

HERITAGE IMPACT ASSESSMENT 267 O'CONNOR STREET, OTTAWA



Prepared For: Taggart Realty Management
Prepare By: John Stewart, Commonwealth Historic Resource Management

Third Revision, February 2025

AUTHOR'S QUALIFICATIONS

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.

John J. Stewart, B.L.A., B.A.S. Honorary, CAHP, a principal of Commonwealth, is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. Stewart graduated as a landscape architect at the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart initiated and served for four years as the first director of Heritage Canada's Main Street Program.

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 has recently retired as a panel member with the Ottawa Urban design Review Panel.

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1.0 INTRODUCTION

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).

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 HIA. 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. 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.
- Landscape Site Plan, CSW Landscape Architects, January 2025.
- 267 O’Connor: First Round of Technical Circulation Comments, February 2022.
- 267 O’Connor City Comments on May 2nd, 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.

Owner and Contact Information

Address: 267 O’Connor Street, Ottawa, Ontario
Owner: Taggart (O’Connor) Corporation c/o Taggart Realty Management
Attention: Kyle Kazda, Development Manager,
225 Metcalfe Street, Suite 708, Ottawa,
Ontario, K2P 1P9.
kyle.kazda@taggart.ca

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 late 20th century commercial development along O'Connor but in contrast to the surrounding low-rise residential neighborhood 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 2027.



Figure 1: Aerial view illustrating the built context within the block and adjacent to the development site. Site arrowed. 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 last quarter of the 19th century with detached residences. The built form on the north side of MacLaren consists of three brick-clad two-and- one-half storey Victorian style detached residences within the block, two at the corner of O'Connor (261) and MacLaren (293) across from the development site and a third at 275 MacLaren. The remaining lots in the block (287, 293, and 263 MacLaren) were redeveloped beginning in the mid-1950's with mid-rise office and apartment buildings.

Two Victorian Style detached residences remain on the south side of MacLaren, one adjacent to the development site at 270 MacLaren and another at 264 MacLaren (see Figure 13.) The lots within the development site were redeveloped in the mid-1950 with the six-story office building on the site, and the lot at 260 MacLaren is part of the surface parking lot.

The north side of Gilmour Street was redeveloped beginning in the mid-1950s. One two-and-one-half storey Spanish Revival Style brick clad detached residence remains within the block (307 Gilmour) adjacent to the development site. Further to the east is a recent brick clad mid-rise residential building. The south side of Gilmour is dominated by the two-storey Ottawa Board of Education building and its three-story brick clad addition, constructed circa 1923-1948.

The built form on the west side of O'Connor Street across from the development site consists of two- and-one-half storey brick clad detached residences (278 and 290)

typical of the first decade of the 20th century, these have been redeveloped as part of a 6-storey redevelopment along with a 6-storey apartment building at 320 O'Connor (see Figure 12.)

Both MacLaren and Gilmour Streets have similar residential street characteristics, buildings

are set back uniformly from the street with soft landscape consisting of a mix of turf, shrubs, and trees intermixed with hard landscape surfaces in the front yards. The area around the development site has a residential character, even though many of the properties are shifting to either office or service uses. As figure 3 illustrates, there are no green space/parks in the vicinity.

The heritage residential character within the block bound by O'Connor, MacLaren, Gilmour, and Metcalfe Streets features low scale residential development with the introduction of institutional and commercial/professional beginning in the early 1900s continuing through to today. Five heritage buildings on the north and south side of MacLaren remain, four of which are near the development site. Two heritage buildings remain on Gilmour adjacent to the development site.



Figure 3: section of Centretown showing the location of neighbourhood parks, which emphasizes the lack of green space and community parks. Aerial map of this The Museum of Nature, five blocks south, is one of the larger community accessible grounds associated with a landmark.



Figure 4: The view looking north, with a surface parking lot foregrounding the buff colour brick Medical House. In the background is the tan-coloured revival at 307 Gilmour.

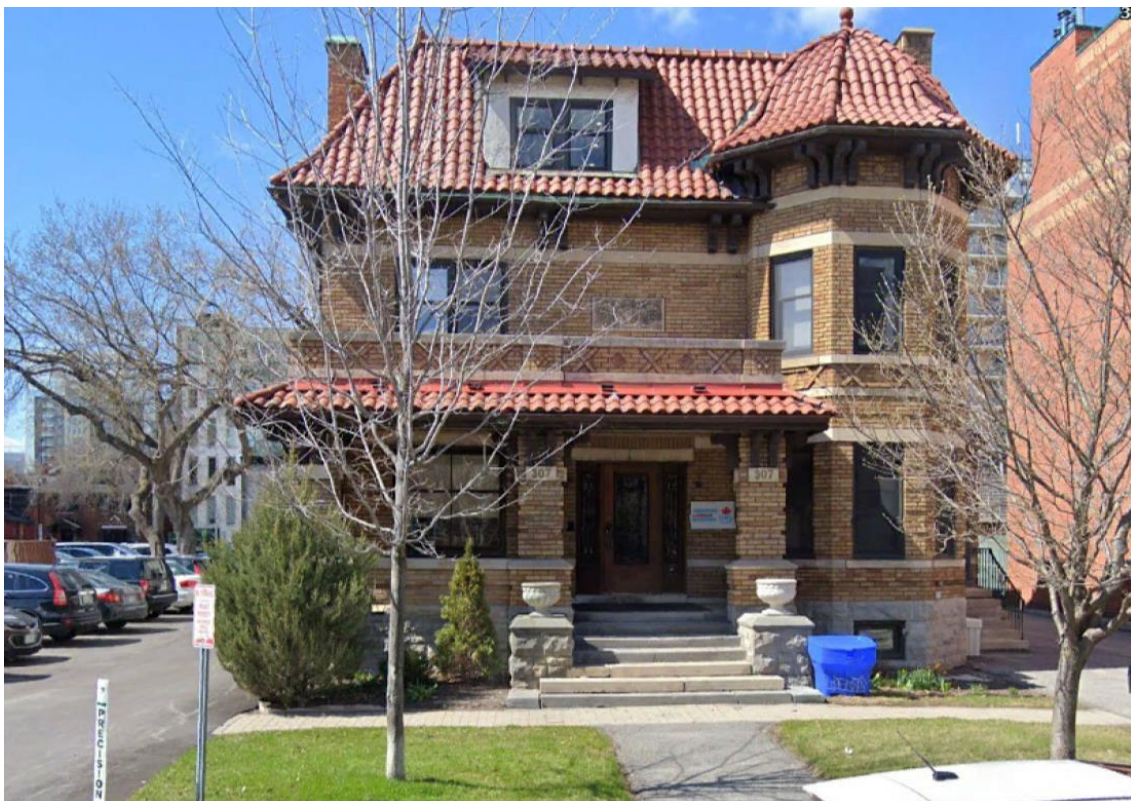


Figure 5: 307 Gilmour Street is a handsome buff brick revival piece separated by a surface parking lot from the south-east corner of the development site. The soft landscape is limited to the front yard of the property, with the side yard treated as an extension of the parking lot on the development site. Source: Google Earth



Figure 6: Contextual streetscape view of the development site (right) and an adjacent Queen Anne property at 270 MacLaren Street. Note the hard and soft landscape treatment, with street trees hugging the sidewalk. Source: Google Earth.



