

# HERITAGE IMPACT ASSESSMENT

## 267 O'CONNOR STREET, OTTAWA

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Prepared For: Taggart Realty Management

Prepare By: John Stewart, Commonwealth Historic Resource Management  
4th Revision, December 2025

## AUTHOR'S QUALIFICATIONS

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

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Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a board member of Algonquin College Heritage Trades Program and, after 16 years, has recently retired as a panel member with the Ottawa Urban Design Review Panel.

# TABLE OF CONTENTS

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AUTHOR'S QUALIFICATIONS .....	2
TABLE OF CONTENTS .....	3
1.0 INTRODUCTION .....	5
1.1 Purpose .....	5
1.2 Site Location, Current Conditions and Introduction to Development Site .....	6
1.3 Built Heritage Context and Street Characteristics .....	8
1.3 Neighbourhood References .....	9
1.4 Relevant Information from Council Approved Documents .....	15
2.0 RESOURCE DESCRIPTION AND HISTORY .....	18
2.1 Neighbourhood History .....	18
2.2 Development Site History .....	19
3.0 STATEMENT OF CULTURAL HERITAGE VALUE .....	19
3.1 Statement of Cultural Heritage Value .....	19
4.0 DESCRIPTION OF PROPOSED DEVELOPMENT .....	21
4.1 Context & Description .....	21
4.2 Height Regulations .....	24
4.3 Massing Breakdown .....	25
4.4 Materiality and Design .....	25
4.5 Landscape Intent .....	27
4.6 Addressing Heritage Comments and Concerns .....	30
5.0 IMPACT OF DEVELOPMENT PROPOSAL .....	35
5.1 Guidelines .....	35
5.2 Centretown and Minto Park Heritage Conservation District Plan 2022 .....	35
5.3 Centretown Community Design Plan (CCDP) .....	41
5.4 Heritage Overlay .....	47
5.5 Development Impacts .....	47
6.0 ALTERNATIVES AND MITIGATION STRATEGIES .....	48

6.1	Alternatives and Mitigation measures .....	48
6.2	Conclusions .....	50
APPENDIX A:	COUNCIL-APPROVED CONSULTATION STRATEGY .....	51
APPENDIX B:	HERITAGE ACT SUBMISSION .....	56

# 1.0 INTRODUCTION

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## 1.1 Purpose

This Heritage Impact Assessment (HIA) is a requirement of the City of Ottawa. The purpose of the HIA is to identify the cultural heritage resources and values that may be impacted by the phased construction of two high-rise towers at 267 O'Connor Street. The proposed development is located in the Centretown Heritage Conservation District (CHCD), which was designated by the City of Ottawa in 1997 under Part V of the Ontario Heritage Act (OHA) (By-law 269-97). In 2022, the City updated the study with the Centretown and Minto Park Heritage Conservation Plan. Section 9.5 of the Centretown HCD plan states that, 'Landmark Buildings must conform to the policies of this plan and meet the Objectives of this Plan'.

The HIA is an independent evaluation of the impacts on the heritage values of the Centretown Heritage District and its context. The document follows the content outline recommended by the City of Ottawa for HIAs. The development plans have undergone several iterations in response to City, UDRP and community suggestions. This is a revised version of the HIA initially prepared in 2020, revised in 2024 and updated in February 2025. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act.
- Centretown and Minto Park Heritage Conservation District Plan, 2022.
- Centretown Heritage Inventory Report, May 2020, and Centretown Heritage Register Map.
- Centretown Buzz, Comment: 267 O'Connor Street: "Never demolish, never remove" April 2024 The Doctor's Building at 267 O'Connor Street.
- A Cultural Heritage Impact Statement, 267 O'Connor Street, Ottawa, prepared by Commonwealth, Taggart Corporation, 2020.
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa. May 2013.
- Ottawa Centretown—A Community Design Plan for the Heart of Centretown 6.0 Building, Centretown.
- Centretown Secondary Plan, Official Plan, City of Ottawa.
- Heritage Survey and Evaluation Forms: 270 MacLaren Street.; 307 and 330 Gilmour Street.
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.
- Pre-Application Consultation Meeting Notes, PC2020-0131, Tuesday, June 30, 2020.
- The City of Ottawa's Special Design Review Panel, 267 O'Connor Street, May 17th, 2024;

- City of Ottawa Official Plan Centretown, Section 3.9 Landmark Building Policy.
- Centretown Secondary Plan, City of Ottawa.
- Design Drawings and Renderings, UNStudio and Hobin Architecture, February 2025 as well as the revised drawings and renderings, November 2025.
- Landscape Site Plan, CSW Landscape Architects, November 2025.
- 267 O'Connor: First Round of Technical Circulation Comments, February 2022.
- 267 O'Connor City Comments on May 2<sup>nd</sup>, 2024, Presentation.
- 267 O'Connor Public Consultation Workflow and
- 267 O'Connor Design Brief Booklet Plans, elevations, and rendered perspective views. UNStudio and Hobin Architecture, February 2025.
- 267 O'Connor Sun/Shadow Design Brief Booklet Appendix UNStudio and Hobin Architecture, February 2025.
- City of Ottawa's Special Design Review Panel, September 2, 2025.
- Official Plan Amendment and Zoning By-law Amendment Applications Formal Review Comments from Second Technical Circulation. File Number: D01-01-20-0019 (OPA) & D02-02-20-0101 (ZBLA) April 1, 2025
- 267 O'Connor Street Heritage Podium Redesign Sketches, UNS United Network Studio, May 2025

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## 1.2 Site Location, Current Conditions and Introduction to Development Site

The property is located within the Centretown Heritage Conservation District. The property occupies the west end of the block between MacLaren Street to the north, Gilmour Street to the south, with frontage on O'Connor Street to the west. To the east, the property abuts 270 MacLaren Street and the double lot at 307 Gilmour Street. Currently, a six-storey office building known as the Medical House sits on the north-west corner, with an asphalt surface parking occupying the remainder of the property to the south and east. The subject property is defined as a "Non-Contributing Building" under the Centretown and Minto Park HCD Plan, and the 6-storey building will be demolished to make way for the planned redevelopment. The City has issued a heritage demolition permit.

The property located in the Centretown Minto Park Heritage Conservation District has an existing 6-storey medical office building positioned at the northwest corner of the site. Heritage inventories in 1996 and again in 2020 identified it as a 'non-contributing' resource. The building is positioned tight to the property lines, which is typical of institutional and commercial development along O'Connor but in contrast to the surrounding low-rise residential neighbourhood character. The office building is an example of mid-century modern design, constructed in two phases, with the north half constructed circa 1958 and the south half constructed between 1965 and 1976.

### Rationale for Demolition.

The property at 267 O'Connor Street is the subject of a ZBLA and OPA application and is to be redeveloped into a high-rise residential development. The current leasing market and the building's existing conditions make it uneconomical to continue to operate, considering the imminent plans for demolition and redevelopment. As such, the proposal considers immediate demolition of the building and greening of the site until redevelopment, in line with the Centretown HCD's guidance on demolition (Section 5 Policy 2). Redevelopment of the property is planned for as early as 2030.



*Figure 1: Aerial view illustrating the built context within the block and adjacent to the development site. The site is highlighted in red.*  
Source: Google Earth



*Figure 2 : Block plan illustrating the built context surrounding the development site.* Source: Geoottawa

### 1.3 *Built Heritage Context and Street Characteristics*

MacLaren Street, extending from O'Connor to Metcalfe, was developed in the late 19th century with detached residential dwellings. On the north side of MacLaren, the built form includes three brick-clad, two-and-a-half-storey Victorian-style detached residences: two located at the corner of O'Connor (261 and 293 MacLaren), directly across from the development site, and a third at 275 MacLaren. The remaining lots on this block—287, 293, and 263 MacLaren—were redeveloped beginning in the mid-1950s with mid-rise office and apartment buildings.

On the south side of MacLaren, two Victorian-style detached residences remain: one adjacent to the development site at 270 MacLaren, and another at 264 MacLaren (see Figure 12 &13).

The development site is positioned at the west end of the block bounded by O'Connor, MacLaren and Gilmour Streets. Originally, the site consisted of 6 residential lots; four fronting onto O'Connor, one on MacLaren and one fronting onto Gilmour, see (Figure 2). In the mid-1950s, they were demolished to make way for the Medical House, a six-storey office building and surface parking area.

Gilmour Street's north side was similarly redeveloped starting in the mid-1950s. A two-storey Spanish Revival-style brick-clad detached residence remains at 307 Gilmour, adjacent to the development site. Further east, a newer brick-clad mid-rise residential building has been constructed. The south side of Gilmour is dominated by the two-storey Ottawa Board of Education building and its three-storey brick-clad addition, constructed between circa 1923 and 1948.

On the west side of O'Connor Street, across from the development site, the built form includes two-and-a-half-storey brick-clad detached residences at 278 and 290 O'Connor, typical of early 20th-century development. These have been incorporated into a six-storey redevelopment, alongside a six-storey apartment building at 320 O'Connor (see Figure 12).

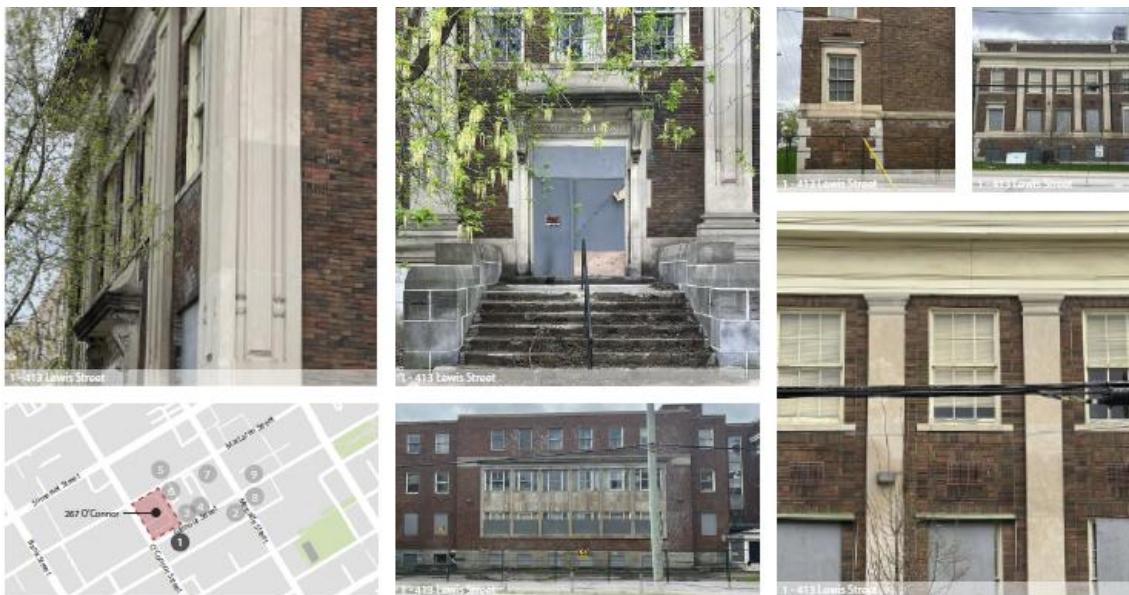
Both MacLaren and Gilmour Streets east of O'Connor Street exhibit consistent residential street characteristics. Buildings are uniformly set back from the street, with front yards featuring soft landscaping—turf, shrubs, and trees—interspersed with hard surfaces. Despite a gradual shift toward office and service uses, the area surrounding the development site retains a predominantly residential character. As illustrated in Figure 3, there are no green spaces or parks in the immediate vicinity.

The block bounded by O'Connor, MacLaren, Gilmour, and Metcalfe Streets maintains a heritage residential character, defined by low-scale development. Institutional and commercial/professional uses began appearing in the early 1900s and continue to evolve. Within this block, five heritage buildings remain on MacLaren Street—four of which are near the development site—and two heritage buildings remain on Gilmour Street adjacent to the

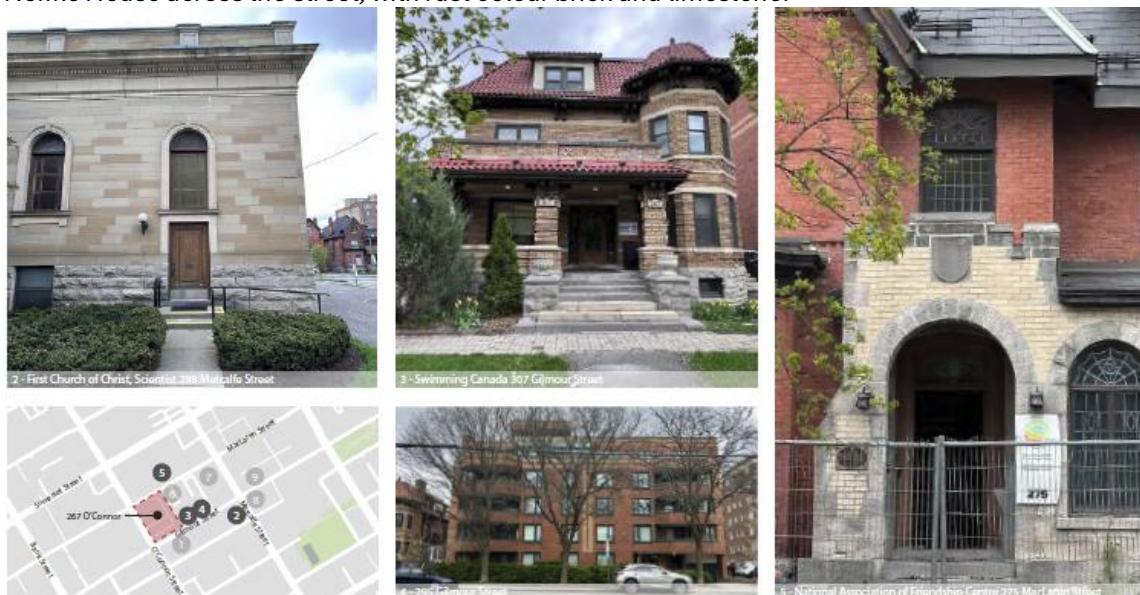
site.

### 1.3 Neighbourhood References

The HCD Plan stipulates that proposals for a landmark building should focus on integration and compatibility with the surrounding HCD for the lower floors/base of the building. To integrate the design of the podium, the design team, in consultation with heritage staff, have considered a range of examples compatible with the existing character of the Centretown HCD. The analysis provides a uniform language for the podium that relates it more directly to the Centretown context.

