, City staff, architects, planners and contractors to guide projects in the New Edinburgh HCD. Anyone undertaking a project in the HCD should contact staff in the Heritage Section prior to commencement.

2.0 Background

This document is the HCD Plan for the New Edinburgh Heritage Conservation District according to the requirements of the *Ontario Heritage Act*. Its objectives, statement of cultural heritage value, heritage attributes, guidelines and policies replace those approved by City Council in 2001. The 2001 building inventory and historical information remain valuable tools that should be used in conjunction with this Plan.

The New Edinburgh HCD was designated by the City of Ottawa in 2001. At that time, City Council approved the “New Edinburgh Heritage Conservation District Study” which included a Statement of Heritage Character and guidelines related to buildings and new development in the HCD. The Study also included a building-by-building inventory and evaluation and extensive research on the history of New Edinburgh.

In 2005, the *Ontario Heritage Act* was revised to require the adoption of a Heritage Conservation District Plan for all new HCDs. In addition, municipalities may adopt HCD

Plans by by-law for districts designated prior to 2005. The City of Ottawa has been working to adopt HCD Plans for all districts designated before 2005.

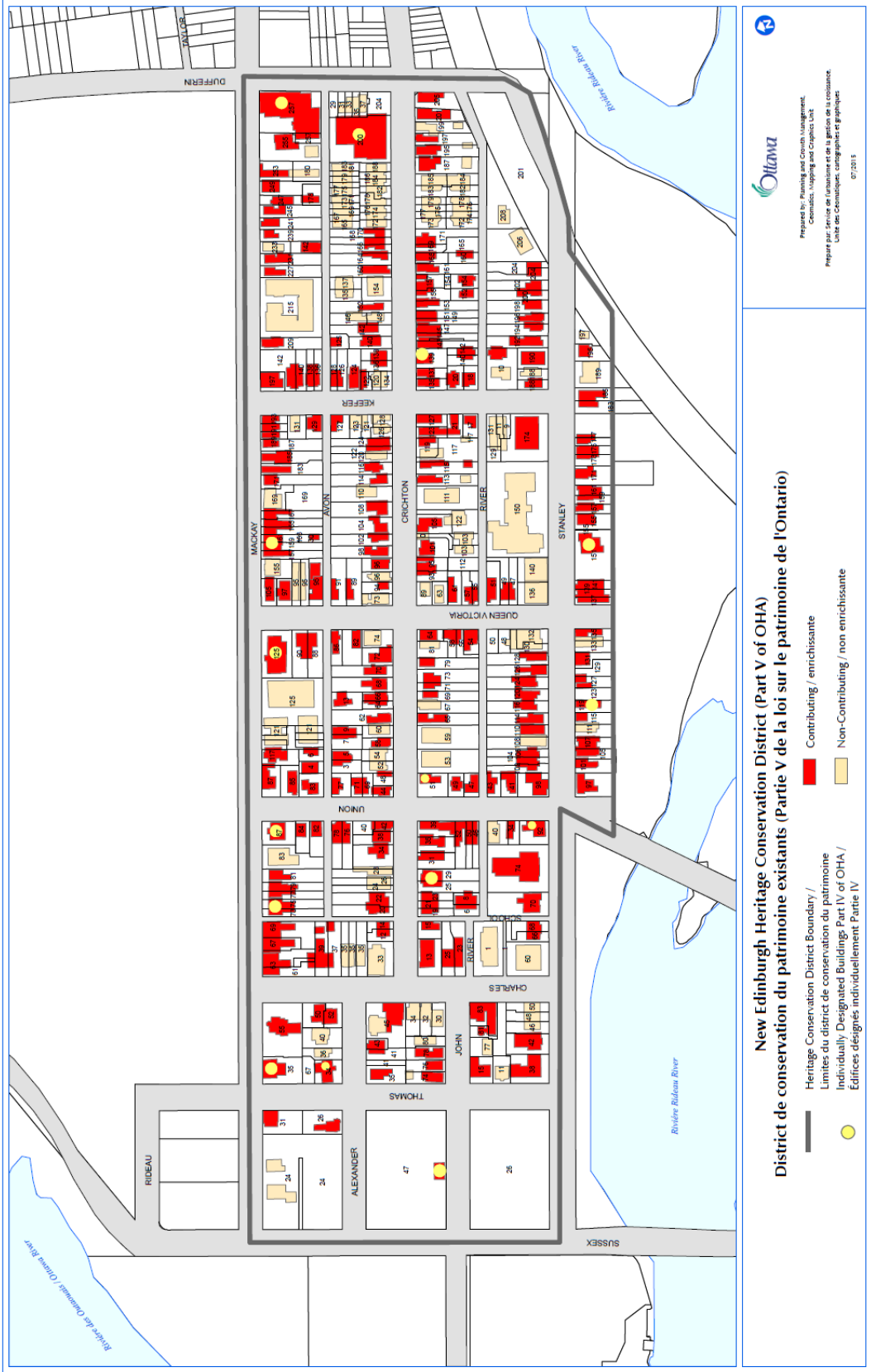
3.0 Boundaries

The boundary of the New Edinburgh HCD will not change. It remains the same as the 2001 boundary which was the same as the historic Village of New Edinburgh. The HCD is bounded by Sussex Drive, Dufferin Road, MacKay Street and the Rideau River. The detailed boundaries of the HCD can be seen in the map on the following page

The New Edinburgh HCD is also located adjacent to many sites of local and national importance including Thomas MacKay's former estate, now the home of the Governor General, Rideau Hall, the Prime Minister's Residence at 24 Sussex Drive and the Minto Bridges, which were constructed to provide a ceremonial route between Rideau Hall and the Parliament Buildings. The proximity of these important sites contributes to the sense of the place in New Edinburgh.



Figure 2: The stone and wrought iron fence along MacKay Street demarcates the grounds of Rideau Hall, one of two large green spaces located adjacent to the HCD.



4.0 Policy Framework

The New Edinburgh HCD is regulated by both municipal and provincial legislation and policies. These include the Provincial Policy Statement 2014, the City of Ottawa Official Plan, and Part V of the *Ontario Heritage Act*.

4.1 Provincial Policy Statement, 2014