Figure 7: Contextual streetscape view of the side yard of 261 O'Connor Street to the north of the development site. Source: Google Earth

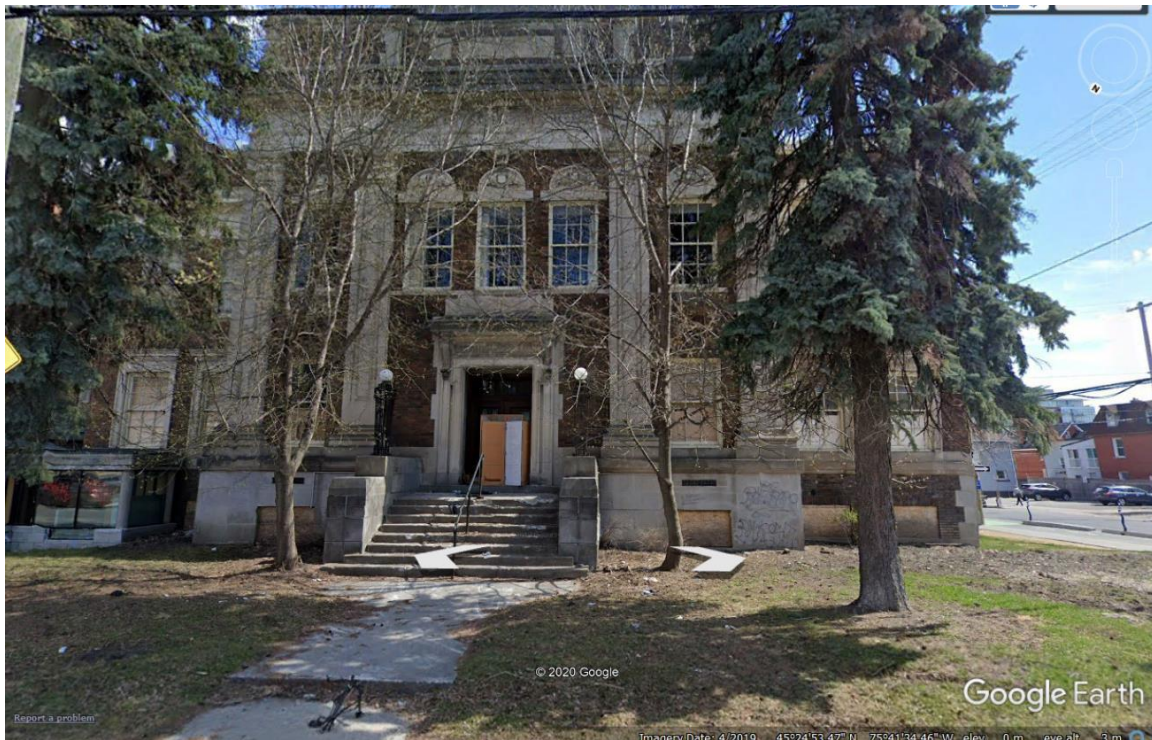


Figure 8: Contextual streetscape view of 330 Gilmour Street, Ottawa Board of Education, to the south of the development site. The original building and a 3-storey addition extend beyond the development site, framing it. Source: Google Earth.



Figure 9: Contextual streetscape view of the southern portion of the development site. The school on the south side of Gilmour frames the entire development site and establishes a strong 3-storey edge. The Professional Institute of the Public Service building in the background is considered a local landmark building. Source: Google Earth

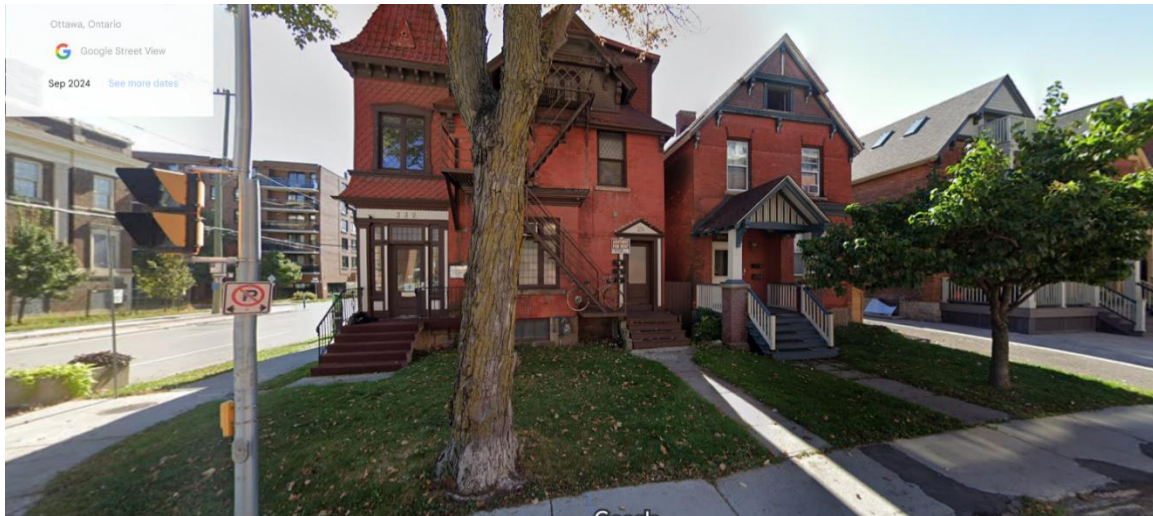


Figure 10: the two-designated red brick residences at 334 and 332 Gilmour Street sit kitty-corner to the development site. Source: Google Maps.