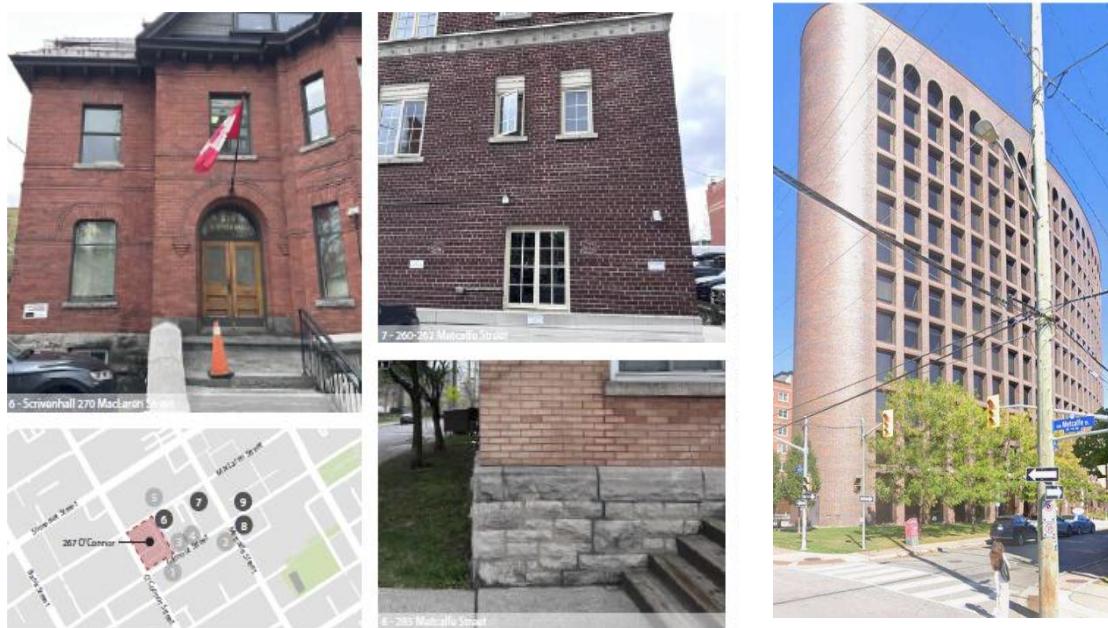


*Figure 3: The Board of Education Building with its addition (1 and 2 on the map) is oriented on an east-west axis fronting onto Gilmour, establishing the orientation. The cladding references the Noffke House across the street, with rust colour brick and limestone.*

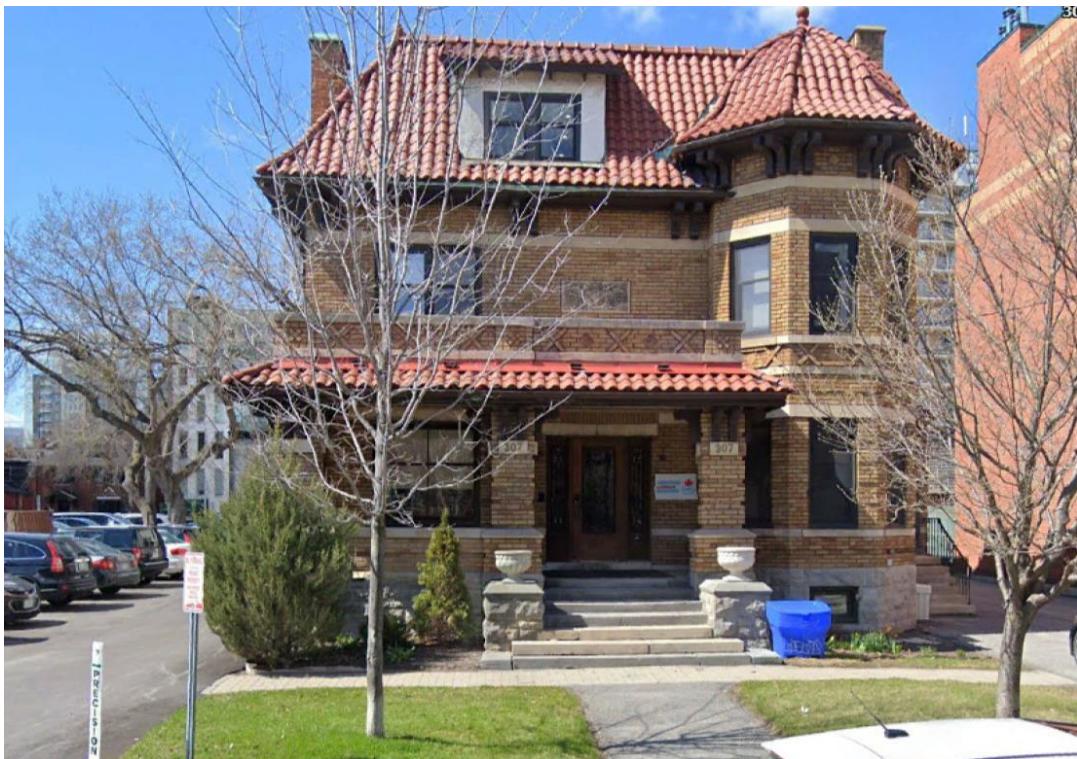


*Figure 4: Individual buildings along both Gilmour and MacLaren Streets document a predominant*

*use of light-coloured masonry, strong cornices, and repetitive arches.*



*Figure 5: Brick is the primary cladding. Various buildings between O'Connor and Metcalfe Streets provide a sampling of brick finishes, most of which are not the traditional red brick found throughout the district. The apartment at 260-262 Metcalfe is a defining Rideau red-brick, whereas 285 Gilmour has a lighter cladding. The Public Service Headquarter Building is considered a local landmark at the intersection of Gilmour and Metcalfe with arched fenestration at the upper floor*



*. Figure 6: The view looking north, with a surface parking lot foregrounding the orange-buff colour brick Medical House. The later addition to the Medical House is distinguishable by the setback at the street. It would appear that the architect Bemi incorporated the use of the rust-beige brick of earlier buildings such as the adjacent Noffke designed Spanish Revival and the Board of Education Building across the street.*



*Figure 7: 307 Gilmour Street is a handsome Noffke designed brick revival piece separated by a surface parking lot from the south-east corner of the development site. The rust-coloured brick with limestone accents and base are distinguishing features. Soft landscape is limited to the front yard of the property, with the side yard treated as an extension of the parking lot on the development site.*  
Source: Google Earth.



Figure 8: Contextual streetscape view of the development site (right) and an adjacent brick clad Queen Anne property at 270 MacLaren Street. Note the hard and soft landscape treatment, with street trees hugging the sidewalk. The Medical House is in the background. Source: Google Earth.



Figure 9: Contextual streetscape view of the side yard of the painted brick residential house at 261 O'Connor Street is directly north of the development site. Source: Google Earth



Figure 10: Contextual streetscape view of 330 Gilmour Street, Ottawa Board of Education, to the south of the development site. The original rust brick with limestone accents and its 3-storey addition frame the development site. Source: Google Earth.

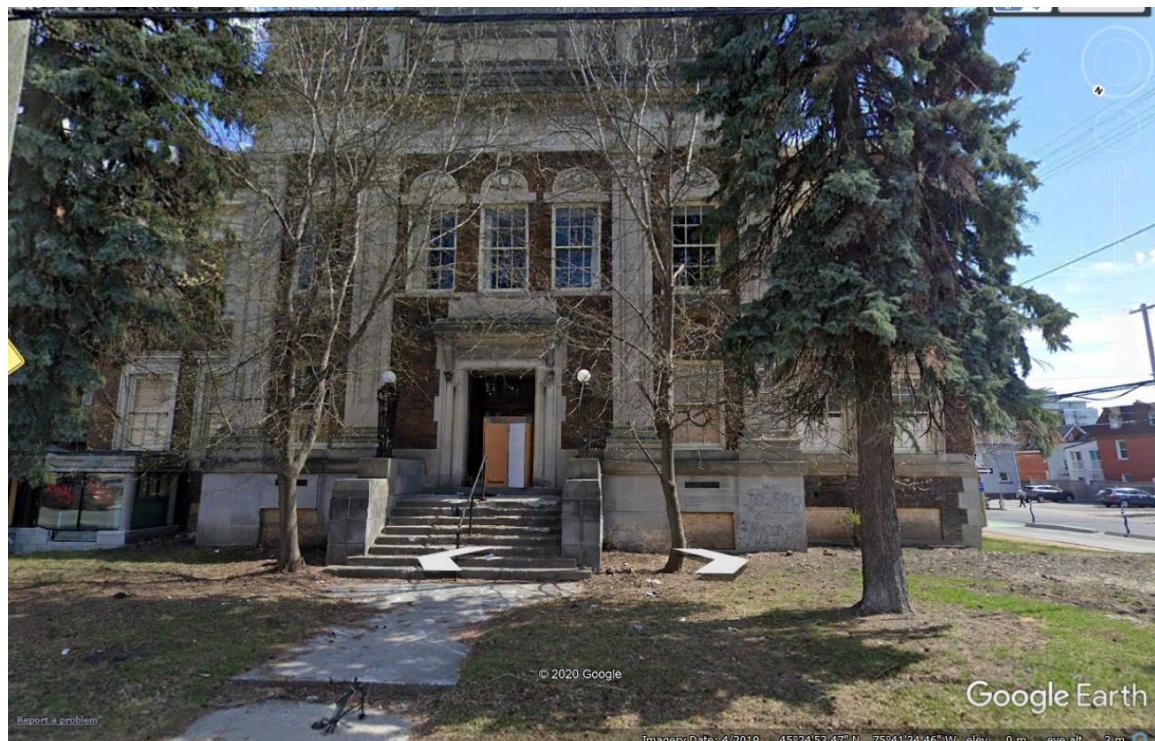


Figure 11: Contextual streetscape view of the southern portion of the development site. The Board of Education building on the south side of Gilmour and the Noffke designed revival to the east frame the entire development site and establishes a strong design reference for the podium. Google Earth

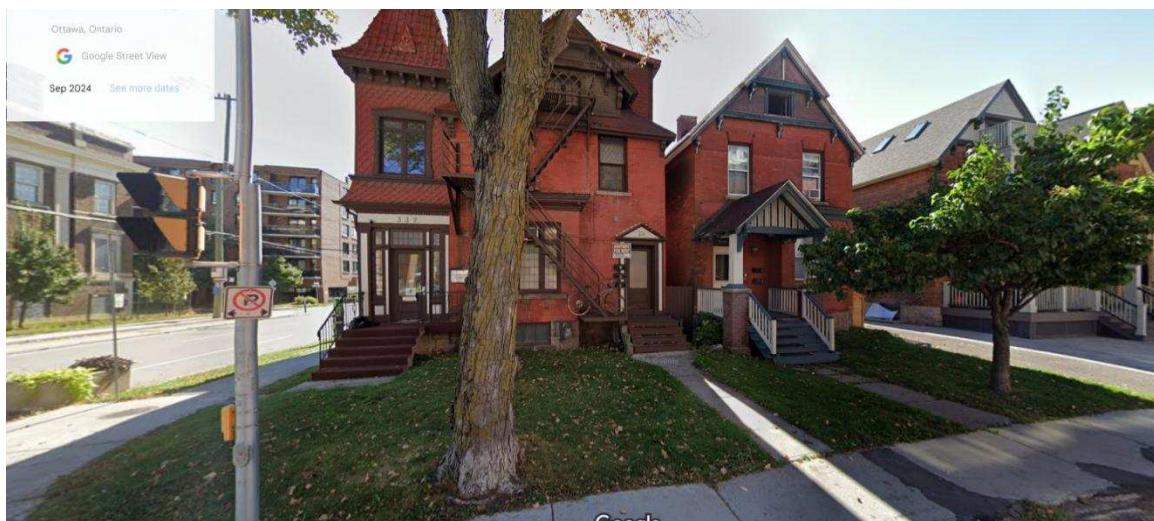


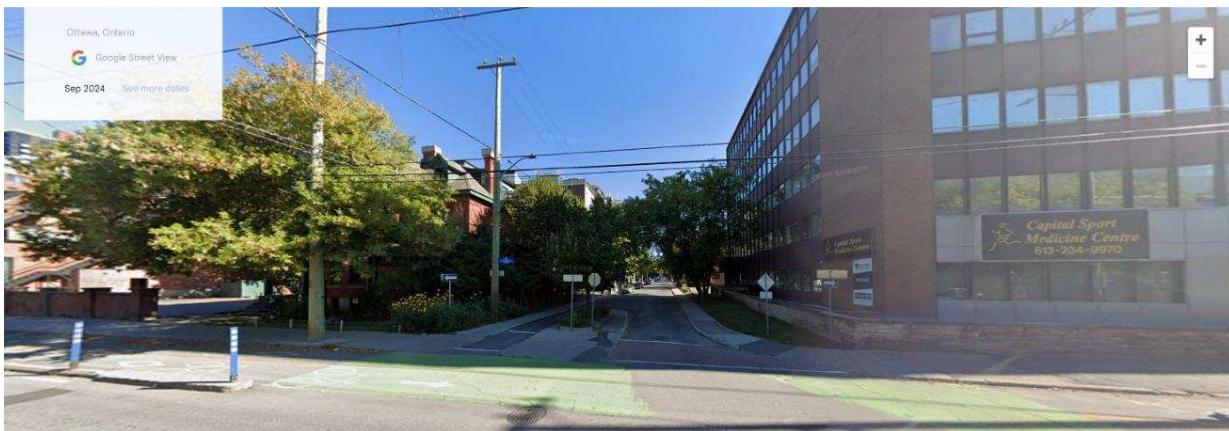
Figure 12: Buildings on the west side of O'Connor are nearly all clad in red brick. The two-designated brick residences at 334 and 332 Gilmour Street sit kitty-corner to the development site. Source: Google Maps.



Figure 13: A 6-storey residential redevelopment with the existing residence integrated provides an edge character to the west side of O'Connor, directly across from the planned development. Source: Google Maps



Figure 14 & 15: The street view looking east from the intersection of O'Connor and MacLaren illustrated the pinched relationship with the 6-storey Medical House. The Queen Anne at 270 MacLaren is adjacent to the development site. Source Google Maps.



## 1.4 Relevant Information from Council Approved Documents

### Official Plan Section 4.5 Cultural Heritage Resources

The City of Ottawa's Official Plan was amended and passed by City Council on October 27, 2021, with adoption of the revised version by Council on November 24, 2021. The Official Plan was approved with some modifications by the Minister of Municipal Affairs and Housing on November 4, 2022. The Plan includes provisions for Cultural Heritage Resources in Section 4.5 of the New Official Plan. Section 4.5.1 addresses the requirements for a HIA where development has the potential to affect heritage resources contained within the development site that are designated under Parts IV and V of the OHA.

#### **Central and East Downtown Core Secondary Plan (“CEDC SP”),**

The Local Plan for this site is located in Volume 2A of the Official Plan. This secondary plan consolidates several former secondary plans, including the Central Area, Sandy Hill, Centretown and Uptown Rideau Street Secondary Plans. Section 3.4 specifically notes that development will respect the area's heritage character and, where located on or adjacent to a built heritage resource, will be in accordance with the policies found in Section 4.5 Cultural Heritage and Archaeology, of Volume 1 of the Official Plan.

#### **Centretown and Minto Park Heritage Conservation District Plan (CMPHCDP 2022)**

The 1997 Centretown Heritage Conservation District (HCD) Study was revised and adopted by the Built Heritage Sub-Committee meeting in June 2022. Updates to the study include the classification of both contributing and non-contributing properties identified in the inventory. Contributing properties are considered to have design, historic and/or associative value or contextual value, as determined through the inventory. Non-contributing properties identified in the inventory are those that do not express or reflect the area's heritage character.

The Plan contains Policies and Guidelines for managing change, including a set of general policies to provide overarching direction to the HCD, as well as sections relating to

demolition and relocation, conservation and repair, alterations, additions, new construction, landscape treatment, and public realm.

### **Centretown Heritage Inventory, May 2020**

As part of the updating of the CMPHCP, an inventory of all buildings and properties within Centretown was completed in May 2020. The purpose of the inventory was to assess and identify properties of cultural heritage value both inside and outside the boundaries of the existing Heritage Conservation Districts, and review and update the categorization of the heritage properties within the two HCDs. The inventory classification system is divided into four categories ranging from Significant Resource corresponding to Group 1 properties, Character Defining Resource corresponding to Group 2 properties, Character Supporting Properties corresponding to Group 3 properties and Non-Contributing responding to Group 4.

### **Centretown Community Design Plan (CCDP), 2013**

The CDP provides guidance for the integration of heritage resources into new infill development.

### **Urban Design Guidelines**

The City's revised urban design guidelines for high-rise buildings to reflect the High-Rise building policies currently under appeal within Official Plan Amendment #150. The City Council voted in favour of these guidelines on May 23, 2018.