The *Provincial Policy Statement (PPS)*, issued under the *Planning Act*, provides municipalities in Ontario with policy direction on matters related to land use planning and development. Part V, Section 2.6 of the PPS provides direction regarding cultural heritage resources. It states:

Significant built heritage resources and significant cultural heritage landscapes shall be conserved; and

- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

4.2 City of Ottawa Official Plan

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

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

4.3 Ontario Heritage Act

The *Ontario Heritage Act (the Act)* regulates the protection of cultural heritage resources within the province. A property that has been formally protected under the provisions of the *Act* is referred to as a “designated” property. According to Section 41.1 (2) of the *Act*, a municipality may pass a by-law adopting a heritage conservation district plan for any districts designated prior to 2005. According to Section 41.1.1 (5) a plan shall include:

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

This document conforms to the requirements of the 2005 *Act*.

4.4 Individually Designated Buildings in the HCD

There are 17 buildings located within the boundaries of the HCD that are individually designated under Part IV of the *Ontario Heritage Act* for their cultural heritage value. These buildings were designated prior to the designation of the district in 2001 and while each has its own Statement of Cultural Heritage Value and is subject to the requirements of Part IV of the OHA, the provisions of this Plan will also apply.



Figure 3: The Bell House is located at 151 Stanley Avenue and is designated under Part IV of the OHA.

5.0 Integration with other Municipal Policy

There are other municipal documents that support the goals and objectives of this Plan. These documents include the City of Ottawa Property Standards By-law (2013-416), the Urban Tree Conservation By-law (2009-200), the City of Ottawa Official Plan, and the Zoning By-law (2008-250).

Section 41.2 (2) of the *Ontario Heritage Act* states:

In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict but in all other respects the by-law remains in full force.

Thus, when there is a conflict between the requirements of a municipal by-law and this Plan, the requirements of this Plan prevail. For instance, where the Zoning By-law might permit a height of 11 metres but the HCD Plan states that the height of a new building shall be compatible with its neighbours and the streetscape which are only 9 metres high then the requirements of this Plan prevail. In the case of a conflict, the Plan prevails only to the extent of the conflict. For instance, where the conflict is related to height limit as described above, the remaining provisions of the Zoning By-law such as permitted uses and required setbacks remain in place.