Figure 11: A 6-storey residential redevelopment with the existing residence integrated and providing a strong edge, adding character to the development. Source Google Maps

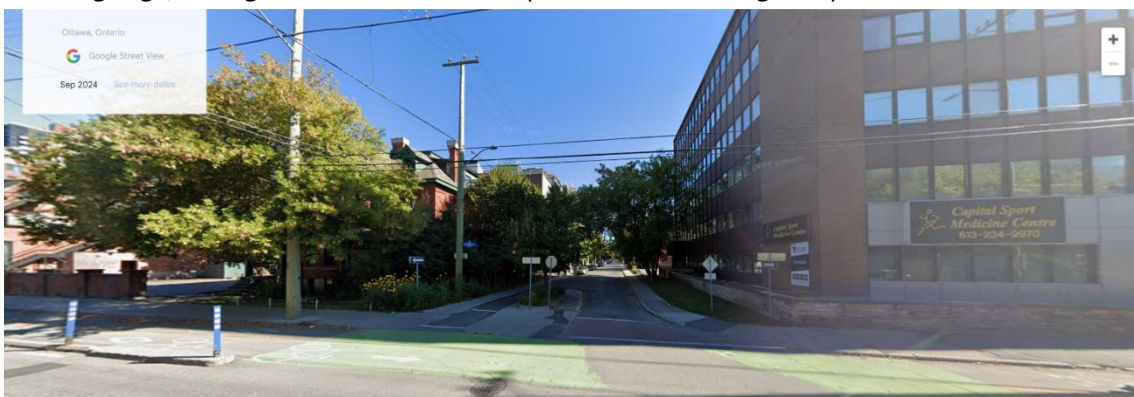
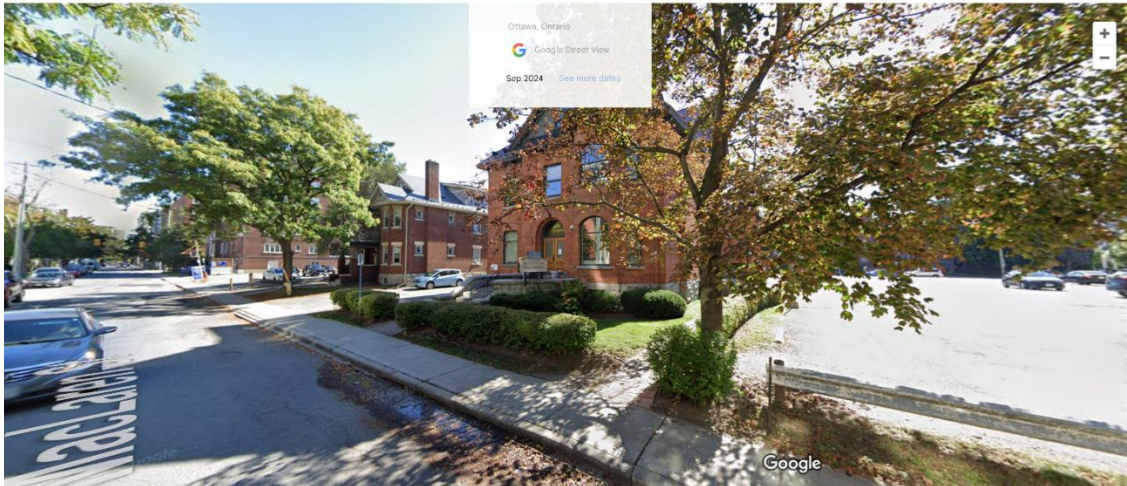


Figure 12 & 13: The street view looking east from the intersection of O'Connor and MacLaren illustrated the pinched relationship with the 6-storey Medical House. The Queen Anne at 270 MacLaren is adjacent to the development site. Source Google Maps.



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 when 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
6. contiguous area that is a minimum of approximately 40% of the area of the subject site and have frontage on at least two streets.
7. 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.
8. 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 with respect to such uses; [Amendments #117 and #125, OMB Order File #PL130619, September 30, 2016]
9. 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.
10. Demonstrate leadership and advances in sustainable design and energy efficiency.
11. 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]

12. 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]
13. 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]
14. 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.

The block was developed in the last quarter of the 19th 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.

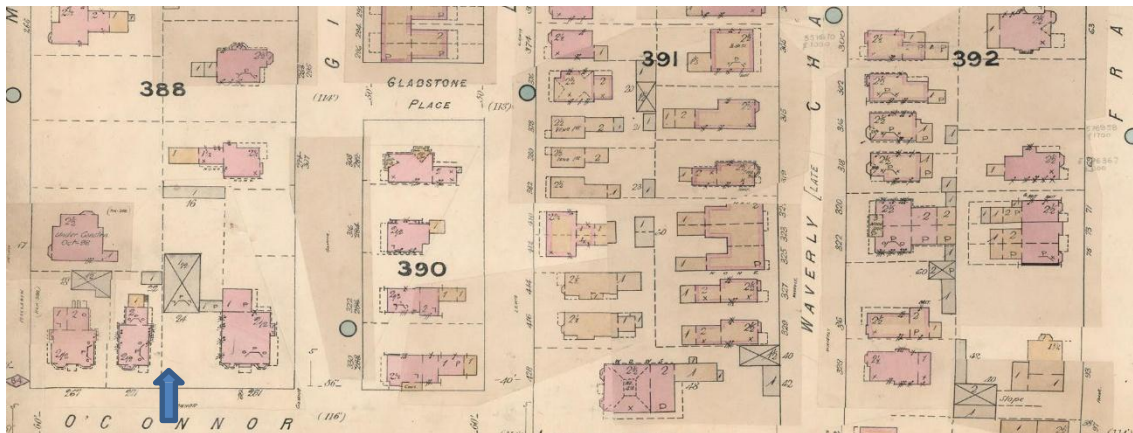


Figure 9: 1888 Fire Insurance Plan Volume 1 Sheet 54 Detail. The plan illustrates the street and block layout and built form at the time within the block. The development site is arrowed. Source: Archives Canada.



Figure 10: 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 11: 1965 Aerial view of the development site with the office building and surface parking.
Source: Geotatawa

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 19th 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 1958, 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 12: View of the development site from O'Connor and Gilmour Streets, looking north. Source: Google



Figure 13: 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 14: 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

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 face 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 due to the diverse populations of the area.
- Its single-family homes 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

4.1 Context & Description



Figures 15 & 16: Two views of the two tower development from the north-west and looking directly west. Source: UNStudio & Hobin Architecture, February 2025.

Subject to approval, the redevelopment will include two residential towers of heights not exceeding 27-storeys, sitting on a 3-storey podium. The architectural design of the podium and towers is to be compatible with the cultural heritage value of the Centretown District and reflect the surrounding character. A successful ZBLA and OPA application will inherently meet the requirements of the Centretown and



Minto Park HCD Plan.

Figure 17: Site plan of the two tower landmark proposal, with the red outlining phase 1 and phase 2. Source: UNStudio and Hobin Architects, February 2025.