### **Centretown Secondary Plan Land Use and Site Development Section 3.9.5.5 Landmark Building Policy [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016] Landmark Buildings shall:**

1. Only be permitted on large corner lots with frontage on three streets, except in the Southern Character Area, where frontage on two streets is required.
2. Not be permitted in Residential, Traditional or Secondary Mainstreet designations.
3. In the Residential Mixed-Use designation, only be considered on properties fronting O'Connor, Metcalfe, and MacLaren Streets and only if the proposed development, along with any park/public open space component, is massed to those streets.
4. Provide and deliver a significant, publicly accessible, and publicly owned open space and/or a significant public institutional use, such as a cultural or community facility, on the site.
5. Where an institutional use is not proposed, the open space shall comprise a contiguous area that is a minimum of approximately 40% of the area of the subject site and have frontage on at least two streets.
6. Not result in a new net shadow impact on an existing public open space greater than that which would be created by the base height condition.
7. Conform to the built form policies of this Plan applicable to tall buildings (3.9.2.3 and 3.9.3.3) where the landmark includes a tall building element for residential uses

incorporated into the design of a landmark building and only regarding such uses; [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]

8. Not require the demolition of a designated heritage building and shall respect the cultural heritage value of the site and its setting through the retention of its significant heritage resources.
9. Demonstrate leadership and advances in sustainable design and energy efficiency.
10. Be subject to an architectural design competition that includes City representation on the selection jury and/or, at the City's discretion, be subject to the City's specialized design review process within the framework of the Urban Design Review Panel, process to exercise a detailed peer review of landmark buildings as per Policy 3.11.2.1; [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
11. Be subject to the provisions of Section 37 of the Planning Act and in accordance with the Council-approved Section 37 Guidelines for determining value uplift, and as per Policy 3.9.5.4 with the public open space or institution considered when determining the appropriate Section 37 community benefit: [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
12. Fully respect the requirements of the Visual Integrity and Symbolic Primacy of the Parliament Buildings and Other National Symbols guidelines related to building height restrictions; and [Amendment #125, July 17, 2013] [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
13. Not exceeding a height of 27-storeys. [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]

#### **Overview of the Landmark Building Proposal.**

The subject property qualifies under the Landmark Building policy of the secondary plan. The current applications consider this, touch on the Secondary Plan provisions, and then the Centretown HCD Plan provisions.

Applications D01-01-20-0019 & D02-20-0101 were submitted in 2020 to re-zone the property from its current use to a high-rise mixed-use development relying on the Landmark Building policy established in the Centretown Secondary Plan, which can now be found in the Central and East Downtown Core Secondary Plan Section 4.4 Subsection 4.4.9. The Landmark Building policy generally allows for development that does not conform to the built form policies and height limits otherwise permitted, provided that a set of 14 criteria are met. The Centretown and Minto Park HCD Plan distinguished the application of the Landmark Building policy within Centretown from other districts by specifying that new buildings are to be contextually appropriate and respect the cultural heritage value of the designated place. Together, the policies require a rigorous review process which includes a review by a Special Urban Design Review Panel, a Council-approved public consultation strategy, and a Heritage Permit for New Construction. Each of these are to be completed before the approval of the ZBLA and OPA application.

## 2.0 RESOURCE DESCRIPTION AND HISTORY

### 2.1 Neighbourhood History

The history of Centretown is outlined in detail in the 1997 Heritage Conservation District Study and updated in the 2022 Plan.

The block was developed in the last quarter of the 19<sup>th</sup> century as a residential subdivision, with two and one-half storey detached residences set on single and double lots. The lots within the development site fronted onto O'Connor, a residential high street at the time, and onto MacLaren and Gilmour Streets.

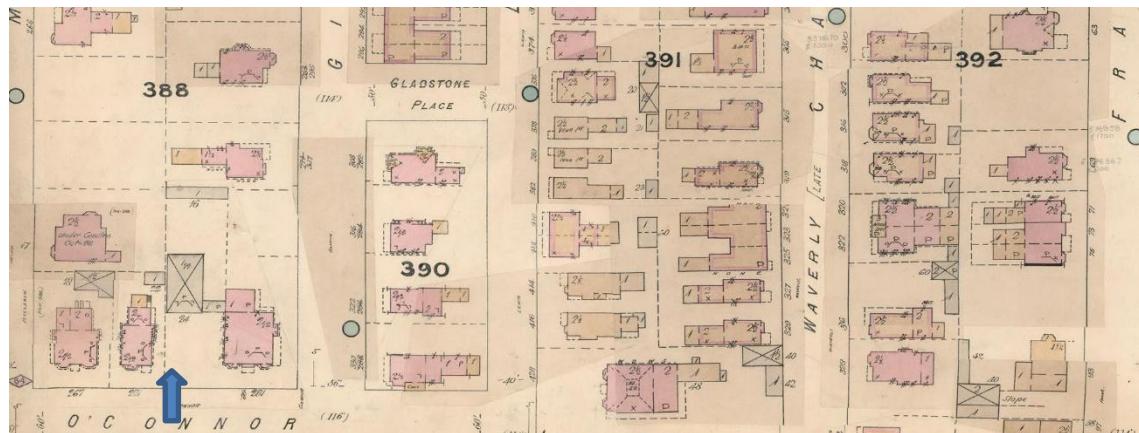


Figure 16: 1888 Fire Insurance Plan Volume 1 Sheet 54 Detail. The plan illustrates the street and block layout and built form at the time within the block. The development site is arrowed. Source: Archives Canada.

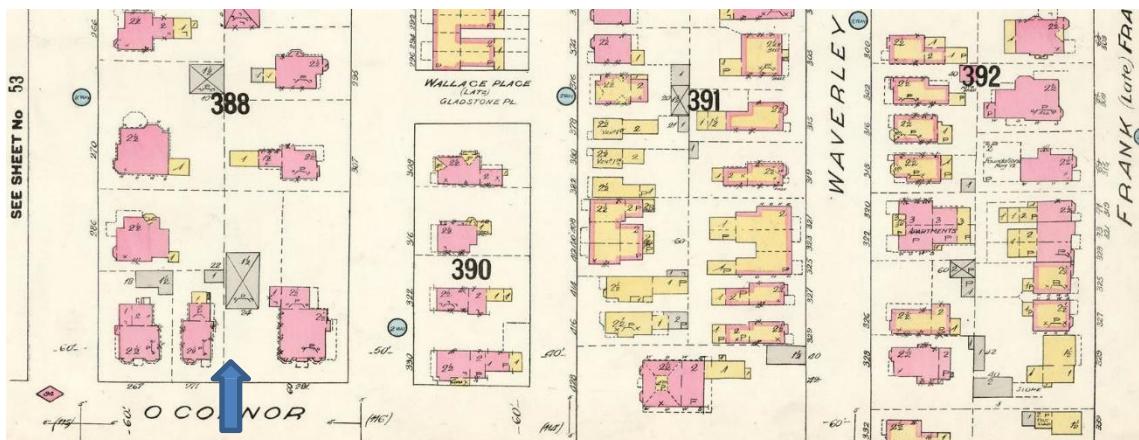


Figure 17: May 1912 Fire Insurance Plan Volume 1 Sheet 54 Detail. The plan illustrates the built context and block and street layout. Note the two heritage buildings to the east of the development site. (arrowed). Source: Archives Canada.



Figure 18: 1965 Aerial view of the development site with the office building and surface parking. Source: Geotawa

## 2.2 *Development Site History*

The development site includes six lots, four fronting onto O'Connor, and one each on Gilmour and MacLaren Streets that were laid out in the last quarter of the 19<sup>th</sup> century and developed with two and three storey brick clad detached residences typical of the period. The buildings that were on the lots are illustrated in the 1912 Fire Insurance Plan (Figure 10). They were demolished circa 1955, and the existing six-storey office building constructed, and surface parking installed (Figure 11). In the 1970s, the addition on the south side (figure 12) doubled the size of the building.



Figure 19: View of the development site from O'Connor and Gilmour Streets, looking north. Source: Google



Figure 20: Phase 1 of Medical House under construction, 1958 is an early example of the mid-century architect George Bemi's early work. Bemi collaborated with the Montreal firm of Greenspan, Freedlander and Dunne Architects. Centretown Heritage inventories prepared for the City in 1996 and in 2020 deemed the 6-storey tan brick as non-contributing. Source: City Of Ottawa Archives.



Figure 21: The Modernist Madonna cradling a child is a base-relief sculpture set at the upper northwest corner of the 6-storey Medical House. Source: Centretown Buzz.

## 3.0 STATEMENT OF CULTURAL HERITAGE VALUE

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The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Source: Historic Places

### 3.1 *Statement of Cultural Heritage Value*

#### **Description of Historic Place**

The Centretown Heritage Conservation District is a primarily residential area, with some commercial corridors, within downtown Ottawa. Centretown is a large area in the centre of Ottawa, south of Parliament Hill, to the north of the Queensway corridor and to the west of the Rideau Canal. Since its development, Centretown has served as a residential community serving the government activities of Uppertown and has been home to many of the civil servants and government ministers of Parliament Hill. The buildings in the district were mainly constructed between the 1880s and the 1930s, and the original low to medium residential scale is relatively intact throughout the area.

The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997 (Bylaw 269-97).

#### **Heritage Value**

The Centretown Heritage Conservation District is closely associated with the governmental character of Uppertown to the north. The Centretown developed as a desirable neighbourhood for the transient population of government workers and ministers. Centretown still contains a large variety of intact historic streetscapes, reflecting the diverse nature of development that occurred in the area to serve the varied population. Throughout its development, the area reflected national politics and priorities of the time.

Centretown dates from the 1880-1940 period. This was a period of mature design and craftsmanship in the Ottawa area, related to the new prosperity of the expanding national capital and the availability of excellent building materials such as smooth-faced brick of Rideau red clay, a good selection of sandstones and limestones, a full range of milled architectural wood products, and decorative components in terra-cotta, wrought iron and pressed metal.

While most buildings retain their residential use, many others have been converted for use as professional offices, or small retail or commercial establishments. The most common residential building type is the hip-roofed single-family home, with a projecting gabled bay on an asymmetrical façade. Along with flat roofed, medium-density apartment buildings, it also played a strong role in defining the character of the District. In addition, a few commercial corridors, most notably Bank Street, run through the area while still reflecting the low scale

and architectural character of the rest of the district.

Centretown's landscape is unified by historical circumstances. Both Stewart and the By Estate opened for development in the mid-1870s and developed under consistent pressures. Together, they constituted the entire area within the boundaries of Centretown. The idea of a separate residential neighbourhood close to downtown was relatively rare, although the concept became increasingly popular in Canadian cities as the nineteenth century ended. Along with residential Uppertown, Centretown has provided walk-to- work accommodation for Parliament Hill and nearby government offices. As part of the residential quarter of official Ottawa, Centretown was a sensitive mirror of national politics.

Centretown is the surviving residential community and informal meeting ground associated with Parliament Hill. Its residents have had an immense impact upon the development of Canada as a nation. Source: Centretown Heritage Conservation District Study, winter 1996-1997, City of Ottawa.

### **Character-Defining Elements**

Character defining elements that contribute to the heritage value of the Centretown Heritage Conservation District include: \* Elements specifically applicable to the O'Connor Street site

- The heritage residential character of the district, featuring low to medium scale development.
- The original grid block layout and plan.
- Relatively intact residential streetscapes.
- Predominant use of Rideau red clay decorative brick veneer with trim details in stone, wood and pressed metal.
- Its varied building types and styles are due to the diverse populations of the area.
- Its single-family homes are executed in a vernacular Queen Anne style, with substantial wood verandas and elaborate trim, varying in size;
- Its low-rise apartment buildings with similar detailing to single-family dwellings but featuring horizontal layering and flat roofs.
- Its commercial corridor on Bank Street consisting of low-rise commercial and mixed-use buildings set close to the street.
- Its development during a significant period in the growth of Ottawa as the government centre of Canada.
- Its connection with Uppertown and the governmental activities which occur there.
- Its associations with many people and institutions of national prominence who have played an important role in shaping Canada; and,
- Its historical role as a meeting place for governmental and community groups, clubs and organizations.

## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT



*Figure 22: A view of the two tower development from the north-west. And Figure 21: A view looking north-east focusing on the O'Connor streetscape. Source: UNStudio & Hobin Architecture, December 2025*

### 4.1 Context & Description

Subject to approval, the redevelopment will include two residential towers of heights not exceeding 27-storeys, positioned on a 4-storey podium. The architectural design of the podium and towers is designed to be compatible with the cultural heritage value of the Centretown District and reflect the surrounding character of the neighbouring architecture. A successful ZBLA and OPA application will inherently meet the requirements of the Centretown and Minto Park HCD Plan.

The proposal is to construct two residential high-rise towers containing four levels of below grade parking accessed from Gilmour Street. The development includes a 27-storey north tower containing 273 units that will be completed in Phase 1, and a 25-storey south tower containing 240 units that will be completed in Phase 2. The two towers are set on four-storey brick clad podiums separated by a landscaped Privately Owned Public Space. Limited retail and/or amenity uses are proposed in both towers on the ground floors of the podiums. A design brief can be found at Appendix A.

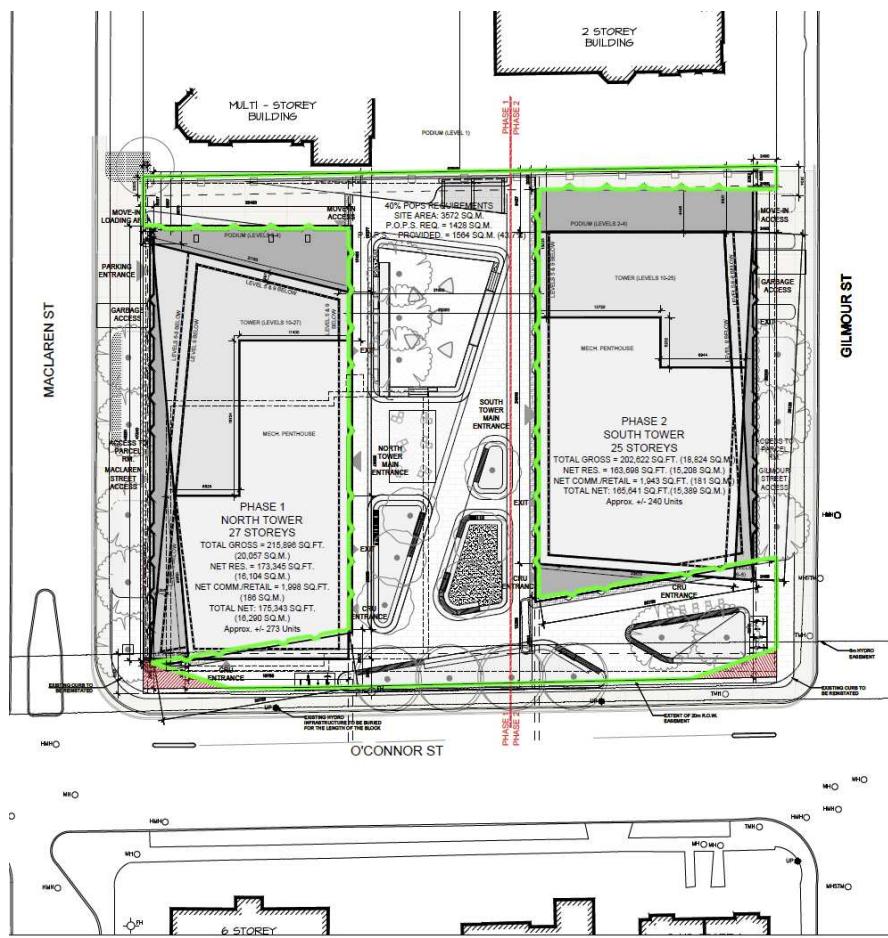


Figure 23: Site plan of the two tower landmark proposal, with the red outlining phase 1 and phase 2. Source: UNStudio and Hobin Architects, December 2025.

