

New Edinburgh Community Alliance  
Heritage and Development Committee  
c/o David Sacks  
67 Thomas Street  
Ottawa

January 30, 2014

Members of the Committee:

Thank you for making the time to consider the revisions recently made to my proposal for the renovation to 205 Crichton Street, presented to the NECA Heritage and Development Committee on February 28, 2012. Written comments were received from the committee on March 23, 2012. (See copy of original letter sent by Michael Histed enclosed.) In the covering email message to which the committee's comments were attached, committee Chairperson Michael Histed wrote: "The Committee agreed that this is an exciting opportunity to showcase both Heritage and environmental design."

Each of the five comments or recommendations made by the NECA HDC have been carefully considered. This letter serves to summarize how each point has been addressed, either through a revision to the proposed plans or through the provision of additional information. The following points are made in reference to the original letters numeration:

1. The building's classification as a Gateway property is recognized.
2. The revised site plan **proposal** allows for at least one parking space on each proposed property. No more than 1 parking space can be accommodated on the proposed property fronting onto Crichton Street. On the proposed property fronting onto Dufferin Road, one parking space is proposed.
3. The revised proposal for an addition toward the rear of the property would represent a 26.26% increase in gross floor area, if the existing building had been constructed as originally intended (i.e. 2 stories above grade and 1 story partially below grade toward the front of the property, with 1 story above grade and 1 story below grade toward the rear of the property). If the extent of the development illustrated in the original plans is ignored, the gross floor area of the proposed addition would represent a 46.72% increase in gross floor area.

4. The revised proposal for an addition toward the rear of the property is now set back 0.61 metres (24") from the side wall of the existing building facing Dufferin Road. Since the proposed front (second floor) addition is intended to complete the original building, its walls are flush with those of the first floor, as originally intended in 1945. Subordination of the new rear addition is achieved by setting back the facade facing the public realm and by differentiating the new finish material.

5. The revised version of the plans, no longer includes balconies added to the west facade of the existing home. The owners of the adjoining property have been consulted in the interest of ensuring that any potential concerns about privacy (or any other matter) could be mitigated. The neighbours (who previously inhabited the subject property) have expressed their full support for the project in its current form.

I look forward to discussing my revised project with you on On February, 3. Please contact me should you require any additional information.

Best regards,



Chris Straka

Enclosures:

NECA Response to Proposed Redevelopment of 205 Crichton Street dated 2012/03/23

Proposed Plans for Renovation and Addition to 205 Crichton Street dated 2014/01/30



New Edinburgh Community Alliance  
Alliance communautaire de New Edinburgh  
(NECA)  
[www.newedinburgh.ca](http://www.newedinburgh.ca)

### **NECA Response to Proposed Redevelopment of 205 Crichton Street**

Design by VERT design Inc.

The building is located at an important confluence of three streets (Crichton, Dufferin and Stanley) entering the Heritage Conservation District and is an interesting example of wartime construction. The Committee commends the efforts to combine environmental sustainability with the objective of maintaining the historical character of this “Gateway” property. The Heritage and Development Committee reviewed the proposed changes to 205 Crichton and have the following comments and recommendations:

1. Consultation with the City of Ottawa Heritage Department confirmed that this property is classified as a Gateway property to the New Edinburgh Heritage Conservation District, thereby elevating the property to a minimum category 2 heritage building.
2. The building is designed to house three units, which by zoning requires 1.5 parking spaces. According to Section 5 of the Heritage Overlay, parking is exempted for the original building now designated a minimum category 2 building, but not to the addition.
  - a. It should be noted that this property is directly across from the Ottawa School of Dance, which creates significant parking problems for the corner of Crichton/ Stanley and Dufferin streets. Although three spaces would be ideal, it is recommended to keep two spaces to alleviate further congestion on lanes, but at the same time provide a minimum level of parking. At the time of submission to the Committee, it was unclear as to the developers parking plans.
3. The proposed addition of a second floor plus the rear addition significantly increases the “gross floor area” which in accordance with the Heritage Overlay is limited to 30%. They also increase the overall mass of the property compared to the original building.
  - a. Although the intent of the developer was to reflect the original design from the 1940s, it is evident that the plans exceed the gross square footage of even the original drawings, which have a smaller rear addition and no second floor on the addition, thereby creating a much larger property than was originally intended.
4. The rear addition is flush with the original property. In accordance with the Heritage Overlay, the side yard setback of the addition must be at least 60 cm greater than that of the wall of the building located closest to the side lot line. It is recommended any addition be set back at least 60 cm.
5. The Northwest elevation indicates two balconies overhanging the side yard shared with the immediate neighbor. In accordance with Section 4 of the Heritage Overlay, projections are not permitted into a side yard. It is recommended that the balconies be removed. The neighbour should also be consulted for potential privacy concerns.

[Received by email from Michael Histed [mhisted@uottawa.ca](mailto:mhisted@uottawa.ca) at 9:15 am, March 23, 2012]