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 271 units that will be completed in Phase 1, and a 25-storey south tower containing 239 units that will be completed in Phase 2. The two towers are set on three-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.

Context Analysis_Centertown, Ottawa

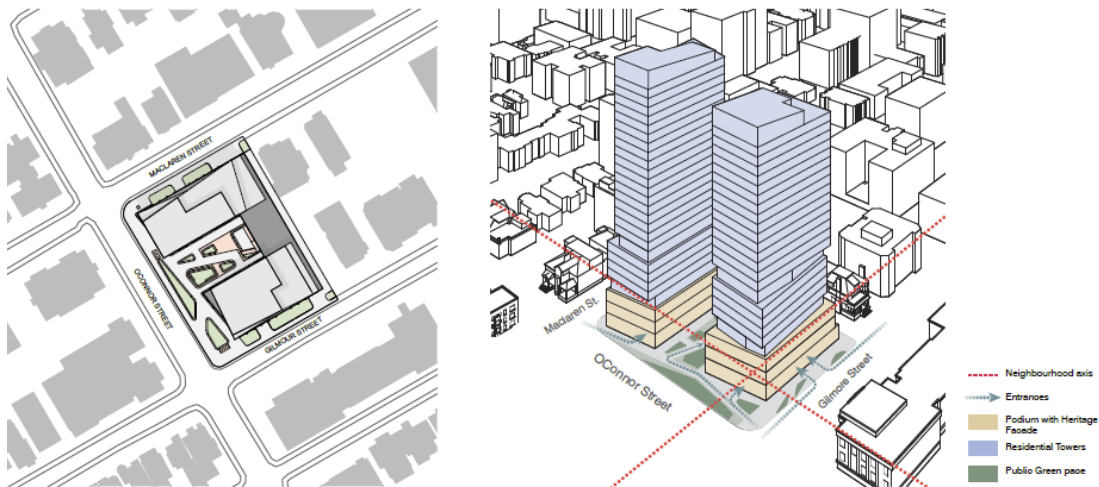


Figure 18: Centertown Context Analysis, illustrating datum lines relating to the podium height and neighbouring properties. Source: UNStudio & Hobin Architecture, February 2025.

Context Analysis and References_Setback Strategy

Ottawa Heritage References

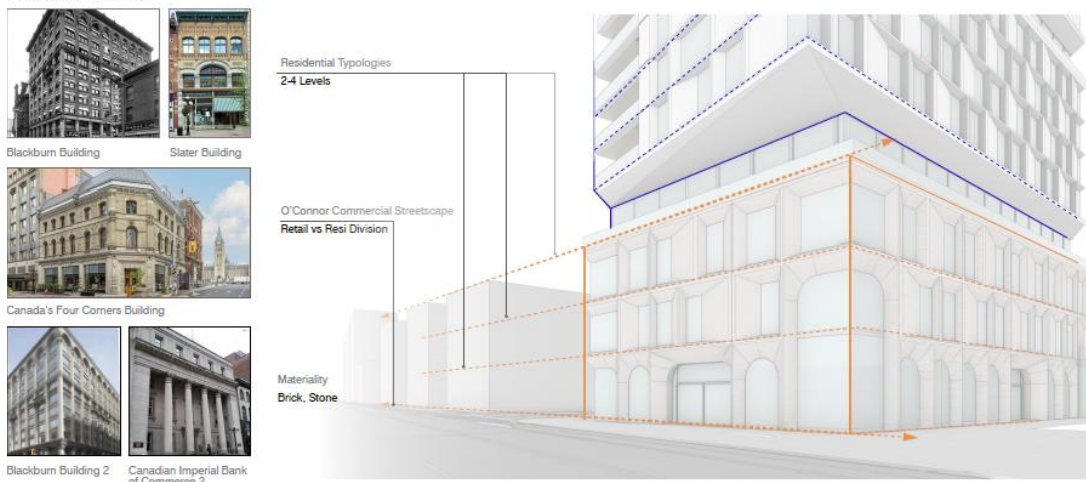


Figure 19: Heritage References used to establish the height of the podium and materials palette. Source: UNStudio & Hobin Architecture, February 2025.



Figure 20: A strategy for the podium height, referencing Ottawa heritage facades. Source: UNStudio & Hobin Architecture, February 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.

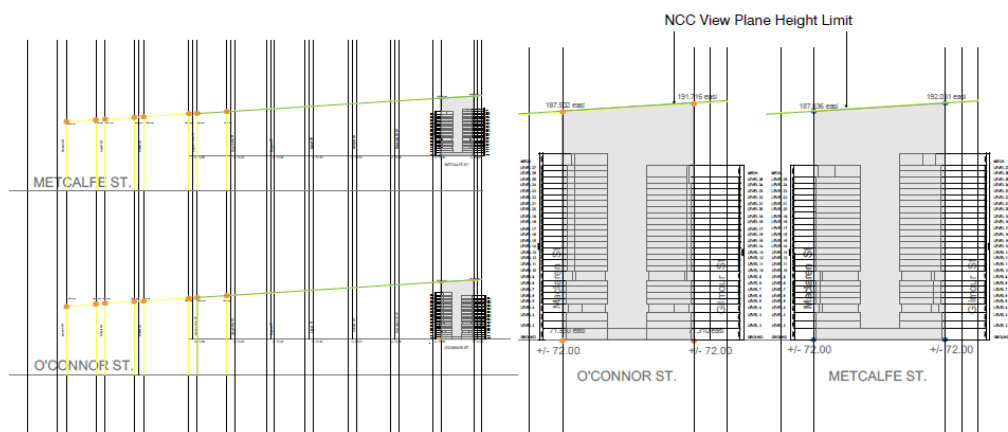


Figure 21: Towers view plane diagram illustrating the towers are well below the NCC view plane height limit.