6.0 Statement of Cultural Heritage Value

6.1 Description of 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.

6.2 Statement of Heritage Value

The historic village of New Edinburgh is a significant example of a small 19th century village located within the urban area of Ottawa. The HCD is significant for its historical associations, architectural and contextual values.

New Edinburgh has cultural heritage value for its association with Thomas MacKay, a Scottish entrepreneur who was instrumental in the construction of the Ottawa section of the Rideau Canal. In the mid-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



Figure 4: The former Crichton Street School at 200 Crichton Street is an important reminder of the history of New Edinburgh as a self-sufficient village.

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.



Figure 5: The informal and green character of New Edinburgh's lanes contributes to the cultural heritage value of the HCD.

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

6.3 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



Figure 6: The street names in New Edinburgh reflect the history of the neighbourhood.

governors-general Lord Dufferin and Lord Stanley, Queen Victoria and the *Act of Union*.

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.”

7.2 Objectives for Existing Buildings

- i. To ensure the retention and conservation of buildings to protect the integrity and character of the HCD.
- ii. To promote the conservation of historic details such as porches, decorative brickwork and bargeboard.
- iii. To promote appropriate restoration, repair and ongoing maintenance of all buildings within the heritage conservation district.
- iv. To prioritize the reuse of existing buildings as an alternative to demolition including the renovation and improvement of non-contributing properties to enhance the character of the HCD.
- v. To ensure that additions to existing buildings are compatible with the character of the HCD.



Figure 7: The Woodburn House, 73-75 MacKay Street is an important Gothic Revival house in the HCD.

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.
- ii. To ensure that any new construction retains existing trees and green spaces.
- iii. To ensure the 19th century pattern of lot development is maintained and respected.

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.
- ii. To conserve the green character of the narrow laneways of New Edinburgh including River Lane, Avon Lane, and School Lane.
- iii. To conserve the village character of the streets in the heritage conservation district with landscaped front yards, low fences, spaces between buildings.
- 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.
- v. To promote appropriate public and private landscaping that will enhance the character of the HCD.



Figure 8: The tree lined streets of New Edinburgh contribute to the overall sense of place.

8.0 Policies and Guidelines

The Policies and Guidelines in this Plan anticipate change in the HCD. Historic buildings will be restored, added to and adapted for new uses and new buildings may be

constructed. The purpose of the following sections is to ensure that all change is sympathetic to the individual building and the HCD as a whole.

The Policies and Guidelines in the Plan address the most common situations and types of alterations. Situations not contemplated by this Plan will be considered on a case-by-case basis by heritage staff in consultation with the community.

8.1 Heritage Conservation District Policies

To meet the Objectives of this plan as outlined in Section 7.0, the Policies below are to be followed when managing change in the New Edinburgh Heritage Conservation District.

1. The cultural heritage landscape of the historic village of New Edinburgh, as defined in the Statement of Cultural Heritage Value and Description of Heritage Attributes shall be conserved and enhanced.
2. New construction shall be in conformity with the Policies and Guidelines in Section 9.5 of the Plan.
3. Future amendments to the City of Ottawa Official Plan and Zoning By-law shall be in accordance with and shall implement the Policies and Guidelines of this Plan.
4. Where a proposed change in the HCD has the potential to negatively impact the character of the HCD as outlined in the Statement of Cultural Heritage Value, the City through its Official Plan policies may require the submission of a Cultural Heritage Impact Statement.
5. Where development is proposed adjacent to the HCD, the City, through its Official Plan policies, may require the submission of a Cultural Heritage Impact Statement that evaluates the impact of the proposed development on the HCD. The Council approved guidelines for Cultural Heritage Impact Statements are available on the City's website.
6. All public works shall have regard for the Policies and Guidelines found in the Plan.
7. Enforcement of the City's Property Standard By-law (By-law 2013-416 as updated) shall be consistently undertaken by City staff within the district and shall have regard for the guidelines found in this Plan.

8.2 Technical Guidance

The City of Ottawa adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in 2008 and these will be applied in conjunction with the guidelines. These guidelines can be found online at: www.historicplaces.ca.