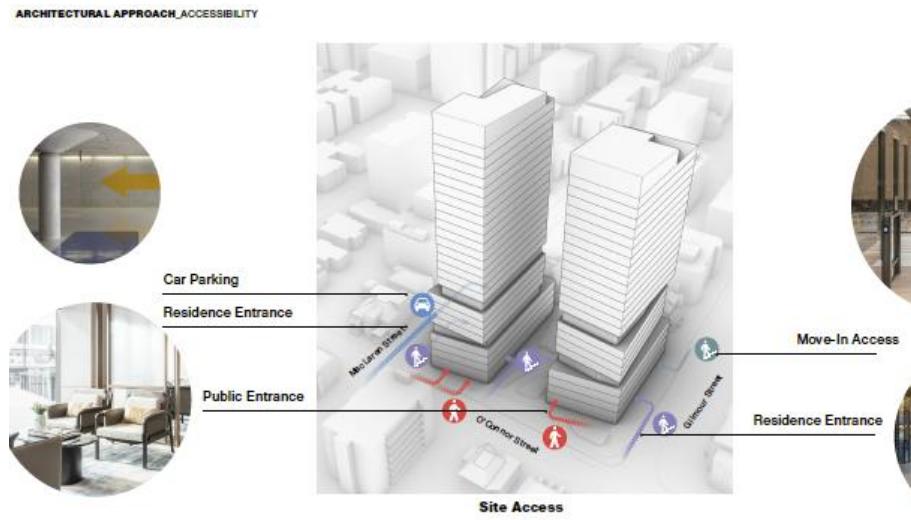
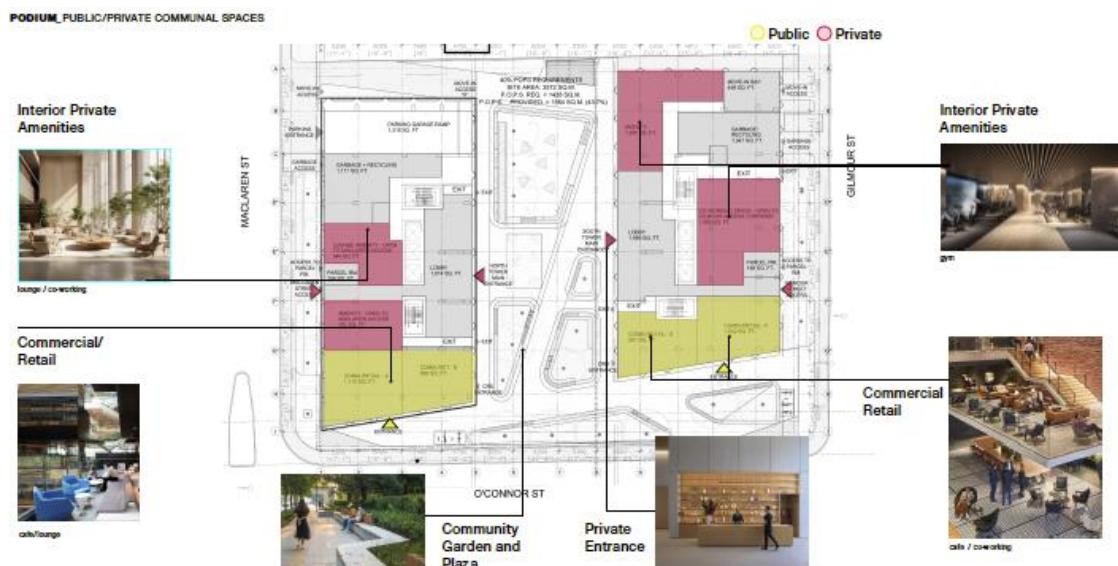


Figure 24: A focus of the architectural approach has been accessibility with public entrances at grade and focused on the O'Connor frontage.



*Figure 25: The ground level presents a series of visually open, rich public/private communal spaces as one moves into the site.*

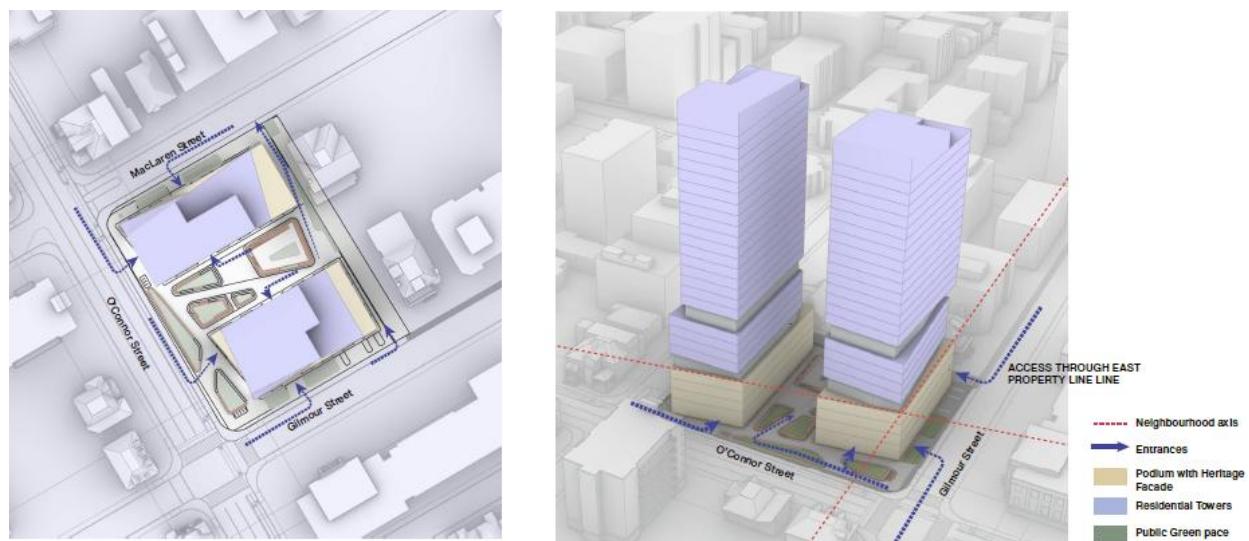


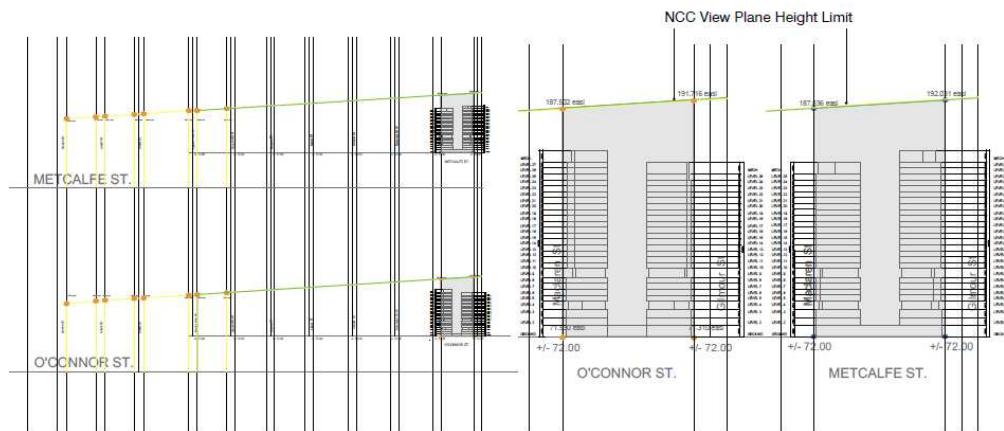
Figure 26: Centretown Context Analysis, illustrating datum lines relating to the podium height and neighbouring properties. Source: UNStudio & Hobin Architecture, December, 2025.



*Figure 27: A comparison of the podium with the 3-storey previous submission and the additional level (4-storeys). Heritage References used to establish the height of the podium and materials palette include the Department of Education building and the development across the street on the west side of O'Connor. Source: UNStudio & Hobin Architecture, December 2025.*

## 4.2 Height Regulations

In accordance with the Federal Government Height Regulations “If proponents of particular development applications within Centretown wish to pursue building heights up to the maximum identified in this CDP, the specifics of these requests must be reviewed and approved in the context of the “Ottawa Views” study, which was prepared for the National Capital Commission and the City of Ottawa, and, which addresses the “Visual Integrity and Symbolic Primacy of the Parliament Buildings and other National Symbols”, as implemented by the City of Ottawa Official Plan and the City of Ottawa Comprehensive Zoning By-law, and shall also adhere to any design guidelines.



*Figure 28: Towers view plane diagram illustrating the towers are well below the NCC view plan height limit.*

### 4.3 Massing Breakdown

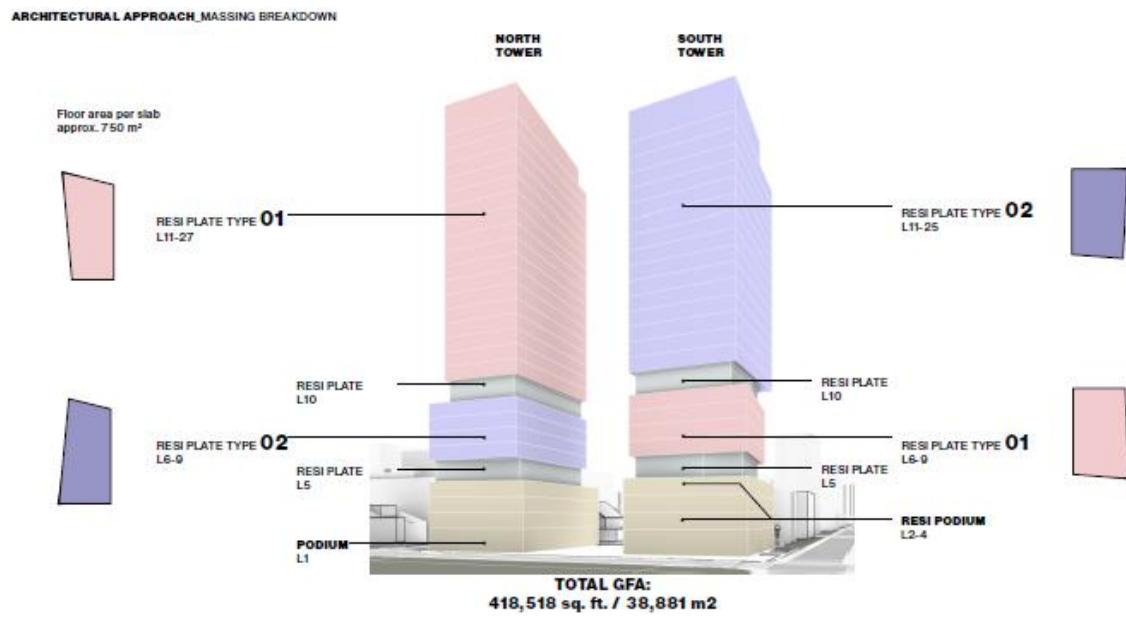
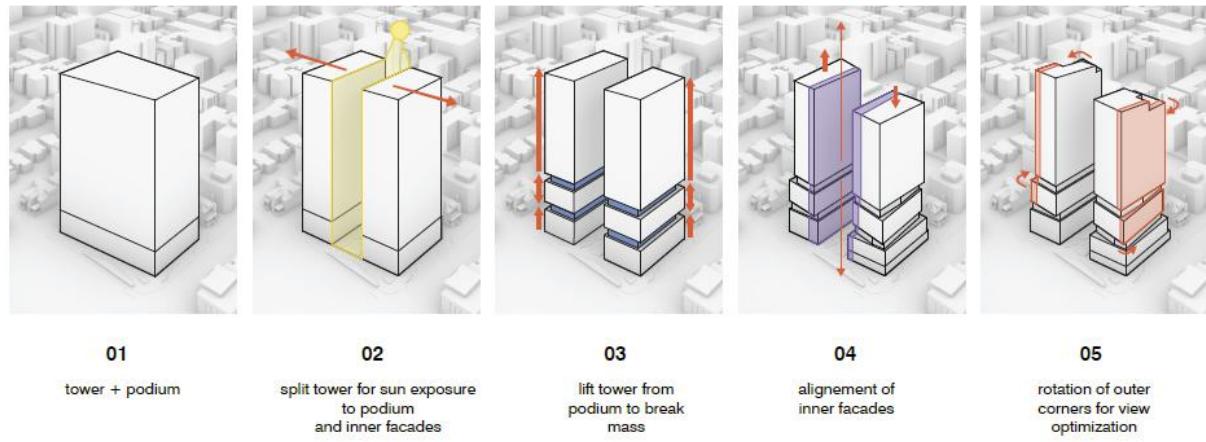


Figure 29 and 30: Architectural Approach and massing breakdown. Source: UNStudio & Hobin Architecture, February 2025.

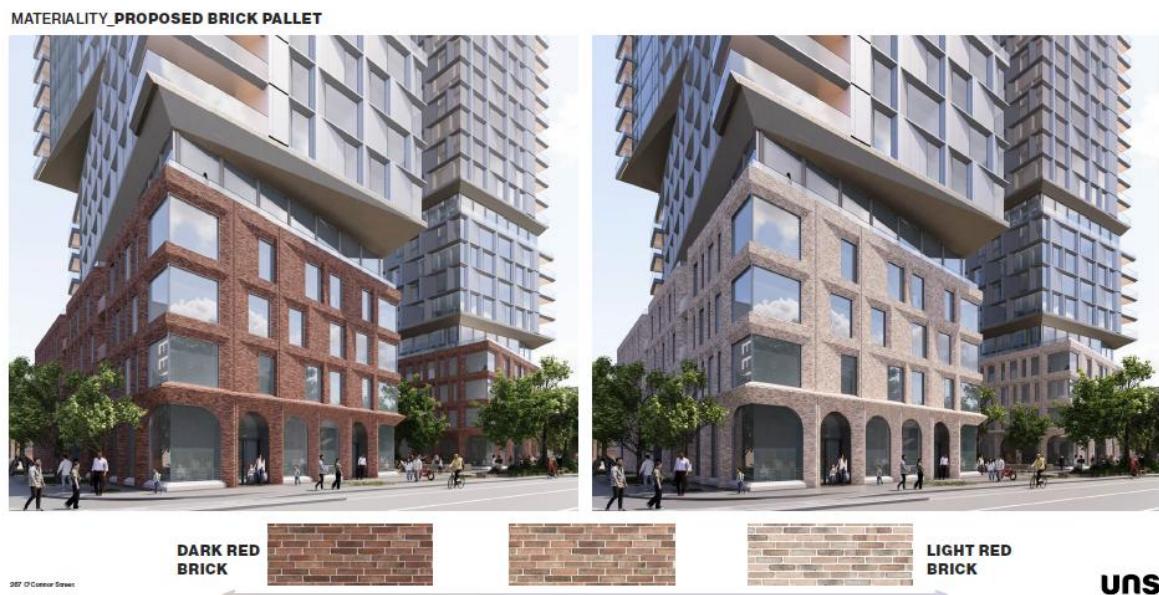
Architectural Approach\_Massing Concept



### 4.4 Materiality and Design

The four-storey podium proposes a masonry and glass edge condition at grade. The generous glazing will provide an open and engaging atmosphere at street level, which supports strong

notions of retail visibility and animated uses. The masonry echoes the nearby heritage buildings, which served as inspiration when considering materiality, while the contemporary forms of both the podium and towers are clearly a 21<sup>st</sup> century statement. The 4-storey podiums are designed to ground the new development and provide context, and the point towers speak to the broader city's aspirations.



*Figure 32: Materiality proposed options for the podium treatment could range from the darker red to a light red palette. UNS Hobin, December 2025.*

A distinct material change and setback between the masonry podium and the glazed and aluminum panelled surfaces of the upper portions of the two towers helps position the building with base middle and top. The upper floors will be composed of lighter materials, which will complement the height and massing of the towers. A three-storey grid will help to visually break up the mass and ground the development with neighbouring buildings. The treatment is a simple, consistent grid that is animated by adjusting the thickness of the sculpted piers and chamfered framed openings. Offsetting the tower forms from one another helped to reduce the overlapping of views, which in turn increases sun exposure and maximizes views. In addition, private roof terraces will be available in both phases.



Figure 33: Two views looking southeast along O'Connor Street illustrating the podium with different brick colour. Source: UNS Hobin Architects 2025.

#### 4.5 Landscape Intent

The design approach for the redevelopment aims to create a vibrant and engaging privately owned public space (POPS) at the heart of the proposed podiums, providing a welcoming and flexible area for the Centretown community. The landscape features will complement the buildings' façades, while tying into the existing public context with street trees, warm-toned unit paving for the plaza and reintroducing a distinct colour palette and mid-century colours and material's texture. Wood benches atop curving concrete walls will offer comfortable and accessible seating, while raised planters and standalone seating arrangements are strategically placed to enhance the sense of openness and flow, guiding pedestrians passing through the site. These design elements ensure that the space remains accessible and inviting for both residents and those passing by, encouraging interaction and movement.