4.3 Massing Breakdown

Architectural Approach_Massing Breakdown

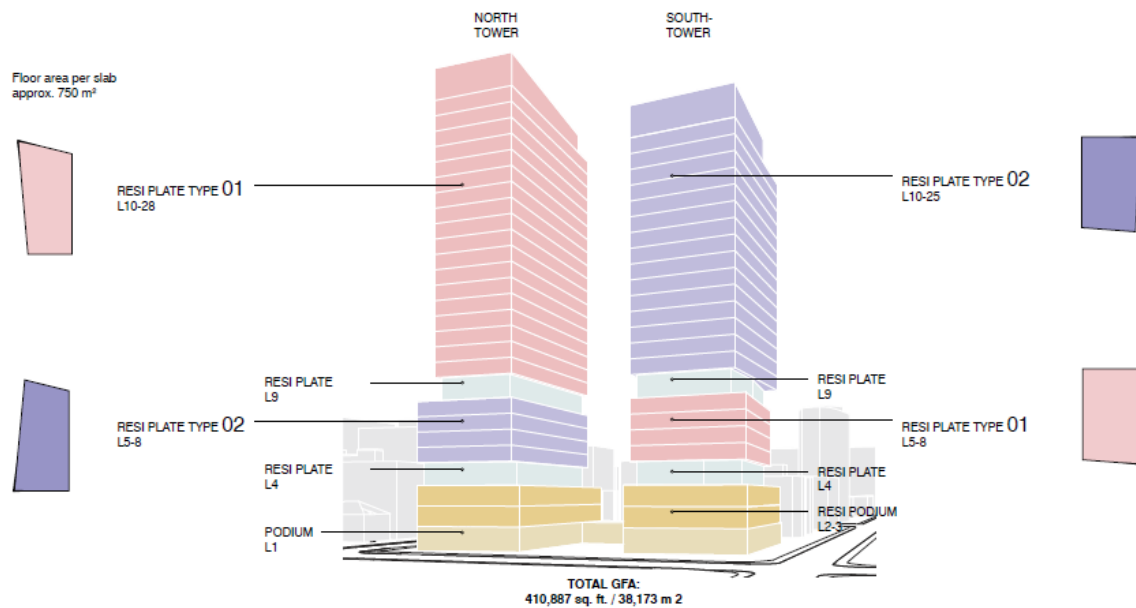
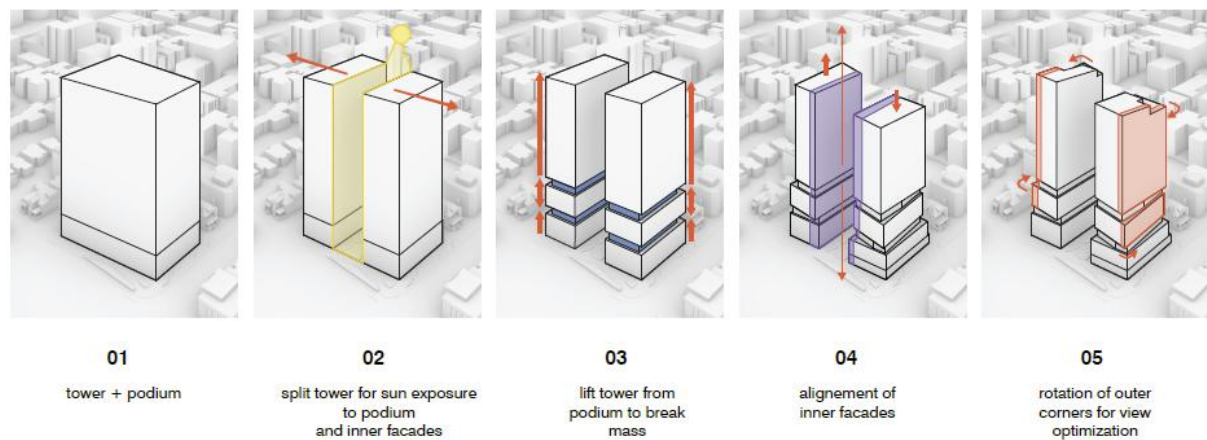


Figure 22 and 23: Architectural Approach and massing breakdown. Source: UNStudio & Hobin Architecture, February 2025.

Architectural Approach_Massing Concept



4.4 Materiality and Design

The three-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. Tan masonry echoes the nearby heritage buildings, and the Medical House which served as inspiration

when considering materiality, while the contemporary forms of both the podium and towers is clearly a 21st century statement. The three-storey podiums are designed to ground the new development and provide context and the point towers speak to the broader city's aspirations.

A distinct material change and setback between the masonry podium and the glazed and aluminum paneled 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.

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 U-shaped podium, 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.

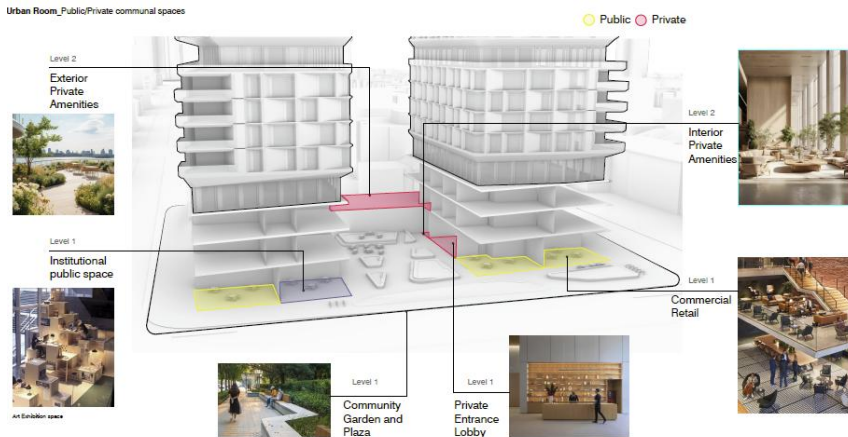


Figure 23:
Public/private communal spaces, commercial retail fronting onto O'Connor with level 2 exterior private amenity spaces.
Source: UNStudio & Hobin Architecture, February 2025.

The central space will act as a vibrant focal point for cultural and social events, while respecting the neighborhood'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 landscape features, fosters integration of the site's design with the surrounding neighbourhood, enhancing both functionality and its niche identity.