Additional technical guidance for restoration projects can be found online in the United States National Parks Service Preservation Briefs which provide detailed 'how-to' briefs on various elements of restoration (ie. masonry, woodwork, metal). These documents can be found online:

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Staff in the Heritage Section of the City of Ottawa can also provide guidance and advice on specific projects.

8.3 Contributing and Non-Contributing Properties

When the HCD was designated in 2001, a building-by-building inventory and evaluation was undertaken in cooperation with the community. The Heritage Survey and Evaluation Forms for all buildings are held on file with the City of Ottawa and copies can be provided to property owners upon request.

As was the practice for other HCDs in Ottawa, all buildings were scored individually and assigned a category from one to four (with one being the most important buildings and four being the least important). The re-evaluation of all properties in the HCD was not part of this project, however, given that 15 years have passed since the initial evaluation and some buildings may have gained additional significance during that time, all Category 4 buildings were revisited. There were 66 Category 4 buildings in the HCD, and 10 of these buildings were re-classified. The re-classification document which outlines the rationale and evaluation process is held on file with the City of Ottawa.

For the purposes of the guidelines below, properties classified as Categories 1, 2 and 3 are considered **contributing** buildings in the HCD, meaning that they contribute to the special character of the HCD through their history, architecture and environment. Category 4 buildings are considered **non-contributing buildings**, meaning that they are buildings that do not contribute to the heritage character of the HCD. Non-contributing buildings include those constructed outside of the period of highest significance, buildings that are not sympathetic to the character of the HCD and vacant

lots. Non-contributing buildings may also include more recent buildings that are sympathetic in scale or style to character of the HCD.

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

8.4 Management Guidelines

These guidelines are intended to ensure conservation of existing buildings and landscapes and to provide design guidelines for new buildings and additions to existing ones. The guidelines are arranged in sections:

- Guidelines for existing buildings (contributing and non-contributing) including guidelines for additions
- Guidelines for new construction
- Guidelines for landscape and public realm
- Guidelines for Laneways

8.5 Guidelines for Existing Buildings

These Guidelines are intended to assist property owners in the long-term conservation and enhancement of their buildings. It is the responsibility of individual property owners to manage properties in compliance with the Guidelines. This section includes all buildings in the HCD but is separated into guidelines for contributing and non-contributing buildings. The categorization of a property can be found on the map on page five or by contacting the City of Ottawa.

8.5.1 Demolition and Relocation

1. In accordance with the objectives of this Plan to make the retention of all buildings in the HCD a priority, the demolition of existing buildings (both contributing and non-contributing) in the HCD is strongly discouraged. Buildings should be retained and renovated wherever possible.
2. Demolition or relocation of contributing buildings will not be permitted except under extraordinary circumstances such as fire or natural disaster.

3. Demolition applications for contributing buildings shall be accompanied by a rationale that sets out the reasons that the retention of the building is not possible. A report by a structural engineer with expertise in heritage buildings may be required.
4. In the rare instance that the demolition of a contributing building is permitted, the proposed replacement building will be permitted only where the siting, form, materials and detailing are consistent with and sympathetic to the character of the HCD and meet the guidelines for new construction in Section 9.5.4.
5. In the rare instance that a contributing building is demolished, heritage staff may require that the building be recorded (photos or plans) and the information be deposited at the City of Ottawa Archives. In addition, consideration should be given to salvaging historic materials as the building is demolished.
6. While acknowledging that the retention of buildings in the HCD is an objective of this Plan, applications to demolish non-contributing buildings in the HCD may be considered. Any application to demolish a non-contributing building in the HCD shall be accompanied by plans for the proposed replacement building.
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.

8.5.2 Conservation and Maintenance

One of the objectives of this Plan is to promote the conservation of historic buildings in the HCD. The guidelines below are intended to implement that objective by providing clear guidance to property owners about appropriate methods of conservation and restoration of various building elements. This section does not apply to non-contributing buildings.