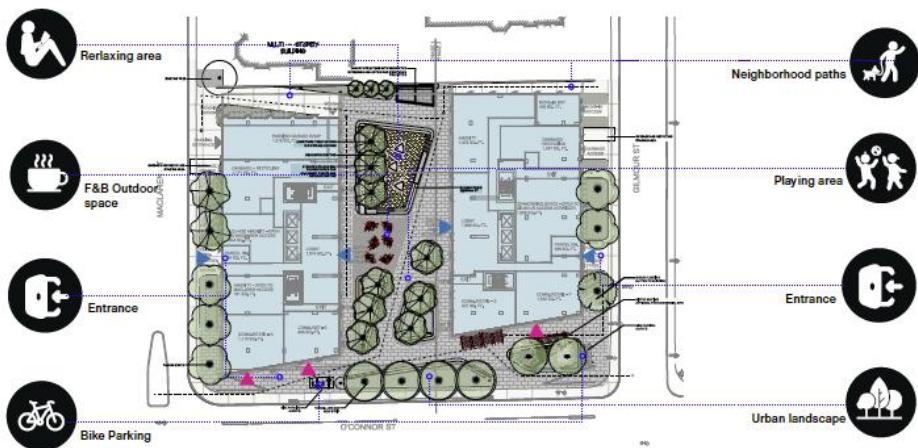


Figure 34: Landscape plan is from the previous submission, but the approach and features remain the same. They, are designed to foster integration of the site's design with the surrounding neighbourhood, enhancing both functionality and its niche identity.

The central space will act as a vibrant focal point for cultural and social events, while respecting the neighbourhood's historical character. The secondary roadways along Gilmour and MacLaren will be buffered by lush, low plantings, seamlessly blending with the surrounding streetscapes. This approach, using natural materials and strategically placed

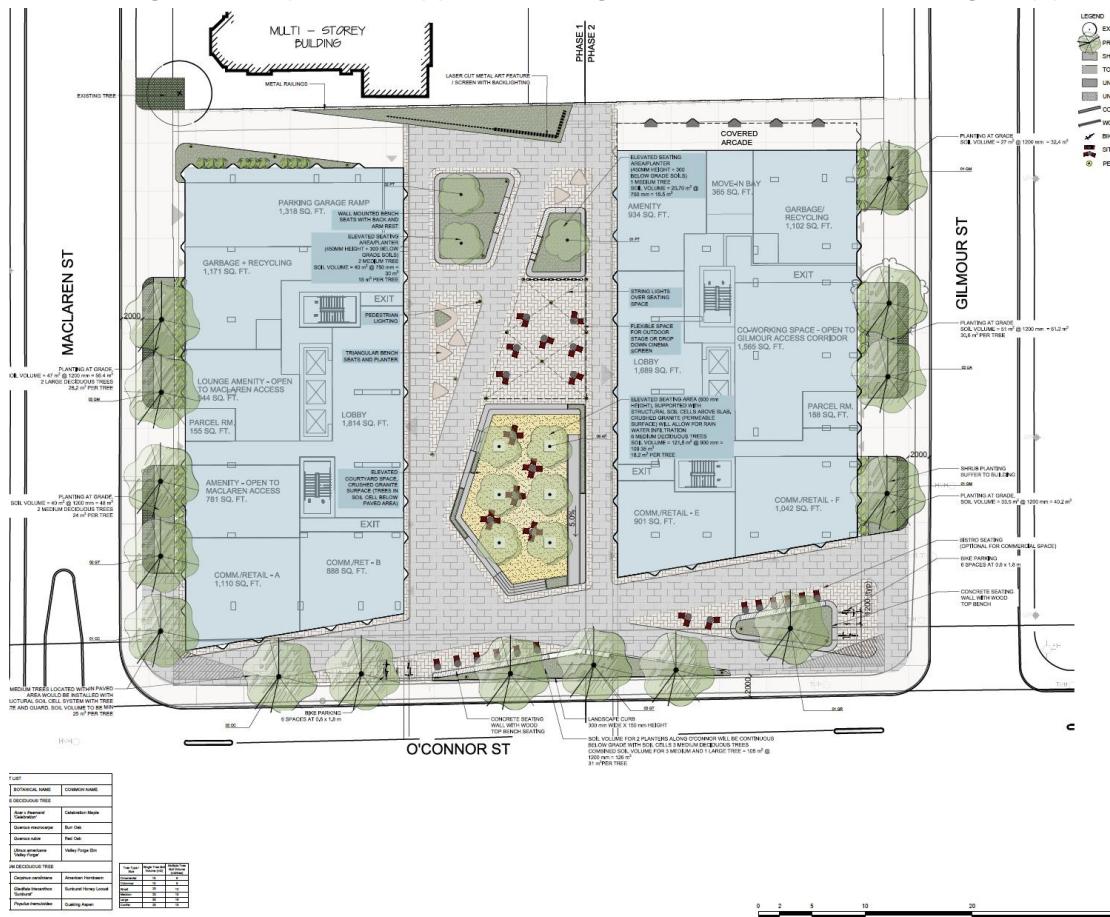


Figure 35: Landscape Plan with two renderings of the proposed development, showing the central POPS and a view looking north-east from the corner of O'Connor t. Source: CSW Landscape Architects, December 2025.

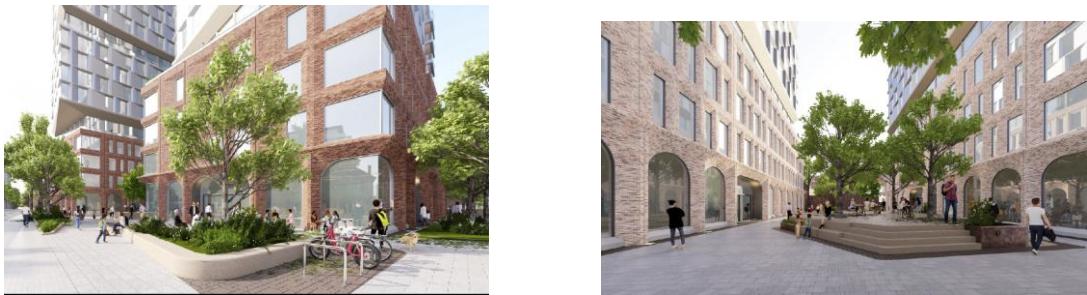


Figure 36: two views of the landscape treatment along O'Connor and in the courtyard between the two towers. Source: CSW Landscape Architects, 2025.

## 267 O'CONNOR STREET

## PODIUM\_LANDSCAPE



Figure 37: Landscape character of the public realm complimenting the architecture of the podiums.  
Source: CSW Landscape Architects, 2025

## 267 O'CONNOR STREET

## PODIUM\_LANDSCAPE



Figure 38: Public Landscape Material Palette. Source: CSW Landscape Architects, 2025

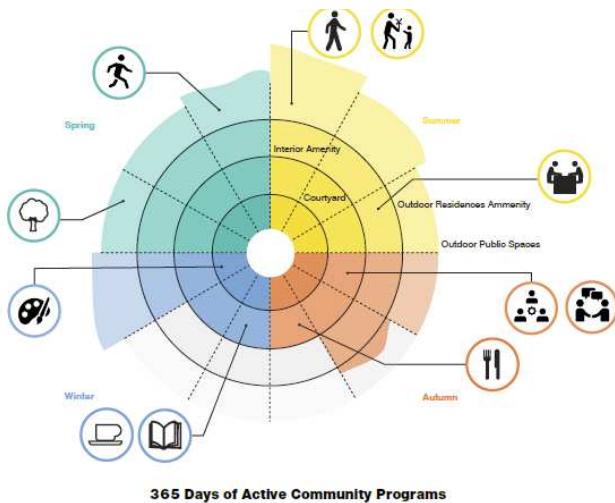
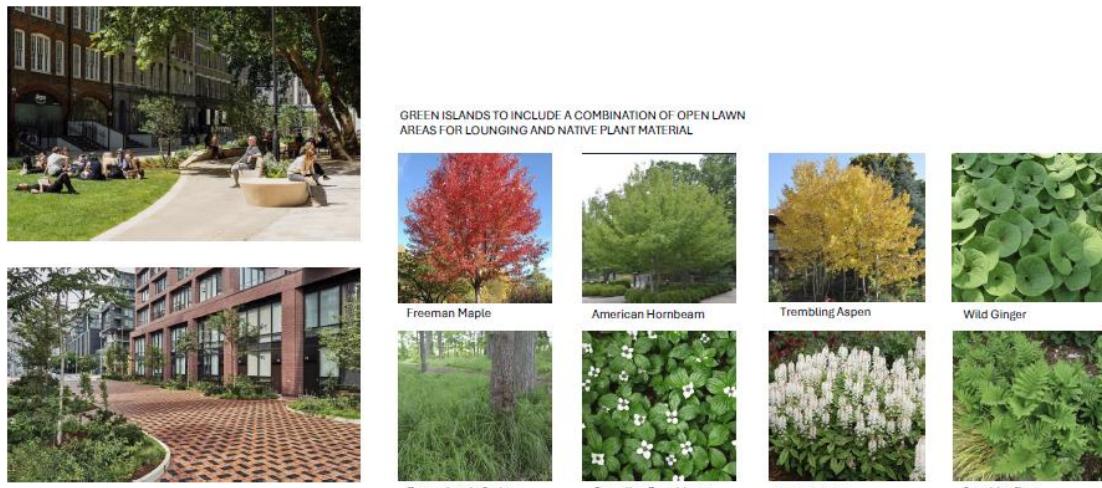


Figure 39: Within the public realm, there are 365 days of active community programming at 267 O'Connor. Source: CSW landscape architects 2025.



## 4.6 Addressing Heritage Comments and Concerns

The design process for this site has been underway since 2020 and has undergone several distinct iterations. The following remarks and concerns provided by heritage staff are the most recent response and were instrumental in guiding the design team's revisions.

Responses are highlighted in **bold**.

1. The property is located in the Centretown Heritage Conservation District, and a heritage permit application under Part V of the Ontario Heritage Act has been submitted. The application will be considered by Built Heritage Committee and Council.

**Response: Noted.**

2. In the instance when a heritage permit is required as part of a development application, the design usually undergoes extensive consultation with Heritage Planning Staff. Heritage Planning Staff are ready to work with the applicant to address the comments below and to help ensure the proposal meets the Centretown HCD. Please reach out to staff to discuss this proposal.

**Response: Noted. Consultation with staff, built heritage, and the community has guided the process, and it is the opinion of the applicant that the current resubmission package addresses concerns raised to date.**

3. Heritage Staff cannot support the proposal in its current form as it does not meet the policies in the Centretown HCD Plan and would have a negative impact on the cultural heritage value of the Centretown Heritage Conservation District.

**Response: Noted. Please review the revised submission material.**

4. Section 9.5 on the Centretown HCD States:

Landmark buildings must conform to the policies of this plan and meet the objectives of this plan, specifically the following:

- a. To ensure that development on vacant lots, underdeveloped lots and on large parcels that is intended to further the intensification goals of the city is compatible with the cultural heritage value of the District and reflects their history, character, and development patterns;

**Response: The proposed development will be located on a large parcel of land and necessitates the demolition of the six-storey, mid-century Medical House. The project is planned in two phases, with both phases fronting onto O'Connor Street. The towers will be oriented east-west and separated by a landscaped courtyard and publicly accessible open space (POPS).**

**This orientation and separation reflect the original survey pattern: the Medical House occupied the two northern lots, while the southern portion comprised a double lot, with a residence on the southernmost parcel and the adjacent lot retained as yard space. Following the demolition of the original residence, the entire southern portion was repurposed for parking.**

**The proposed development supports the city's intensification objectives. The design—stand-alone towers fronting O'Connor and framed by landscaped spaces—respects and reinforces the hierarchy of O'Connor Street with the two east-west streets retaining the more residential character.**

of the HCD or its character. A Heritage Impact Assessment has been submitted, and while the HIA meets the technical submission requirements, staff do not agree with the findings or conclusions of the report. The report relies on the compatibility of the application with the existing building on the site, which is a non-contributing building in the HCD and is approved for demolition.

**Response: Compatibility is achieved through the podium height, which aligns with neighbouring buildings. The orientation of the two towers references the Board of Education Building's east-west alignment, extending along Gilmour Street. Phase 1 is positioned on the two original northern lots, maintaining the site's historic pattern of phased development (see Figure 3).**

**Existing buildings along both Gilmour and MacLaren are predominantly brick-clad, with tan and orange-red brick as the most common palettes. Most of these structures predate the Medical House (see Figures 9, 12, and 13). Over the past century, this colour palette has evolved to define a distinctive character within the block—one to which the Medical House was both a contributor and at this stage, its most prominent example.**

**Given the unique character that has developed here (see Figures 4 & 5), the authors recommend that this defining feature be carefully considered in the design approach. Below is a range of brick colours being considered.**



### **Compatibility of the Podium Design**

5. The HCD Plan states that proposals for a landmark building should focus on integration and compatibility with the surrounding HCD for the lowerfloors/base of the building. The podium for the proposal must be more compatible with the existing character of the Centretown HCD. The examples currently being used for design inspiration are not in the Centretown HCD and/or have been demolished.

**Response: Please reference Figures 3, 4, and 5. These examples are all from the neighbourhood buildings, focusing on the blocks between O'Connor (west) Metcalfe (east), MacLaren (north), and Gilmour (south.)**

6. The Centretown Heritage Inventory Study (PDF attached) analyzed the various building typologies and their characteristics. I would suggest that this would be a useful reference and have included some visuals here:

**Response: Noted, please reference the illustrations in 1.3 and in Chapter 4.**

7. To achieve greater compatibility, Heritage staff suggest incorporating design elements that are characteristic of the Centretown HCD in the podium design, such as:
  - Regularly spaced, orthogonal fenestration
  - Strong cornices and other horizontal datum lines
  - Masonry banding
  - Red brick

**Response: A full discussion of the design intent for the tower's base, middle and top, including the ones listed above, are addressed in Chapter 4.**

8. Additionally, staff recommend reconsidering the use of arches, which historically were used on the upper storeys of commercial buildings. The arches should be removed from the first two storeys of the podium but could be used strategically on upper storeys of the podium or in the interior of the podiums for a courtyard effect.

**Response: The use of regularly spaced arches with large, glazed units along Gilmour and MacLaren is intended to lighten the podium mass and establish a visually accessible indoor-outdoor public realm. Along O'Connor Street, the arched openings are larger, with the central core serving as a pedestrian focus and outdoor landscaped courtyard.**

#### **Podium Massing and Articulation**

9. The podium, notably on the Gilmour and Maclaren, should be divided with vertical elements to echo historic lot dimensions and building massing and reflect the rhythm and cadence of Centretown streetscapes.

**Response: The scale and rhythm of the podium has been segmented and the fenestration pattern reduced along both of the east-west streets, as suggested. (See Chapter 4 for a more detailed response.)**

10. Address the issue of reduced presence of retail activity on the street by making frontages at grade, and distinct from upper elevations to enhance the definition, continuity, and variety of existing public views and street-wall definition on historic commercial streets.

**Response: Noted, that along O'Connor, the retail activity (green) is at grade and oriented to O'Connor Street. See the two illustrations below and Chapter 4. for additional discussion.**



## Transition

11. The HCD Plan States that: Landmark Buildings must provide a suitable transition to ensure the conservation of the cultural heritage value not only of surrounding properties but also of the heritage attributes of the District as a whole. Heritage staff recommend that the setbacks to the residential area to the east be increased.

**Response: Noted; see Chapter 4 Development. Along the east façade, the ground floor has been setback with a covered, public walkway. Above the podium, the tower has also been setback from the podium to provide additional setback from the neighbouring residence.**

12. The height of the podium on Gilmour and MacLaren should complement the surrounding historic fabric, with additional tower elements higher than this elevation setback. A four-storey podium is contemplated within the HCD plan and may help achieve the design recommendations identified above.

**Response: The comment has been addressed with a four-storey podium introduced along the east-west streets, the façades are scaled down and divided into three distinct units.**



## 5.0 IMPACT OF DEVELOPMENT PROPOSAL

### 5.1 Guidelines

This section specifically addresses the impact of the development proposal to construct a landmark development within the Centretown neighbourhood. The heritage attributes and character-defining features of the CMPhCD are itemized in Section 3.0. A response to the city's comments, specifically to the Heritage concerns, are provided in Chapter 1 Sections 1.3 and 1.4. The guidelines contained in the CMPhCP as well as in the CCDP (2013), and the City of Official Plan Section 4.5.1 policies 2 and 9 are considered in the following review.

