



New Edinburgh Community Alliance
Alliance communautaire de New Edinburgh
(NECA)
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.