Roofs and Chimneys

1. Every effort should be made to retain original roofing materials (eg. cedar, slate).
2. Where the original roofing material is missing, property owners are encouraged to restore the roof to its historic material. The use of roofing material in modern materials created to imitate historic materials (e.g. roof slates or cedar shingles), may be approved.
3. New dormers should be located in a manner that does not affect the heritage character of the building or the streetscape.
4. New eaves troughs and downspouts may be permitted if required to solve drainage issues, but should be located in an inconspicuous location and installed in a way that does not damage the building.
5. The addition of solar panels may be permitted and solar panels should be located so as to minimize impact the character of the historic streetscape. In addition, solar panels shall be installed in a manner that will not impact the heritage fabric of the building if they are removed.
6. Chimneys are important heritage attributes of historic buildings. Historic chimneys should be retained and maintained on a regular basis. Non-functioning chimneys that contribute to the cultural heritage value of a building shall be retained.



Figure 9: The cedar roof of St. Bartholomew's Church was recently restored.

Exterior Cladding

The guidelines below are related to the exterior cladding of contributing buildings in the HCD. This includes wood, stucco, brick and stone. The conservation of masonry elements is outlined in more detail in the Masonry section below.

1. Original cladding should be conserved and maintained. Restoration of historic cladding is preferable to replacement.
2. If original cladding requires replacement it should be replaced in kind. Only deteriorated portions should be replaced.

3. Removal of inappropriate cladding (e.g. vinyl siding) and replacement with historically appropriate cladding is encouraged.
4. Wood siding should be painted.
5. Historic stucco should be repaired or replaced in kind to match the original in colour, texture and finish. Replacement with synthetic stucco or Exterior Insulation Finishing System (EIFS) is discouraged.



Figure 10: The board and batten wood siding of this house on Crichton Street is an important heritage attribute that should be preserved.

Masonry

1. Existing brick and stone shall be maintained. If the historic masonry is beyond repair, it shall be replaced with compatible salvaged or new materials. Only those areas that are beyond repair will be replaced.
2. The re-pointing of historic masonry is complex and should be undertaken by an experienced mason. New mortar should match the original in colour, pointing method and composition.
3. Existing unpainted brick or stone should not be painted except in extraordinary circumstances where required to protect the integrity of the historic building
4. Cleaning of brick and stone buildings shall be undertaken using gentle and non-abrasive methods. Sandblasting is not an appropriate method to clean brick or stone. Property owners shall consult with heritage staff prior to cleaning of masonry to ascertain that proposed methods of paint removable are acceptable.

Why is mortar so important?

Mortar is the material used to bond brick or stone and is integral to the stability of a building. Over time, mortar degrades and eventually requires replacement. This process is called “re-pointing”.

Historic masonry is complex and re-pointing should be undertaken by an experienced mason. If the mortar is too hard, movement and stresses will be absorbed by the brick instead of the mortar. Heritage staff can assist with historic mortar specifications if



The image on the left shows repointing completed with the wrong type of mortar which doesn't match the original in colour, texture or composition. The photo on the right shows the same house after the repointing was re-done by an experienced mason.

Foundations

1. The original foundation material shall be maintained and conserved. Repair of original material is preferred over replacement.
2. The application of stone veneer to existing concrete foundations is not appropriate and is strongly discouraged.
3. New surfaces or coatings such as parging will be compatible with the design of the building.
4. Re-pointing of stone foundations is complex and should be undertaken by an experienced mason. New mortar should match the original in colour, pointing method and composition.

Windows

Windows are an integral part of the historic character of a building. The size and placement of windows are known as the fenestration pattern. The material and profile of individual windows is also important. The profile includes the construction, operating mechanisms, sill profile and width and design of the window frame and muntin bars. While some windows have been replaced over time, where original windows remain, they should be retained.

Well-maintained historic windows can last much longer than contemporary replacements. There are practical and economical approaches that can be taken to repair historic windows including painting, re-puttying or caulking, and weather stripping. Heritage staff can provide advice on appropriate methods of restoration for historic windows and appropriate replacement windows as necessary.