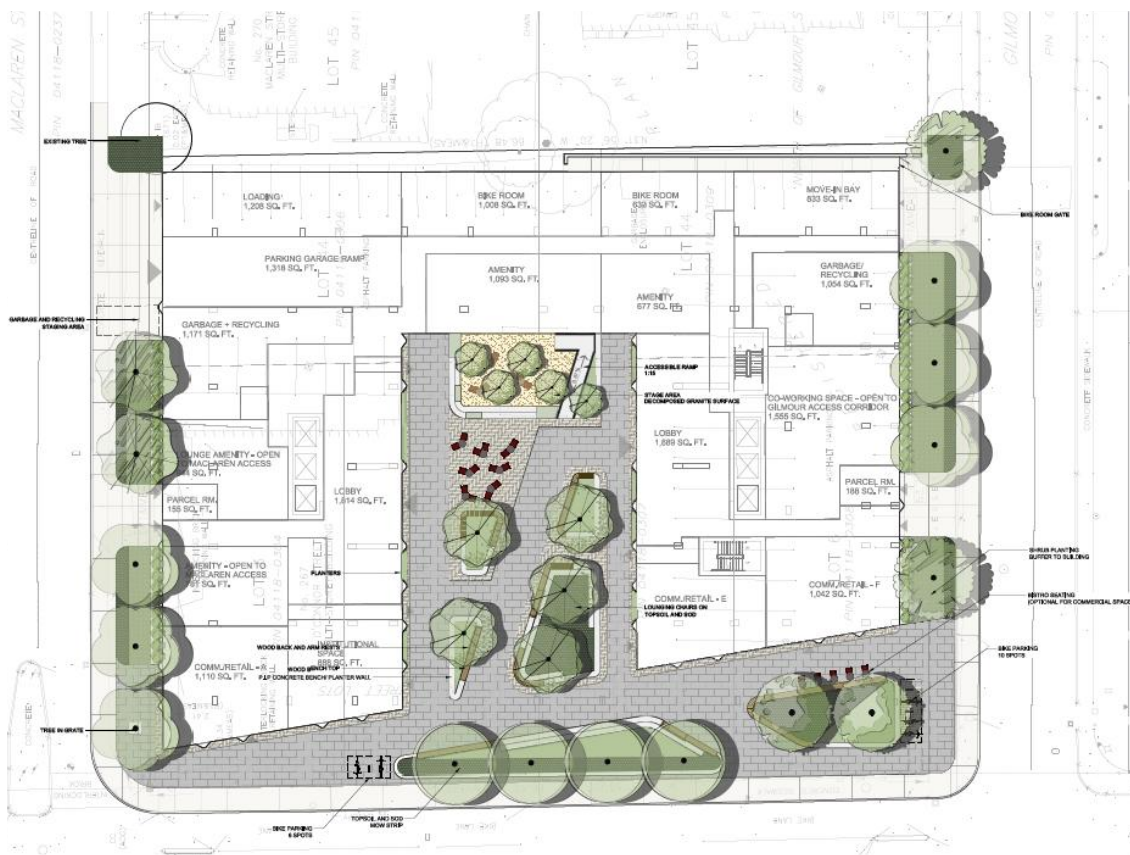
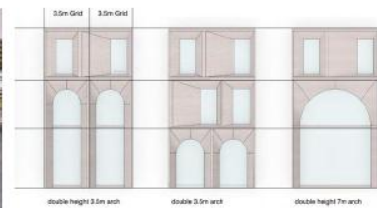
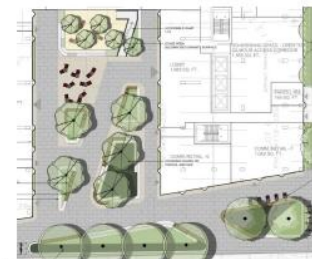


Figure 24: Landscape Plan with two renderings of the proposed development, showing the central

POPS and a view looking west from MacLaren Street. Source: CSW Landscape Architects, January 2025.



CERVALINEAR FORMS TO REFLECT BUILDING ARCHITECTURE



GREEN ISLANDS TO INCLUDE A COMBINATION OF OPEN LAWN AREAS FOR LOUNGING, NATIVE PLANT MATERIAL AND ELEVATED STAGE / SEATING AREA

Figure xx: Landscape Character of the public realm complimenting the architecture of the podiums.

Source: CSW Landscape Architects, January 2025

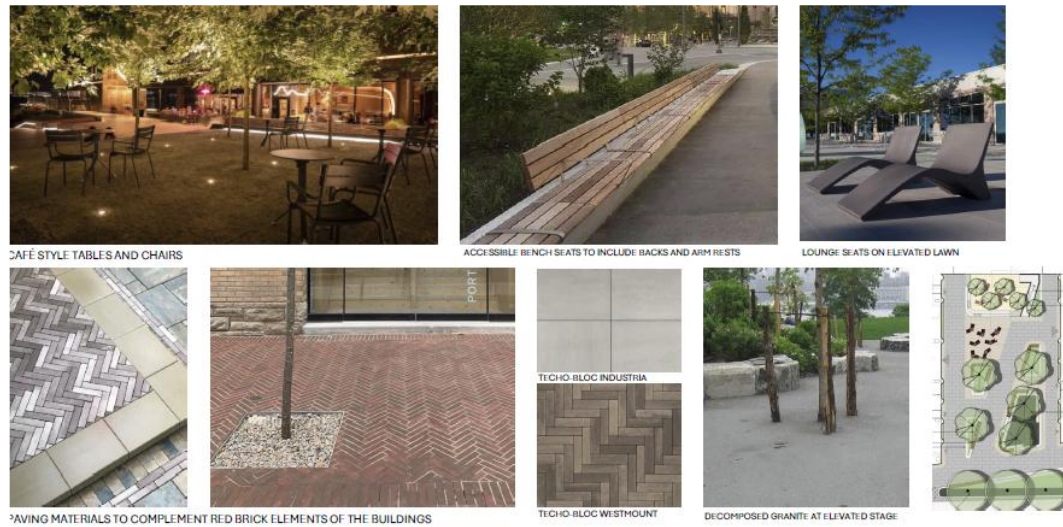


Figure 25: Public Landscape Material Palette. Source: CSW Landscape Architects, January 2025