### 5.2 Centretown and Minto Park Heritage Conservation District Plan 2022.

A number of documents were used to determine the impact with CMPhCDP (2022) framing the discussion. The 1997 Centretown Conservation District Study has been replaced with the 2022 Plan. The Plan sets out policies and guidelines in Section 5.0 Demolition and Relocation, Section 9.0 New Construction Section 9.1 New houses and Apartment Buildings, Section 9.3 New Construction and High-Rise Buildings, Section 9.4 New Commercial & Mixed-Use, **Section 9.5 Landmark Buildings**, and Section 11.1 Streets, Trees, and Landscape in the Public Realm Landscapes complete the analysis.

<b>5.0 Demolition and Relocation</b>	
Section 5 contains policies related to the Demolition and Relocation of properties in the HCD areas, which state that:  2. Any application to demolish an existing building must be accompanied by plans for its replacement. New construction must be compatible with, and sympathetic to, the character of the HCD and meet the policies and guidelines of this plan.	<i>2020 ERA Evaluation defines 267 O'Connor as non-contributing Property. The proposed development will replace 267 O'Connor Street with a landmark development including two towers, which meets the policies and guidelines of the Plan.</i>
<b>9.0 New Construction Policies and Guidelines</b>	
2. Respect the "Standards and Guidelines for the Conservation of Historic Places in Canada" when constructing new buildings: ensure they are "physically and visually compatible with, subordinate to, and distinguishable from the historic place." The level of distinction between new infill construction and its neighbours can be subtle.	2. The character-defining features of the street and neighbourhood are listed in Chapter 3. In terms of <b>subordination</b> , the high-rise portion of the development is set back from the street, with a 4-storey podium providing the base for the two towers. The development is intended as a landmark, using materials and a colour palette maintaining the neighbourhood. In terms of <b>visual compatibility</b> , the brick clad podium, the rhythm, and cadence of the ground floor arched treatment and the cornice details offers a comfortable interface with the neighbouring streetscapes. While the podium

<p>5. Respect the site's historic context and surrounding Contributing properties when constructing a new building by providing meaningful elements of transition between the new development, any existing heritage resources on site, and surrounding properties. This can be accomplished through the use of design measures such as, but not limited to:</p> <ul style="list-style-type: none"> <li>• the incorporation of setbacks, stepbacks, architectural details and the use of complementary materials;</li> <li>• the sensitive placement of new buildings on the site to provide appropriate distances between them and existing heritage resources or surrounding Contributing buildings; and</li> <li>• maintaining architectural proportions and visual relationships within, and to, the streetscape.</li> </ul> <p>6. Applications for new construction must consider the retention of existing protected trees (as defined by the Tree Protection By-law) and planting of future forest canopy.</p>	<p>incorporates a series of arched glazed openings, the reinstatement of brick cladding pays homage to neighbourhood buildings, thus ensuring the entire development presents a <b>distinguishable</b> piece of contemporary architecture.</p> <p>5. The proposed development is a newly constructed landmark within Centretown HCD, which has been designed to meet high-quality design standards through selection and use of building materials, architectural details, including a 3-storey podium, compound arched openings, continuous building lines, articulation, and fenestration, all contributing to the character of the public realm that defines this section of streetscape as does the restoration of the tree canopy along the street and the outdoor POPS that flow through 40% of the ground plane between and around the towers.</p> <p>The towers are divided into a prominent 4-storey podium base, off-set towers -both fronting onto O'Connor with an east-west orientation. The proposed development incorporates traditional coloured brick at the podium, distinct articulation of the two upper towers, the phase 1 tower incorporates a basket weave and a simpler expression for the south tower. While the podiums provide a strong edge, a colonnade of glazed arched openings allow the building to be viewed in the round. Along Gilmour and MacLaren Streets, the treatment references the original lots with breaks. See Figure 5.</p> <p>Following the presentation to the City and to UDRP the massing was adjusted to achieve better tower separation. The layout respects the original placement and setback from the sidewalk, with a central open landscape court between the towers. The podium and tower design are organized to provide tower separation and the podium increased from 3 to 4- storeys. These improvements will present a comfortable public realm and increase the POPS to 40% of the site area.</p> <p>The massing and scale of the proposed development enhances and contributes to the neighbourhood. It is designed incorporating traditional materials at the base with a dramatically scaled system of arched fenestration and openings to complement the public realm and provide a distinct built form.</p> <p>6. The proposed landscape plan includes the reintroduction of street trees and 40% of the site designed as a landscaped POPS.</p>
<b>9.1 New houses and Apartment Buildings Policies and Guidelines</b>	
<p>1. Conserve and be sensitive to the character of surrounding Contributing properties, the cultural heritage values, and attributes of the HCD, particularly within, or across the street from identified intact streetscapes.</p>	<p>1. The proposed high-rise seeks compatibility with the surrounding varied scale and context of the buildings along O'Connor and the east-west streets. Incorporating a masonry clad 4 -storey podium enhances the public realm and grounds the new building into its surroundings. Tower setbacks, and</p>

<p>2. Ensure that new construction on the east-west streets will be compatible with the HCD in terms of the building's position on the lot, scale, massing, fenestration pattern and design, datum lines and other architectural elements.</p>	<p><i>architectural details are creatively incorporated and the use of light coloured finishes for the tower helps to reduce the tower's impact.</i></p> <p><i>2. Gilmour and Maclaren are the two east/west streets impacted by the development. The two existing houses on the south side of Maclaren provide an unaltered foreground to the development. Along Gilmour the existing Board of Education Building offers a strong continuous 3 storey edge setback from the sidewalk. Along the east property line, the towers have been pulled back to give more separation to the two homes on the adjoining sites. Along the west side of O'Connor, the redevelopment incorporating the existing residences is a strong, well-articulated edge.</i></p>
<p>e) Consider the typical historic window designs and materials found on nearby buildings when choosing windows for new construction.</p> <p>f) When new residential development is proposed across several lots, the proposed massing should be broken up or articulated to reflect the historic built form patterns and rhythms on the street.</p>	<p>e) The arched openings and windows with the corbelled brick framed openings are suggestive of 19<sup>th</sup> century commercial facades. See Figures 32 &amp; 36.</p> <p>f) The existing Medical House occupies the O'Connor/Maclaren corner and extends over approximately 1/3 of the site. It will be demolished. The planned development occupies the approximate footprint, along with the addition of a second tower set slightly back from O'Connor and extending along Gilmour. The 2 towers are connected by an open courtyard framed with street trees along all three streets.</p> <p><i>The new 4-storey podium re-introduces a rhythm and cadence along the streets that had been lost since 1958. The different setbacks provide interest; as well, the materials and finishes contribute a compatibility and complimentary scale to the neighbouring buildings.</i></p> <p><i>The original subdivision of lots was abandoned with the construction of the mid-20<sup>th</sup> century Medical House and the remainder of the property converted to parking. Figure 3. illustrates the distribution of lots and the fire insurance plans show the location of houses. The Landmark redevelopment has attempted to reinterpret the lot allocation.</i></p>
<b>9.3 MIDRISE AND HIGHRISE BUILDINGS</b>	
<p>1. The conservation of the cultural heritage value and heritage attributes of the HCD and Contributing properties surrounding and across the street from a new mid- or high-rise building may constitute a limiting factor in terms of the height, scale, or massing of development on the designated property (Policy 1).</p> <p>3. When a mid- or high-rise building is proposed adjacent to, or across the street from a lower scale contributing property, careful consideration must be given to the use of podia/base sections as well as their</p>	<p>1. The proposed development with its podium provides a compatible built form to the existing buildings along O'Connor Street and references the alignment of the building along both Gilmour and Maclaren. Materials, colours, and architectural elements provide a development which is complementary, yet distinctive from existing conditions on site and surrounding the property.</p> <p>3. See comments in 9.2 above.</p>

<p>architectural treatment to ensure the new building can be sensitively integrated into its historic context.</p> <p>5. Conserve and maintain the established front yard setback on the street. In the instance of a corner lot, consider the established setbacks on both streets (Policy 5)</p>	<p>5. <i>The original setback on the street and division of lots was lost with the construction of the Medical House in 1958. The redevelopment is setback from the O'Connor property line and from the two east west streets. It does attempt to reference the original lot plan.</i></p>
<p>b) Reduce overshadowing and provide a human scale pedestrian environment by considering the use of podia for multi-storey new construction.</p> <p>c) Proposals for new mid- and high-rise buildings should focus on integration and compatibility of the lower floors/base with surrounding Contributing properties and streetscape, as these areas will have the greatest impact on the character of the HCD. This can be achieved by using the patterns of the surrounding built form in terms of using similar and compatible materials, reflecting datum lines in cornices or other horizontal features, window designs or other references to the HCD.</p> <p>d) When new residential development is proposed across several lots, new development should be articulated to reflect the historic built form patterns and rhythms on the street.</p>	<p>b) <i>noted</i></p> <p>c) <i>The planned development has evolved from a 2-storey podium to a 4-storey podium with the tower's setback. A brick cladding captures the original material, as does the east, west orientation of the two towers. Incorporating a brick podium and a hierarchy between O'Connor and the two east-west streets supports the original residential character of these side streets.</i></p> <p>d) <i>The original division of lots was abandoned 75 years ago with construction of the Medical House and parking lot. The proposed landmark development has attempted to reintroduce an interpretation of this lot survey. A hierarchy of scale and rhythm along O'Connor as the fronting street and the two east-west streets supports the traditional built forms.</i></p>
<b>9.4 NEW COMMERCIAL AND MIXED-USE BUILDINGS</b>	
<p>4. Where new commercial or mixed used development is proposed on <b>consolidated land parcels that is located on a commercial street but away from one of the historic main streets</b>, the design of new buildings must respect and reflect the rhythm, scale and massing of the traditional built form that developed as a result of small lots.</p>	<p>Commercial activity was not traditionally a focus of activity along O'Connor. At 267 O'Connor, there were traditionally some specialized services related to the Medical House. The midblock main entrance on O'Connor promotes accessible public access. The proposed new development will offer retail at the corner, fronting onto O'Connor Street, and potentially a restaurant or food service is proposed.</p>
<p>j) The street-facing façades of large new developments on streets apart from Bank and Elgin Streets should reflect the existing pattern of the street and enhance its character.</p>	<p><i>The new development will offer an enhanced pedestrian experience from what is there now with the existing building. The corner location and focus on O'Connor relates well to the neighbourhood as does the use of brick and the treatment of the ground floor relationship to the street.</i></p>
<b>9.5 LANDMARK BUILDINGS</b>	
<p>Policies</p> <p>1. The conservation of cultural heritage value and heritage attributes of the HCD and of</p>	<p>1. <i>The Medical House is not designated and is categorized as non-contributing; the remainder of the site is surface parking.</i></p>

<p>Contributing properties surrounding or across the street from proposed Landmark Buildings may constitute a limiting factor in terms of the height, scale, or massing of development on the designated property.</p> <p>2. Demolition of a cultural heritage resources and the rebuilding of a facsimile of all or part of the building is not considered to be heritage conservation and shall not be contemplated for Landmark Buildings.</p> <p>3. To be consistent with the Landmark Building policies of the Secondary Plan, a Landmark Building must be of exceptional design.</p> <p>4. Landmark buildings shall respect the character of the HCD and reference any immediately adjacent Contributing properties. This could be accomplished through:</p> <ul style="list-style-type: none"> <li>• complementary scale;</li> <li>• architectural expression;</li> <li>• the use of materials that reflect the character of the HCD;</li> <li>• incorporation of design elements such as podia, cornices, and compatible fenestration patterns;</li> <li>• public art, landscaping, and programming of spaces must also be meaningfully incorporated into these developments.</li> </ul> <p>5. Landmark Buildings must provide a suitable transition to ensure the conservation of the cultural heritage value not only of surrounding properties but also of the heritage attributes of the District as a whole.</p>	<p><i>As per the policies for landmark buildings, the building height is restricted to 27 storeys. The tower features generous setbacks along both MacLaren, O'Connor and Gilmour Street frontages. Along O'Connor the towers are oriented east-west mirroring the alignment of the Board of Education Building with both towers fronting onto O'Connor Street. The distinctive podia help ground the two towers, and the courtyard offers breathing room between the towers.</i></p> <p>2. <i>The Medical House is identified as a non-contributing resource and will be demolished. There is no plan to rehabilitate.</i></p> <p>3. <i>The landmark nature of this site envisions creating a development that is an iconic feature in Centretown and the City. Not only does it stand out as an iconic piece of architecture, but the design is sensitive to the surroundings. All four elevations offer visual interest and well detailed facades that break down the scale and provide a rhythm to the streets. A distinct pedestrian-oriented base that includes a 4-storey podium, towers designed to emphasize the landmark-designated site, and a restrained crown providing a porous and light top to the towers</i></p> <p>4. <i>See the Design Development Chapter 4.</i></p> <p>5. <i>Landscape treatment.</i></p>  <p>5. <i>The development achieves transition to the existing low-rise context largely through the dramatic 3-storey podium that extends east-west from O'Connor Street. The buff brick podium has been articulated and fits with the existing low-rise context along MacLaren and Gilmour Streets. The towers have been oriented to provide maximum separation distance and have been setback from the east boundary to respect neighbouring homes.</i></p>
<p>The Landmark policies require that, prior to considering a proposal for a Landmark Building, a formal and rigorous application and review process that includes public consultation shall be developed for consideration by the appropriate standing</p>	<p>Pursuant to the City's public notification requirements for Zoning By-Law and Official Plan Amendment applications, and Section 3.9.5.5 of the Centretown Secondary Plan's policy for Landmark Building applications, an application, and review process was approved by Planning Committee on October 8th, 2020, and City Council on October 14th, 2020.</p>

committee of Council and ultimately must be adopted by Council.	See <i>Appendix A for the council approved Public Consultation Strategy.</i>
<b>11.1 STREETS, TREES, AND LANDSCAPE IN THE PUBLIC REALM</b>	
5. Seek opportunities to plant additional trees in the streetscapes throughout the HCDs, including as part of development and infrastructure projects.	<i>The proposed landscape plan includes the reintroduction of street trees along the frontage of all three streets, creating an extensive integrated landscape.</i> <i>See the landscape Plan and renderings, Figures 34-40</i>
<b>Federal Government Height Regulation</b>	
<p>In accordance with the Federal Government Height Regulations “If proponents of particular development applications within Centretown wish to pursue building heights up to the maximum identified in this CDP, the specifics of these requests must be reviewed and approved in the context of the “Ottawa Views” study, which was prepared for the National Capital Commission and the City of Ottawa, and, which addresses the “Visual Integrity and Symbolic Primacy of the Parliament Buildings and other National Symbols”, as implemented by the City of Ottawa Official Plan and the City of Ottawa. Comprehensive Zoning By-law and shall also adhere to any design guidelines.</p> <p>Source: Hobin architecture 2023</p> <p><b>Comment:</b> The NCC Height Control View Planes as they apply to O'Connor. The north-south cross-section illustrates the overall height approach and maximum building height for each of the intersections. The proposed height of the tower is below the current view plane approvals.</p>	

**Shadow impacts:**

Latitude and Longitude of Site:

Lat: N 45°24'48.8"

Lng: W 75°41'49.53"

*Sun Shadow Study for the 21<sup>st</sup> of June, and December. The placement of the towers allows the O'Connor street frontage to remain in the sun for much of the day. Source: UNStudio & Hobin Architects, February 2025.*

This is a link to the sun shade analysis:  [251118 - 267 O'Connor - Sun Shadow Study.pdf](#)

## 5.3 Centretown Community Design Plan (CCDP)

### Centretown Community District Plan

The subject property is designated “Residential Mixed-use” in both the Centretown CDP and the implementing Centretown Secondary Plan and permits a building height of nine (9) storeys.

#### 6.0 Building Centretown Built Form

##### Section 6.2 Building Approach

*The Residential designation applies to areas where significant change is not anticipated. Proposals for significant intensification are not encouraged in Residential Areas. Infill may be considered if it supports an appropriate and compatible height, massing and scale with the surrounding context. The prevailing building type will be the predominant-built form of development.*

**Discussion:** The prevailing building types within and adjacent to the block are a mix of two to three storey detached heritage residences, many of which have been converted to office or commercial use. Along MacLaren there are examples of institutional buildings, including the Board of education at 330 MacLaren and the Public Service Building. Beginning in the mid-1950s, mid-rise residential and professional development altered the character. More recent development includes mid-rise buildings not exceeding six storeys.