1. Original wood windows and storm windows should be retained and conserved wherever possible and when replacement is required, only those windows that are beyond repair may be replaced. Energy efficiency can be achieved with existing windows through the restoration of the windows and the installation of weather stripping and appropriate exterior or interior wooden storm windows.
2. Replacement windows should match the historic windows in size, shape, materials and divisions. Where no documentary evidence of the original windows exists, replacement windows should be based on local examples in similar houses.
3. The material of replacement windows should match the originals, however, alternate materials may be considered in consultation with Heritage Staff. Multi-paned windows should have appropriate muntin and mullion bars.
4. The replacement of inappropriate newer windows with historically appropriate wood units is encouraged.



Figure 11: Historic windows were generally sash windows with multiple panes and constructed out of wood.



Figure 12: The entrance of this house is characterized by the door, transom window, and sidelights.

5. Retention of original fenestration pattern is encouraged. Where a new window opening is required, it should be located in a discreet area and follow the rhythm and scale of the historic pattern.

Doors and Entrances

1. The pattern and arrangement of the front entrance shall be retained including doors, sidelights and transom windows.
2. Additional entrances shall not be introduced on the principal street facing façade.
3. The replacement of inappropriate newer doors with more compatible units is encouraged.
4. Existing historic doors and hardware should be retained and repaired. Where replacement is required, replacement doors will replicate the historic door as closely as possible.

Porches and Verandas

1. The removal of historic porches will not be permitted.
2. The construction of new porches where none previously existed may be permitted if the porch does not obscure heritage attributes and respects the building's heritage character.
3. Where a porch is badly deteriorated, it should be conserved, not replaced. If it is beyond repair, it should be replaced in kind with the same materials, style, and size. Where a component of the porch such as a bracket, railing, post, baluster or column has deteriorated beyond repair, it should be replaced in the same style, material, and proportions.



Figure 13: An elaborate wooden porch at 34 Alexander Street

4. If a property owner wishes to reinstate a missing porch, the design should be based on documentary evidence (ie. historic photographs). If no such evidence exists, the porch should be based on local examples on similar buildings.
5. If changes to railing heights are required to meet the standards of the Ontario Building Code, additions should be made to existing railings in the form of a contrasting but sympathetic horizontal railing. Property owners should contact heritage staff for guidance.

Decorative Features

1. Many of the gable roofed houses in New Edinburgh feature decorative bargeboard, finials and pendants in the gable end. These elements will be retained and conserved. Where replacement is required, new features will replicate the historic feature in material, scale and profile.
2. Heritage attributes including, but not limited to, shutters, brackets, window details, shingling, bargeboard and finials, should be retained and conserved.
3. The addition of decorative trim or “gingerbread” to buildings where there is no historic evidence should be avoided.



Figure 14: The Frechette House, 87 MacKay Street features decorative bargeboard in the gable ends.

Paint Colour

A property owner is free to paint their house any colour, however, these Guidelines may be used to assist in choosing a paint colour.

1. If a property owner wishes to determine the original colours of their house, paint scrapings from inconspicuous areas may reveal previous paint colours.
2. Colours associated with the building’s era, architectural style and materials and the fashion at the time of construction could be used to inform colour choices. Those seeking assistance in selecting appropriate colour palettes, may contact heritage staff or an architectural conservation expert.

8.5.3 Additions to Existing Buildings (Contributing and Non-Contributing)

The Guidelines below address the most common situations and types of additions. Situations not contemplated by the Guidelines will be considered on a case-by-case basis by heritage staff in consultation with the community.

General Guidelines

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing an addition to an existing building.
2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate a historic style, care shall be taken to ensure that the proposed addition is an accurate interpretation.
3. Additions shall normally be located in the rear yard. However, there may be instances where an addition elsewhere may be appropriate because it does not have a negative impact on the cultural heritage value of the HCD. These situations will be reviewed on a case-by-case basis in consultation with the community.
4. The height of any addition to an existing building shall not exceed the height of the existing roof line.
5. Additions shall be consistent with the streetscape with respect to height, size, scale and massing.
6. Rooftop terraces are not typical in the HCD, however, a terrace may be appropriate where it is set back from the roof edge and not visible from the street at the grade of the house.

What does “of its own time” mean?

The “Standards and Guidelines for the Conservation of Historic Places in Canada” state that a new building or an addition to an old building in a heritage conservation district should be distinguishable as a new feature and not try to imitate an old building. The same document notes that a new building must also be compatible with and subordinate to the historic character of the HCD. This balance of contemporary design and compatibility can be achieved through use of materials, massing, rooflines and window proportions.