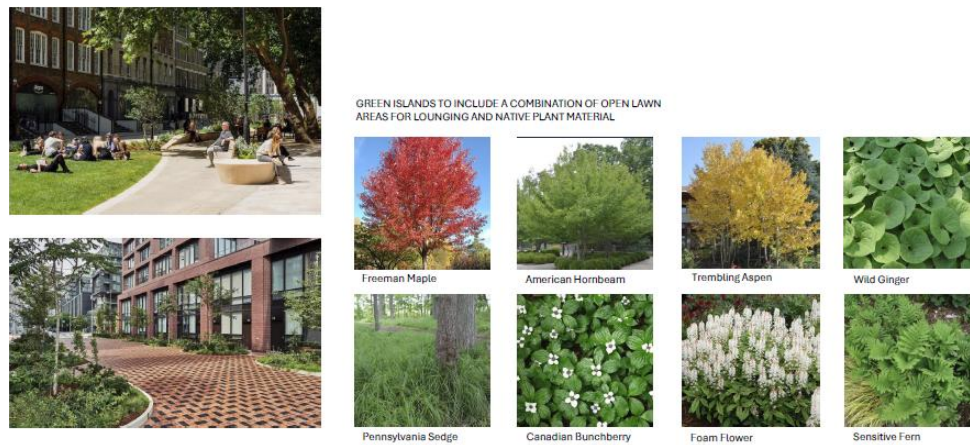


Figure 26: Landscape Planting. Source: CSW Landscape Architects January 2025

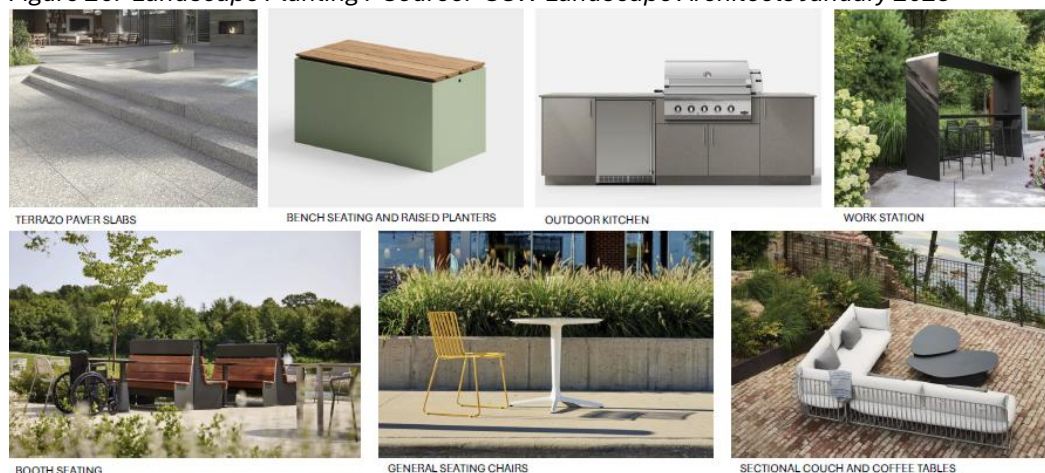


Figure 27: Rooftop amenity area. Source: CSW Landscape Architects, January 2025

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

5.1 Guidelines

This section specifically addresses the impacts 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. 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.

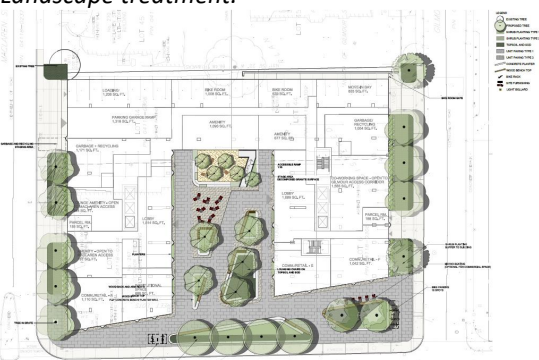
A number of documents were used to determine the impact with CMPHCDP (2022) framing the discussion. The 1997 Centretown Conservation District Study has been replaced with the 2022 Plan. The Plan sets out policies and guidelines in Section 5.0 Demolition and Relocation, Section 9.0 New Construction Section 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.

5.0 Demolition and Relocation	
<p>Section 5 contains policies related to the Demolition and Relocation of properties in the HCD areas, which state that:</p> <p>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.</p>	<p><i>2020 ERA Evaluation defines 267 O’Connor as non-classified Property. Within the Plan, it falls into the non-contributing category. 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></p>
9.0 New Construction Policies and Guidelines	

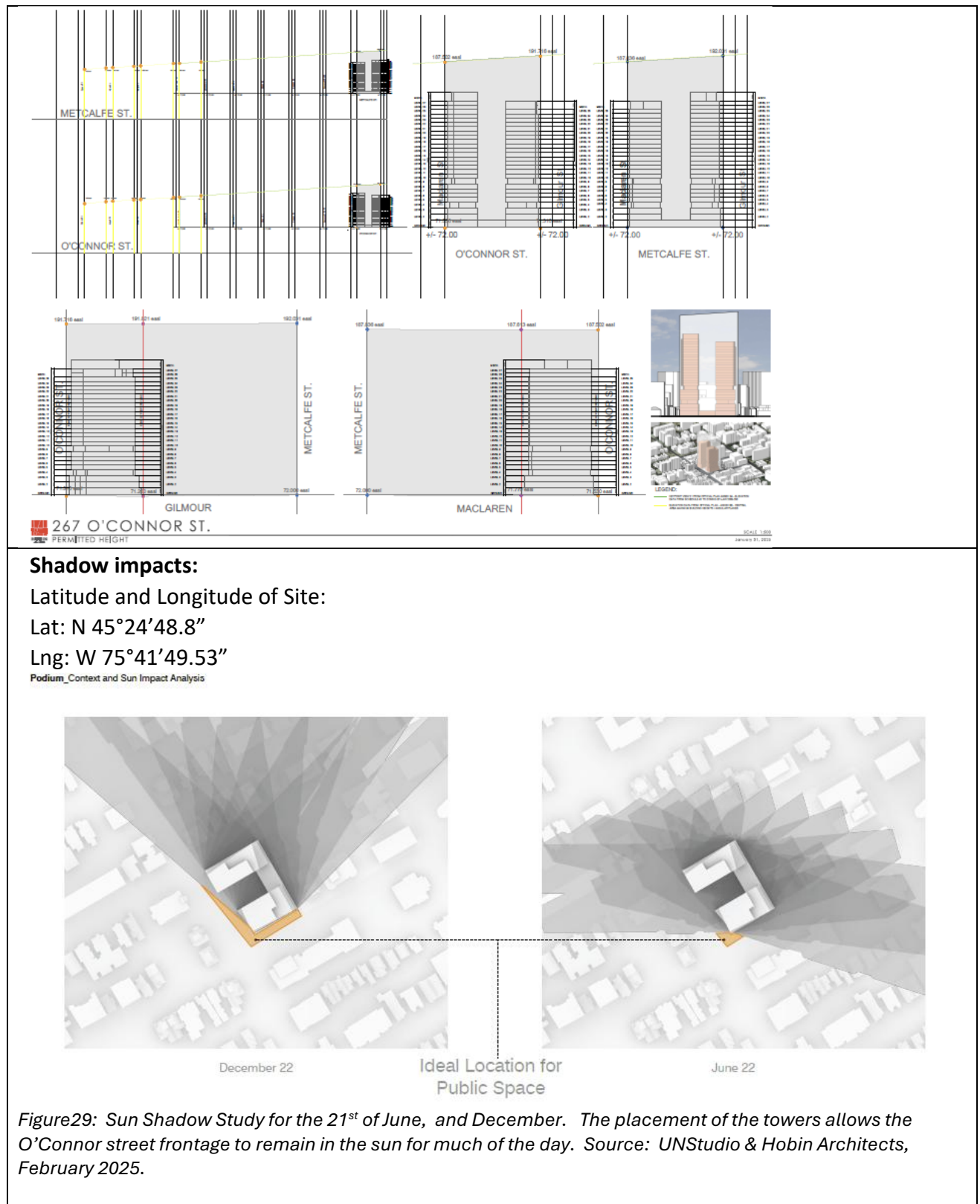
<p>2. Respect the “Standards and Guidelines for the Conservation of Historic Places in Canada” when constructing new buildings: ensure they are “physically and visually compatible with, subordinate to, and distinguishable from the historic place.” The level of distinction between new infill construction and its neighbours can be subtle.</p> <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"> • the incorporation of setbacks, stepbacks, architectural details and the use of complementary materials; • the sensitive placement of new buildings on the site to provide appropriate distances between them and existing heritage resources or surrounding Contributing buildings; and • maintaining architectural proportions and visual relationships within, and to, the streetscape. <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>2. The character defining features of the street and neighbourhood are listed in Chapter 3. In terms of subordination, the high-rise portion of the development is set back from the street, with a 3-storey podium providing the base for the two towers. The development is intended as a landmark, using materials and a colour palette in keeping with the neighbourhood. In terms of visual compatibility, the brick clad podium offers a comfortable interface with the neighbouring streetscapes. While the podium incorporates a series of arched openings and fenestration, and the reinstatement of buff-coloured cladding pays homage to the mid-century of the original Medical House, both ensures the entire development presents a distinguishable 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 3-storey podium base, off-set towers - one fronting onto O'Connor and the other setback. The proposed development incorporates traditional buff coloured brick at the podium, distinct articulation of the two upper towers, the foreground tower incorporates a basket weave and a simpler expression for the south tower. While the podiums provide a strong edge, multiple openings and large glazed sections allow the building to be viewed in the round.</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 2 to 3 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>
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	6. The proposed landscape plan includes the reintroduction of street trees and 40% of the site designed as a landscaped POPS.
9.1 New houses and Apartment Buildings Policies and Guidelines	
<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>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>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 3-storey podium height clad in a buff brick enhances the public realm and grounds the new building into its surroundings. Tower setbacks, stepbacks, and architectural details are creatively incorporated and the use of light coloured finishes for both the base a tower helps to reduce the towers' impact.</p> <p>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 school offers a strong continuous² and 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 joining sites. Along the west side of O'Connor, the redevelopment incorporating the existing residences provides a strong, well-articulated edge.</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 19th century commercial facades. See Figures 19 & 20.</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 setback from O'Connor along Gilmour. The 2 towers are connected by an open courtyard framed with street trees along all three streets with a 3-storey podium. The new 3-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. The original subdivision of lots was abandoned with the construction of the mid-20th 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.</p>
9.3 MIDRISE AND HIGHRISE BUILDINGS	
1. The conservation of the cultural heritage value and heritage attributes of the HCD and	1. The proposed development with its 3-storey podium provides a compatible built form to the existing buildings along