##### 6.2.2 Federal Government Height Regulation

*Overall, Height Approach — Granting Additional Height:*

*Any development proposal accessing additional height beyond the as-of-right must prove that the site is appropriate for a tall building and that the design of the building is compatible with the area's context and meets the design standards for tall buildings. As a planning control, these tests should be undertaken as part of the City's rezoning process. Final heights must reflect the intentions of the CDP with regard to general building heights and location of tall buildings.*

*In addition, increases in height and density in excess of the existing zoning deemed suitable through a rezoning process may be considered by the City under Section 37 of the Planning Act as well as the Tall Building Landmark provisions described above. Section 37 secures identified community benefits when permitting such increases in height and/or density (refer to Section 7.2 for additional details on Section 37). Tall Landmark Building provisions to ensure that any proposed taller buildings are true civic or national landmarks that make both significant and exceptional contributions to the public realm when permitting such increases in height and/or density (refer to Section 7.2 for additional details).*

**Comment:** The 27-storey height of the two towers does not interfere with views of the Parliament buildings. The design of the buildings' podium and towers has undergone a number of iterations in response to comments. The present proposal is compatible with the area's context. The use of brick for the podium, its height is set at 4 -storeys and the setback treatment between it and the body of the towers help ground the development.

Within this part of Centretown, there is a need for public parks and green space. The proposed landscaped POPS will benefit the community in terms of both size and quality of the environment.

#### **6.4 Built Form Guidelines**

##### **Section 6.4.2 and 6.4.3 Infill Typologies Transition**

Sections 6.4.2 Mid-Rise Infill, 6.4.3 Mid-Rise Integration, and 6.4.4 Built Form Guidelines High Rise. An assessment of how the proposed development responds to the general guidelines contained in Sections 6.4.3 Mid-Rise Infill Typologies Transition,

##### **Section 6.4.2 Mid-Rise Infill, (applicable to the podium portion)**

The following guidelines apply to all mid-rise infill in Centretown and are also applicable to the 'podium' portion of tall buildings:

*i. Align infill with adjacent buildings and respect the existing overall street setback. Strategic setbacks may be appropriate at entrances or key locations to create architectural interest. In addition, strategic setbacks at corners are encouraged to create small publicly accessible parkettes. Building ground floors fronting these parkettes should be highly transparent and animated.*

**Comment:** The new development fronts O'Connor Street and the two local east-west streets. The setbacks are maintaining the 3-storey Department of Education Building on Gilmour Street and the front lawns and individual residences along MacLaren Street. Along O'Connor, the building design with the two towers separated by a landscaped open space/POPS establishes a hierarchy distinction focusing on O'Connor. At the podium corners, the glazed arches provide a distinct transparent accent.

*ii. Extend the length of the site on all street frontages.*

**Comment:** The infill extends the entire length of the site along MacLaren and Gilmour with O'Connor distinguished by an open landscaped area between the two towers.

*iii. Where a mid-rise building fronts two streets, the corner should be given predominance and special treatment/articulation. Both facades should be given equal consideration.*

**Comment:** The podium fronts onto the three streets, with the development giving prominence to O'Connor with a POPS setback and forming the core of the development.

*iv. When higher than 6 storeys, a front (1.5 to 3 m) and sideyard (minimum 3 m) building stepback should be introduced to maintain access to light and support a pedestrian scale. The determination of the stepback location should be based on context, adjacent building relationships, and building proportion. Generally, the building stepback should be introduced above the sixth storey but can also occur below. To promote well-defined street edges and enclosures, building stepbacks directly above the ground floor will not be permitted.*

**Comment:** The podium is limited to 4-storey podiums and the upper floor and body of the towers' setback. Glazed banding at floor 5 and 7 helps to support the pedestrian scale and distinguish the upper body of the tower from the podia.

*vi. Ground levels units should be well articulated to reduce the scale of the building and introduce a more fine-grained rhythm to the street frontage.*

**Comment:** The ground level units on all three street frontages consist of a series of arched openings. The scale of the arches along the east west local streets mirror the residential character and scale of the streets. Along O'Connor, the larger arched entrances with elaborate chamfered framed openings at the corners help to support O'Connor's more prominent façade.

*vii. Provide ground level access to individual units, where applicable, to animate the street.*

**Comment:** The design provides ground level access along all three street elevations.

*ix. Inset balconies behind the street wall to reinforce the street edge and public realm. Above the stepback, projected balconies are permitted but are not to exceed the stepback width.*

**Comment:** The revised plans have reduced the scale and projection of the balconies.

#### **Section 6.4.3. Guidelines**

*i. The ground floor should be level with the sidewalk and lined with active street-related retail/commercial uses.*

**Comment:** The guideline applies to mainstreet infill typologies. Ground floor retail and commercial uses are being proposed fronting onto O'Connor Street and will be accessible. Entrances to the lobby of the towers will be from the east, west streets.

*ii. Ground floor façades should be transparent and articulated.*

**Comment:** The guideline applies to mainstreet infill typologies. The design incorporates a series of arched openings set in a corbelled brick frames, providing a transparent and articulated frontage.

*iii. Multiple fine-grained retail units are encouraged.*

**Comment:** The present plan includes retail units facing O'Connor and into the courtyard between the towers. O'Connor is not considered a commercial street within the HCDP.

*iv. The building should have a grained street frontage to reflect the adjacent building and character of the mainstreet.*

**Comment:** O'Connor is not considered a main street. The character of adjacent buildings is residential and institutional.

*v. Lobbies fronting onto a mainstreet should be limited in width to maximize retail uses.*

**Comment:** Guideline applies to mainstreet infill typologies. The two lobbies are oriented to Gilmour and MacLaren with a centrally landscaped courtyard linking the two towers and providing public open space.

*vii. Buildings should be built to the adjacent property lines and leave no gaps in the street wall. A front and side stepback will still be required for buildings over 4 storeys, as per the general mid-rise guidelines.*

**Comment:** The guideline applies to mainstreet infill typologies.

*viii. Existing group 1 and 2 heritage buildings must be integrated in the development.*

**Comment:** There are no contributing buildings within the development site.

*ix. The lower portions of the building should be respectful of the context and any adjacent heritage elements. This can include, but is not limited to, building stepbacks, cornice lines, façade horizontal and vertical articulations, opening sizes, proportions and rhythms, and building materials.*

**Comment:** The podium height is set at 4-storeys, the design is a dynamic series of arches reminiscent of commercial 19<sup>th</sup> century buildings. The series of compound arches set in

elaborate corbelled brick frames introduces a postmodern expression.

- x. *Taller elements should be clearly differentiated from the building base and should be stepped back at least 3m from the face of the podium facing the mainstreet after the 4th storey. Building recess and material changes can also be considered in addition to the building stepback.*

**Comment:** The design of the towers is clearly distinguishable from the podium, with each of the towers presented in a distinct design.

#### **Section 6.4.4 High-Rise – Podium**

*The general mid-rise guidelines generally apply to the podium section of a tall building.*

*Additional guidelines include:*

- i. *The podium height shall not exceed 6 storeys. In residential development, ground-oriented units such as townhouses or townhouse-type units that wrap around a podium are the preferred approach for defining the base and integrating with existing smaller scale development.*

**Comment:** The design of the podium offers a defining base and is maintaining surrounding buildings; the 4-storey height helps to ground the entire development and offers a pedestrian scale to the streets.

- ii. *The general mid-rise transition guidelines (section 6.6.3 Mainstreet Mid-Rise Infill) should apply to the podium section of a tall building.*

**Comment:** See the discussion above

- iii. *The podium street facade(s) should be well articulated and large blank areas or walls are to be avoided.*

**Comment:** The street façade has a strong commercial rhythm of openings to solid, with no blank areas.

- i. *The top portion of a tower, or the last few storeys, should contribute to the city skyline with a difference in articulation or special architectural treatment.*

**Comment:** This is intended as a landmark development with a design that contributes to the city skyline.

#### **Section 6.5 Heritage Approach and Policies**

Heritage Policies of the CDP contains Heritage policies regarding integration and context. The CDP states that Group 1 and Group 2 heritage buildings must be protected and properly integrated with new development. The CDP encourages restoration, reuse, or integration of

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COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

heritage structures into new mid-rise, mid-rise, or high-rise building development. It also discusses the need to respect key heritage features.

- New development should be respectful of key heritage elements. This can include, but is not limited to building stepbacks, cornice lines, façade horizontal and vertical articulations, opening sizes, proportion, and rhythm, and building materials. New development should maintain a cornice line consistent with the existing heritage building through appropriate stepbacks(s).

### **Heritage Integration**

*When integrating a heritage structure into a new infill building, the following guidelines apply:*

- *New development should respect and be sensitively integrated with the heritage building and context and consistent with existing heritage plans and policies. It should be a distinguishable and sympathetic contemporary design, which does not detract from or overpower the original building.*

**Comment:** There are no heritage buildings that are being integrated into the development. The existing six-storey office building is a non-contributing building within the context of the CHCD. Adjacent to the site and throughout the neighbourhood there are designated buildings with defining heritage features, including setbacks, colour palette, and compatible building materials.

- *Where heritage buildings are low scaled, the podium of a new building will respect and reflect the urban grain and scale, visual relationships, and materials of the surrounding historic building(s). Compatible building materials should be used. Creative use of materials is encouraged.*

**Comment:** On site, the 6-storey building is a buff brick. The predominant cladding of adjacent heritage buildings is brick with limestone foundations and lintel and sill detailing. The predominant feature on Gilmour is the brick Board of Education Building with its orange buff brick and limestone trim. The design team has incorporated the buff red-coloured brick at the podium base with the glazed cladding carried into the towers.

### **Heritage Context**

*When adding a new building or additions to existing buildings on a site adjacent to a heritage building or streetscape, the following guidelines shall apply:*

- *use compatible materials.*

**Comment:** The podium is clad in a brick that is compatible with adjacent heritage buildings and commemorates the demolished mid-century on-site.

- *Use stepbacks, front and side, to appropriately transition with adjacent building heights.*

**Comment:** The settings for heritage buildings next to the development site have been enhanced. At present, they overlook a parking lot. The proposed POPS provides separation between the towers and creates a visually rich foreground for the buildings.

- *Minimize the use and height of blank walls.*

**Comment:** The design intent is to preset an active, pedestrian friendly environment with no blank walls.

- *Inform new development with adjacent building ground floor heights and heritage character to enhance the public realm.*

**Comment:** The podiums are respectful of adjacent building heights, step back and material change at the tower helps focus on the four floors of the podia. Along MacLaren and Gilmour Streets, the design of the podia is more residential in character.

- *Modulate façades with vertical breaks and stepbacks in a manner that is compatible with the surrounding heritage structures.*

**Comment:** Reference to the lot pattern was lost when the original residences were demolished and the Medical House constructed in 1958. The arched fenestration of the podium establishes a cadence and pedestrian rhythm along the street, which is not strictly reflective of the original lot patterns but references a more residential scale along both of the east-west side streets.

## 5.4 Heritage Overlay

*Section 60 of the zoning by-law refers to the heritage overlay, which affects the subject property. The intention of this section is to protect the character of heritage areas and significant heritage buildings.*

**Comment:** As it is noted in the proposed zoning by-law amendment, relief from section 60 is being requested.

## 5.5 Development Impacts

**Positive impacts** of the proposed development on the cultural heritage values of the Centretown HCD include:

- This part of Centretown will benefit from the introduction of a well landscaped privately owned public space. The mid-block, cross-site access and the location of a POPS creates a sunny, well positioned open space.
- The height of the podium, its distinct contemporary design, and the use of a brick integrates nicely with the surrounding residential stock and helps establish a comfortable pedestrian realm.
- The 2-towers are oriented east-west, with the centre of the site treated as a landscaped courtyard between the units. The Department of Education Building served as a model.
- The height of the two towers is respectful of the NCC view plane.

- Introducing a landmark is a welcomed exercise in town planning that could benefit Centretown's maturing neighbourhood.
- The proposed massing and building heights correlate to the Centretown Community Design Plan, which designates 267 O'Connor as a landmark site.
- The proposed development incorporates a large, privately owned public space (POPS) that will occupy 40% of the site and provide a thoughtfully programmed landscape space for public enjoyment.
- Access to new sources of funds to allow for the creation of a landscaped, publicly accessible space.
- The uniformity of the podiums and the commercial character at the ground level, with welcoming retail focused on O'Connor.
- Ground floor retail along O'Connor will help animate the site and provides additional amenities to the surrounding community.

**Adverse impacts** of the proposed development include:

- The loss of an interesting mid-century building designed by a local architect.

## 6.0 ALTERNATIVES AND MITIGATION STRATEGIES

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### 6.1 *Alternatives and Mitigation measures*

This is the fourth submission with numerous consultation and iterations responding to city staff, and the community association (see Appendix A). Below are four versions developed over the last 5 years.



In consideration of the guidelines contained in the CCDP, the following alternatives should be considered to assess the potential for integrating the landmark development into the  
 COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

neighbourhood:

- The use of brick and a unified colour palette as part of the podium's exterior finishes commemorates the material palette of adjacent buildings, including the adjacent Noffke residence on Metcalfe and the Board of Education Building as well as other apartment blocks and residences in the surrounding neighbourhood.
- The reintroduction of street trees supports the quality of the environment along O'Connor, MacLaren, and Gilmour Streets.
- The transition between the new development and the adjacent buildings along Gilmour and MacLaren is mitigated by the 4-storey podium, the increased setback, street trees, use of brick and towers' east-west orientation and positioning on the site.
- The new towers are distinguishable in terms of their height, massing, and more contemporary design. The dramatically sculpted podiums are "visually and physically compatible" with the neighbourhood.
- The hierarchy of streets, with portions of the podium developed in a more residential character along MacLaren and Gilmour has guided the design team and offers a compatible streetscape along the east – west streets.
- The positioning of the southern tower next to the 207 Gilmour Street residence has been set back, providing more buffer than just relying on the side yard parking lot.
- A more pronounced difference in the height of the two towers might be considered.
- At some point, the city should systematically address its mid-19th century modern architecture and establish an evaluation and assessment of this category of expression rather than the 'non-contributing' category.

**Mitigation efforts include:**

**Architecture:**

- The urban grain of the original setback and lot divisions along O'Connor and MacLaren are expressed in the rhythm, and cadence of the new development. See the elevations in Chapter 4.
- Along Gilmour the proposed tower's angle facade sets the podium back from the property line. The line of sight creates a focused view of the handsome main façade of the board of education building.

**Materiality**

- The material on the existing Medical House is a tan-red brick. The use of a brick for the podium and a grey panel in the body of the towers are well selected, providing an urban grain that reinterprets a distinct feature and supports the character of adjacent and neighbouring sites in the block.
- It would be a respectful nod to the Medical House and its mid-century contribution to Ottawa's architecture if an appropriate place could be found to include the Modernist Madonna relief sculpture (Figure 21.)

## 6.2 *Conclusions*

The proposed development at 267 O'Connor Street is a well-conceived reuse of this property, where the buildings offer visual porosity at ground level and a generous publicly accessible site. It is an appropriate location for a landmark building that will support the identity of Centretown and contribute to the public realm and the city's need for housing.

With regard to the demolition of 267 O'Connor, it is assessed as 'non-contributing.' The new development has tried to incorporate key heritage attributes found within the district including the setbacks, a cadence reminiscent of former lots, materials and finishes, a vintage specific colour palette and the reintroduction of street trees and a generous allocation of public amenity spaces.

### **Public Realm**

This project addresses the public realm, interfaces with the surrounding building stock, and introduces much-needed green space. Centretown will benefit from the introduction of a publicly accessible site. The cross-site access and location of the POPS nested between the two towers and fronting onto O'Connor creates a sunny, inviting open space. The main pedestrian areas are linked with a seamless connection to the sidewalk. For transparency commercial scale glazing is provided at ground floor, midblock public assess opens the site up, and loading, servicing, and utilities are screened from view. Access to the residences is from the side streets, helping to reestablish the hierarchy of the east-west streets.