Guidelines for Contributing Buildings

1. All additions to contributing buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportions and rooflines.
2. In planning alterations and additions to contributing buildings the rooflines of the original house (gable, hip, gambrel, flat etc.) shall be maintained.
3. Additions shall not result in the removal or obstruction of heritage attributes of the building or the HCD.
4. Windows in additions should be compatible with the building's original windows in size, shape and divisions. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
5. Cladding materials for additions to contributing buildings will be sympathetic to the existing building. For instance, an addition to a brick building could be clad in wood board and batten siding. Natural materials are preferred.



Figure 15: A portion of the porch at 55 MacKay Street was enclosed with glass to provide additional weather protection.



Figure 16: 116 Stanley has a sympathetic addition at the side that does not negatively impact the character of the building.

Guidelines for Non-Contributing Buildings

The guidelines below are intended to guide additions and renovations for non-contributing buildings. Guidelines for these buildings are necessary because alterations to these buildings have the potential to impact the cultural heritage value of the HCD.

1. Alterations and additions to non-contributing buildings will contribute to and not detract from the heritage character of the District. Renovations to non-contributing building that make the building more compatible with the character of the HCD are encouraged.
2. Alterations and additions to non-contributing buildings will be designed to be compatible with the contributing buildings of the District and in particular the streetscape, in terms of scale, massing height, setback, entry level, materials and windows.

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.

2. New buildings shall contribute to and not detract from the heritage character of the HCD as outlined in the Statement of Cultural Heritage Value and list of Heritage Attributes
3. Construction of new buildings will only be approved when the siting, mass, height and materials are compatible with and contribute to the surrounding properties and the cultural heritage landscape.
4. New buildings should be of their own time and are not required to replicate an historical architectural style. 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.
5. Most buildings in New Edinburgh feature front entrances either at grade or one to four steps up. New buildings in the HCD shall respect this heritage attribute.
6. Existing grades shall be maintained.
7. Cladding materials shall be continuous on all building elevations. The use of brick or stone on the front facade only is not appropriate in the HCD.
8. Construction of new buildings will only be approved when the height, mass, and materials of the new building respects and is compatible with the existing buildings in the associated streetscape.
9. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
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.
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.

- 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.
- 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.



Figure 17: This small garage on River Lane is modestly scaled and in keeping with the character of the neighbourhood.

Garages and Accessory Buildings

- 1. New garages and accessory buildings shall be designed and located to complement the heritage character of the HCD and the design of the associated building. In general, new garages should be simple in character with a gable or flat roof and wood or stucco cladding.
- 2. New carports should be of wood construction and open in character.
- 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.

8.5.5 Guidelines for Landscape and Public Realm

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

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

3. The creation of new front yard parking spaces is strongly discouraged. The removal of existing front yard parking spaces is encouraged.

4. The existing grid system and road pattern reflects the historical layout of the village and shall be retained.

5. In general, fences should be limited to the rear and side yards, constructed of wood and meet the requirements of the Fencing By-law (2003-462). Low fences of wood or iron in the front yard, inspired by historic precedent, may be appropriate.



Figure 18: The street trees along Stanley Avenue contribute to the green character of the neighbourhood.

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.

8.5.6 Guidelines for Laneways

The narrow, green character of New Edinburgh's lanes, River Lane, Avon Lane and School Lane, is integral to maintaining the character of the HCD. The lanes are a heritage attribute in the HCD that make an important contribution to the cultural heritage landscape. The lanes are characterized by rich vegetation, narrow roads without sidewalks (except for Avon Lane between Queen Victoria and Union Streets) and a mix of houses and outbuildings including sheds, car ports and garages. While incremental infill has occurred on the lanes beginning in the early 20th century, the historic character of the lanes has the potential to be compromised by new development.

The following guidelines are intended to protect the character of the lanes.

1. The simple green character of the lanes shall be retained. Additions to buildings that back onto the lane shall have regard for the green character of the lanes.
2. New residential development on the lanes may be appropriate where an existing building has been demolished. Replacement buildings shall protect and enhance the green character of lanes and the modest scale of the houses and accessory buildings on the lane.
3. New accessory buildings on the lanes shall reflect the simple, modest character of the historic garages and outbuildings found in the HCD.



Figure 19: The house located at 3-5 Avon Lane was constructed in 1874 and is an early example of the development along the lanes. It is located close to the street and is compatible with the scale of Avon Lane.



Figure 20: This small garage on River Lane is typical of the small scale wooden garages and former carriage houses found throughout the HCD.

4. While new lots are created either by the subdivision or severance process under the *Planning Act*, the policy framework for decisions on lot severance on New Edinburgh's lanes is provided by the Official Plan, the Zoning By-law, and the guideline below:
5. The remaining through lots from MacKay, Stanley and Crichton Streets are an important heritage attribute in the HCD. The severance of these lots to create new lots on the lanes will not be permitted.

9.0 Implementation and Review

9.1 Heritage Permit Process

All properties located within the boundaries of the HCD are designated and regulated under Part V of the *Ontario Heritage Act* regardless of age, type or style. All exterior alterations require the approval of the City of Ottawa.

All Heritage Permit applications will be reviewed using the Guidelines and Policies in this Plan.

Property owners who wish to alter their building should consult with staff in the Heritage Section about their project prior to submitting an application. Staff will advise the property owner if a heritage permit is required for their project. The following are minor alterations that do not require a heritage permit under the *Ontario Heritage Act*:

- Interior alterations;
- insulating, weather stripping, caulking
- painting/paint colour (not including masonry surfaces);
- paving or repaving an existing driveway;
- regular on-going building maintenance such as repointing and foundation repairs using appropriate methods; and
- planting, gardening and minor landscaping that is in character with the streetscape.

For all other types of work, a heritage permit is required. Depending on the scale of the project, approval may be delegated to staff. If the project is large (such as demolition, new construction or a significant addition) the property owner will require the approval of

City Council after consultation with the Built Heritage Sub-Committee prior to the issuance of a heritage permit.

Heritage staff will confirm the required plans and documents for an application but the following are generally required:

- Project Description
- Project data (gross floor area, Zoning information, etc.)
- Site Plan
- Photos
- Landscape plan showing existing mature trees, proposed trees and trees to be removed
- Elevations
- Perspectives /Renderings/Streetscape Views
- List of materials
- Cultural Heritage Impact Statement (may be required)

9.2 Community Consultation

Applicants are strongly encouraged to consult with local community groups such as New Edinburgh Community Alliance prior to the submission of an application under the *Ontario Heritage Act*. The local community association is circulated on all applications under the *Ontario Heritage Act*.

9.3 Heritage Grant Program for Building Restoration

Owners of contributing properties in the HCD may apply to receive a matching grant of up to \$5000 towards an eligible restoration project on their property. The Heritage Grant Program provides funding for restoration projects such as repointing of historic masonry, repair or restoration of porches or bargeboard or the completion of a building condition assessment.

More information about the program can be found on the City's website at:

<http://ottawa.ca/en/city-hall/planning-and-development/how-develop-property/heritage-grant-building-restoration>

9.4 Periodic Review

It is recommended that the City undertake a review of the New Edinburgh Heritage Conservation District Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the scheduled review guideline will in no way invalidate the Plan or its ability to be enforced.

10.0 Glossary

Built heritage resources: means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions

Conservation (Heritage): means the broad range of activities used to identify, protect, maintain and revitalize a heritage property. Conservation seeks to retain elements of the built environment which are recognized as having heritage value.

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Cultural Heritage Impact Statement (CHIS): an arm's length, independent study to determine the impacts of proposed future development on cultural heritage resources. A CHIS is required where a proposal has the potential to adversely impact a designated heritage resource.

Cultural heritage landscape: means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the

Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

Heritage Conservation District: An area or environment, usually an aggregate of buildings, open spaces and streets, which has been designated by by-law by City Council under the authority of Part V of the *Ontario Heritage Act*.

Heritage attributes: means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property or heritage conservation district.

In-kind: with the same form, material, and detailing as the existing.

Repointing: To repair masonry joints with mortar.

Restoration: means the action or process of accurately revealing, or recovering the state of an historic place as it appeared in a particular period in its history