### **Built Form**

The two buildings are 'point tower building design', with distinctive bases, middles, and tops. Their placement on the site is appropriate given the lot orientation. They are organized to be viewed all around, minimize shadow and wind impacts, and provide varied experiences as one moves across the site. The bases have been designed to be animated and transparent. The masonry podiums ground the proposed development and reference back to the original lots, material and colour palette, and provide context to neighbouring properties. The distinct podium using brick and defined datum lines helps reference existing buildings. There is a distinct change of materials between the masonry podium and the glazed surfaces of the upper portions of the two towers.

The tower forms are offset from one another, which helps to reduce the overlapping of views, increases sun exposure and maximizes views. The treatment of the upper floors is a simple, consistent grid that is animated by adjusting the thickness of the piers and panels. The distinct basket weave of the north tower adds interest. Materials and finishes for the body of the buildings are intended to be light, with the top portions of the towers set at the same height creates a unified architectural treatment on the skyline.

## APPENDIX A: COUNCIL-APPROVED CONSULTATION STRATEGY

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### 267 O'Connor Street Project Overview

The property owner, (Taggart), is proposing to redevelop the subject property with two (2) high-rise mixed-use buildings and a sizeable Privately Owned Public Space (POPS). The area of the POPS is proposed to be approximately 1500m<sup>2</sup> with frontage on O'Connor, Gilmour, and MacLaren streets. The planning applications required for this re-development proposal include an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBLA), and Heritage Permit Application initially with a Site Plan Control Application submitted at a later date.

Due to the height (27+ storeys) of the proposed towers, the, “Landmark Building” policy of the Centretown Secondary Plan is applicable. Policy 3.9.5.5 of the Centretown Secondary Plan describes specific criteria for the consideration of a “Landmark Building” and states that prior to considering a proposal for a Landmark Building in Centretown, a formal and rigorous application and review process that includes public consultation shall be developed for consideration by the appropriate standing committee of Council and shall be adopted by Council.

The Formal review and public consultation process detailed below is therefore submitted for your consideration.

### Formal Review and Public Consultation Program

The Formal Review and Public Consultation Plan is guided by the overarching principle of ongoing and consistent community engagement and conversation during the entirety of the application process, which is critical to the success of the project. Therefore, the proposed strategy is integrated into the overarching development applications process and will be refined through discussions with City Staff, the Ward Councillor, and the Centretown Citizen’s Community Association.

The most important element of a successful Formal Review and Public Consultation Plan is clarity. Fotenn aims to provide user-friendly, plain-language messages throughout the project.

Our public consultation plan includes the following components:

/ A comprehensive list of planned public engagement initiatives including on-line public

- open house as well as a planned site visit if appropriate and advisable;
- / An approach to ensure inclusivity regarding participants and other community stakeholders;
- / A strategy specifying our approach for engaging and informing citizens through various forms of social media platforms including a project website and online surveys to build project interaction and awareness;
- / A comprehensive management plan to acknowledge, incorporate, and address the submitted public consultation feedback received from all stakeholders,
- / A thorough and project-wide update meeting schedule for Staff and Council.

A series of regular postings will be prepared to keep the public updated on the progress of the project and upcoming opportunities for participation in the process. It is anticipated that all public engagement events and activities will be advertised using the full suite of tools, but that more targeted messaging may be used in certain cases for specific groups.

The approach to public consultation will be based on the following principles:

- / Draw on previous consultation records and make connections between the processes;
- / Produce clear and consistent messaging to effectively inform the public from the outset;
- / Ensure that stakeholders are being educated and informed to allow for meaningful participation in the process;
- / Identify ways of contacting hard-to-reach groups, and provide various options to engage in the process;
- / Ensure public consultation events and methods of providing feedback are inclusive and accessible to people of all ages and abilities;
- / Allow for a balance of formal and informal engagement opportunities, and
- / Make engagement fun and rewarding.

Examples of consultation techniques that have proven successful include:

- / Community walkabouts and mapping activities;
- / Workshops and design barrettes, including demographic-specific workshops;
- / Public presentations and open houses; and

Project websites, social media, and targeted emails.

/ Due to the current challenges for public consultation as a result of the ongoing COVID-19 pandemic, Fotenn will endeavour to provide for a full and comprehensive consultation and review process made available online for people to participate.

## Work Plan

The proposed Formal Review and Public Consultation Program is detailed below.

Generally, the events described are anticipated to occur in order as listed.

1. Pre-Application Consultation Meetings — The pre-application process which has been previously completed provided the opportunity for Staff, members of the Community Association, and the Project Team to discuss the proposal and to exchange information on development considerations early in the planning process. The pre-application consultation meeting included a review of land use policies and guidelines, zoning information, public consultation, transportation and engineering requirements, and other issues. Importantly, the Centretown Secondary Plan policies regarding “Landmark Buildings” were discussed in detail. Representatives of the Centretown Citizens Community Association were also in attendance to discuss the proposal and provide feedback to the project team.

2. Kick-off Centretown Citizen Community Association (CCCA) Meeting — The initial meeting with the CCCA will occur prior to the submission of the application package and will provide an opportunity to present the preliminary design of the buildings as well as the public realm. This meeting will aim to establish high-level objectives that the CCCA would like to see implemented in the overall design and layout of the site.

3. Kick-Off Meeting with Ward Councillor — The Ward Councillor has been involved in ongoing discussions regarding building design, site layout, the provision of a substantial at-grade community amenity area and has been engaged to provide guidance on the ongoing public consultation process. Taggart and Fotenn will work collaboratively with the Councillor’s office regarding future outreach and public consultation on this project.

4. Submit Application — Once formally submitted, the application will be subject to the established and statutory public notification and consultation process which includes signage on the subject property as well as opportunities to submit comment via the City Development Applications webpage or directly to the City Planner assigned to this file.

5. Formal Urban Design Review Panel (UDRP) — The Urban Design Review Process will be confirmed through discussions with Municipal Staff, the Ward Councillor, the CCCA, and the Panel.

— The initial UDRP meeting will represent an important opportunity to present the proposal

to the panel and receive early feedback on the building design and overall site layout, including at-grade amenity space in the form of a Privately Owned Public Space (POPS).

— Given the prominence and importance of this project, it is anticipated that this application will establish and benefit from an ongoing review the involves a working group consisting of a subgroup of the larger UDRP to review and provide guidance on the application as it evolves.

6. Public Consultation Meeting — The first public consultation session will occur following submission of the applications and will provide an opportunity for the project team to present the conceptual plans for the site and gather initial feedback on the proposal from members of the community.

— The first engagement session is proposed as a presentation format, featuring a presentation by the Team, with multiple forms of visual media to aid in communication and understanding of the project. Following the presentation, attendees will be invited to ask questions about the process and provide input on the land use planning issues facing their community. — The public consultation meeting will be advertised using multiple modes of outreach to ensure the public is adequately notified of the event and their opportunities to participate (online, email, fliers etc.).

— Results of the meeting will be summarized in an “As We Heard It” report.

7. Design Charette — A Design Charette for the public realm design will be held to ensure community stakeholders are provided the opportunity to contemplate and present their ideas of what that space looks and feels like.

— The design charette will be advertised using multiple modes of outreach to ensure the public is adequately notified of the event and their opportunities to participate (online, email, fliers etc.).

— Results of the charette will be summarized in an “As We Heard It” report.

8. Receive and Respond to the First Round of Technical Review Comments from the City — The technical review process conducted by City of Ottawa Staff represents a rigorous and comprehensive assessment of the submitted plans and reports. The outcome of this review is a series of comments and feedback on the various aspects of the project to ensure compliance with all relevant and required municipal, provincial, and federal regulations and requirements.

— The project team will assess the technical review comments received from Staff and provide written response and revise all materials accordingly.

9. Centretown Citizens Community Association Check-in (x3). — Throughout the formal review process, the project team will host regular meetings/discussions with the CCCA to

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COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

provide updates and receive feedback as the design and layout of these projects evolves.

10. Public Website/ Public survey — A webpage will be created to provide information and feedback opportunities to the public. The website will be the hub of all the most current public information related to the project. It will also provide a contact email address for residents and business owners to provide input.

- A survey will be hosted on the website to provide an opportunity for those not able to participate in formal engagement activities.
- A paper version of the survey will be made available for those interested members of the public.

11. Second Public Meeting — The second public consultation meeting will provide an opportunity for the project team to present the revised and updated plans for the site and gather feedback from members of the community. Results of the meeting will be summarized in an “As We Heard It” report.

- The second public consultation meeting will be advertised using multiple modes of media to ensure the public is adequately notified of the event and their opportunities to participate (online, email, fliers, etc.).

12. Public Site Walk-Through. — If permitted, the public open house will provide an opportunity to conduct a site-visit and discuss potential design and landscaping approach for the public realm (POPS).

- The open house would involve visual materials strategically placed throughout the site to provide for a contextual understanding of the plans for the POPS.

— The public site walk-through will be advertised using multiple modes of outreach to ensure the public is adequately notified of the event and their opportunities to participate (online, email, fliers, etc.).

13. Ward Councillor Check-in — Prior to finalizing the plans, it is proposed that Fotenn will host a meeting with the Ward Councillor to provide an update on any revisions or alterations and to gain their feedback.

14. Receive and Respond to a Second Round of Technical Review Comments from the City (If required). — The project team will assess the technical review comments received from Staff and provide written response and revise all materials accordingly.

- Once complete, the proposal will be scheduled for a public hearing at Planning Committee.

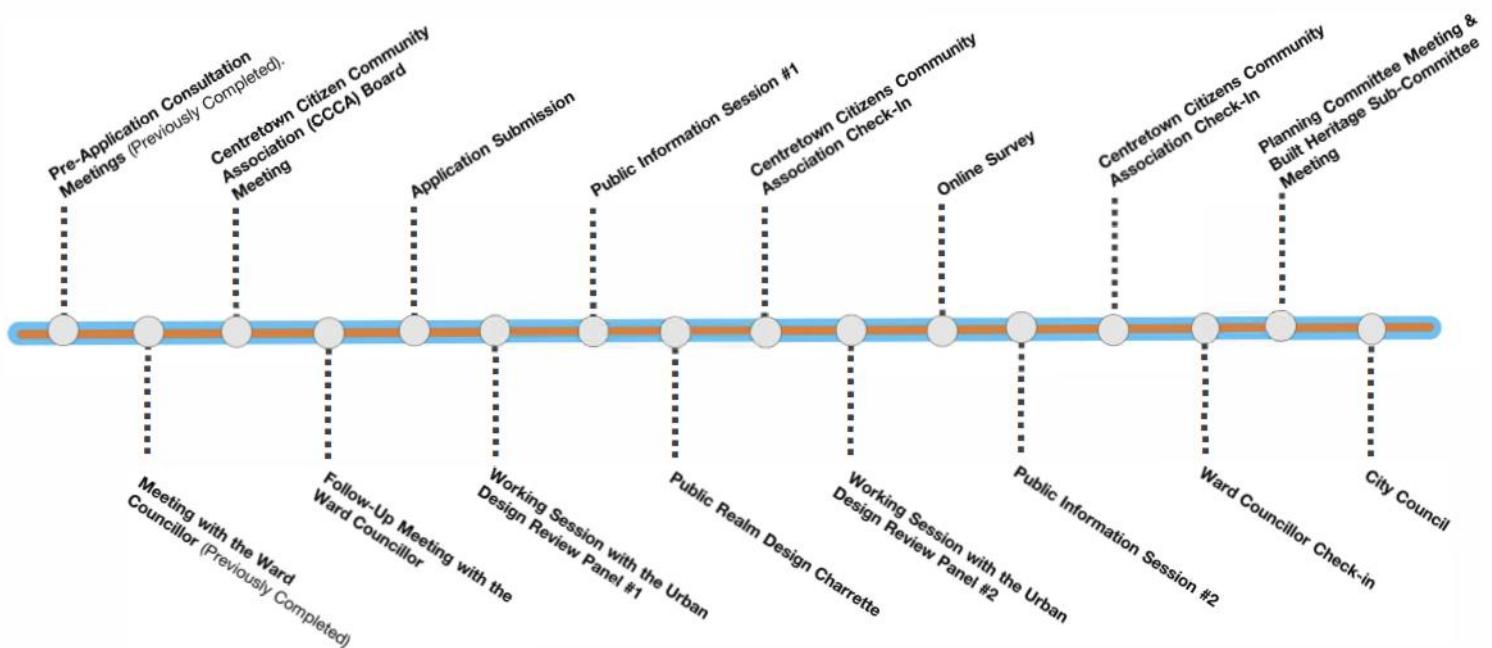
15. Planning Committee Meeting & Heritage Committee Meeting – Statutory Public Hearing

— When ready, the application will be presented and considered at Planning Committee. This process will involve the opportunity for public delegations to present their position on the application. The project team will also attend to present the proposal and answer any questions posed by City Councillors on Planning Committee.

— The City of Ottawa Planning Committee will then make a recommendation to City Council.

16. City Council Meeting — Ottawa City Council will ultimately consider and decide on the proposal.

## APPENDIX A: PROPOSED CONSULTATION STEPS



## APPENDIX B: HERITAGE ACT SUBMISSION

TO: City of Ottawa

COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

Client Service Centre  
101 Centrepoint Drive  
Ottawa, Ontario K2G 5K7

ATTN: Anne Fitzpatrick, Heritage Planner, City of Ottawa

FROM: [Kyle Kazda, Development Manager, Taggart Realty Management](#)  
225 Metcalfe Street, Suite 708, Ottawa,  
Ontario, K2P 1P9.  
[kyle.kazda@taggart.ca](mailto:kyle.kazda@taggart.ca)

C.C. John Stewart,  
Commonwealth Historic Resource Management  
[jjs@chrlm.com](mailto:jjs@chrlm.com)

SUBJECT: PROPOSED DEMOLITION AND NEW CONSTRUCTION, 267 O'CONNOR  
STREET APPLICATION UNDER PART V OF THE ONTARIO HERITAGE ACT

DATE: January 29, 2025

Taggart Realty Management is submitting the enclosed application for Ottawa City Council approval under Part V of the Ontario Heritage Act. The application requests approval to develop a Centretown landmark consisting of a single development with a 27-storey and a 25-storey tower and requires the demolition of the existing “non-contributing” Medical House Building. The application relies on Zoning By-Law Amendment and Official Plan Amendments being considered under File No. D01-01-20-0019 & D02-02-20-0101.

The property at 267 O'Connor Street, Ottawa, Ontario is designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District. Consequently, any demolition or redevelopment on the site must comply with the provisions of the Act. Taggart Realty Management, on behalf of the property owner, has applied for and received a Heritage Permit for the demolition of the building at 267 O'Connor Street under Section 42 of the Ontario Heritage Act, as issued on June 19th, 2024. A Heritage Permit for new construction is understood to be required under the Act, and as such, Taggart Realty Management intends to apply for the relevant Permit concurrent with the completion of the Zoning By-Law Amendment and Official Plan Amendment applications. The intent is to have the Heritage Permit for new construction undergo review by the Built Heritage Committee and City Council at the same time as the ZBLA and OPA application.

The following documents in digital form are provided in support of the application:

1. A signed Heritage Permit application form submitted to the City of Ottawa on October 14, 2020;
2. A Heritage Impact Assessment (HIA) prepared by John Stewart, Commonwealth Historic Resource Management that assesses the architectural design, as refined to reflect City planning staff, heritage staff, community and UDRP comments during the pre-application consultation process.
3. Architectural drawings with plans, elevations, and renderings of the proposed development prepared by UNStudio and Hobin Architecture Inc.;
4. Landscape Plan and description prepared by CSW Landscape Architects;
5. Site Grading Plan prepared by JL Richards;
6. Project Description (text) prepared by UNStudio and Hobin Architecture.
7. A Heritage Permit fee payment in the amount of \$5,100 paid to the City of Ottawa with the October 2020 submission.

Please notify us if any further information is required to ensure that this Heritage Permit application is deemed complete.

Yours Sincerely,

Kyle Kazda, Development Manager,  
225 Metcalfe Street, Suite 708, Ottawa,  
Ontario, K2P 1P9.  
[kyle.kazda@taggart.ca](mailto:kyle.kazda@taggart.ca)