<p>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 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><i>O'Connor Street and bookends the block along the west. Materials, colours, and architectural elements provide a development which is complementary, yet distinctive from existing conditions on site and surrounding the property.</i></p> <p>3. See comments in 9.2 above.</p> <p>5. <i>The original setback on the street and division of lots was lost with the construction of 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.</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><i>b) noted</i></p> <p><i>c) The planned development has evolved with a 3-storey podium and towers setback. A brick cladding captures the original material, as does the use of a tan brick.</i></p> <p><i>d) The original division of lots was abandoned 75 years ago with construction of the Medical House and parking lot. The proposed landmark development has incorporated a series of arches as a means of articulating built-form that reflects a pedestrian scale and rhythm along the fronting streets.</i></p>
9.4 NEW COMMERCIAL AND MIXED-USE BUILDINGS	
<p>4. Where new commercial or mixed used development is proposed on consolidated land parcels that is located on a commercial street but away from one of the historic main streets, the design of new buildings must respect and reflect the rhythm, scale and massing of the</p>	<p><i>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 only limited retail at the corner, fronting onto O'Connor Street, and potentially a restaurant or food service is proposed.</i></p>

traditional built form that developed as a result of small lots.	
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><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 buff brick and the treatment of the ground floor relationship to the street.</i></p>
9.5 LANDMARK BUILDINGS	
<p>Policies</p> <ol style="list-style-type: none"> 1. The conservation of cultural heritage value and heritage attributes of the HCD and of 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. 2. Demolition of a cultural heritage resource 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. 3. To be consistent with the Landmark Building policies of the Secondary Plan, a Landmark Building must be of exceptional design. 4. Landmark buildings shall respect the character of the HCD and reference any immediately adjacent Contributing properties. This could be accomplished through: <ul style="list-style-type: none"> • complementary scale; • architectural expression; • the use of materials that reflect the character of the HCD; • incorporation of design elements such as podia, cornices, and compatible fenestration patterns; • public art, landscaping, programming of spaces must also be meaningfully incorporated into these developments. 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. 	<ol style="list-style-type: none"> 1. <i>The Medical House is not designated and is categorized as non-contributing; the remainder of the site is surface parking. . 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 staggered with the north tower fronting onto O'Connor and the south tower setback and fronting on Gilmour Street. The distinctive podia help ground the two towers, and the courtyard offers breathing room between the towers.</i> 2. <i>The Medical House will be demolished. There is no plan to rebuild. The light-coloured buff brick planned for the podium pays homage to the existing building's finish with a light colour brick. The tone is also compatible with the designated house at 307 Gilmour, next to the development site and compliments the Board of education office across the street..</i> 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 surrounding context. All four elevations offer visual interest and well detailed facades that break down the scale and provide a rhythm to the street. A distinct pedestrian-oriented base that includes 3-storey podiums, off-set towers designed to emphasize the landmark-designated site, and a restrained crown providing a porous and light top to the towers</i> 4. <i>See the Design Development Chapter 4. Landscape treatment.</i> 

	<p>5. 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.</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 committee of Council and ultimately must be adopted by Council.</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. See Appendix A for the Public Consultation Tracking Strategy</p>
11.1 STREETS, TREES, AND LANDSCAPE IN THE PUBLIC REALM	
<p>5. Seek opportunities to plant additional trees in the streetscapes throughout the HCDs, including as part of development and infrastructure projects.</p>	<p>The proposed landscape plan includes the reintroduction of street trees along the frontage of all three streets, creating an extensive integrated landscape. See the landscape Plan and renderings Figures 24-27</p>
Federal Government Height Regulation	
<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. Source: Hobin architecture 2023</p> <p>Comment: 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>	



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 infill 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 28-storey height of the two towers does not interfere with views of the Parliament buildings. The design of the buildings' podia 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 buff brick for the podium, its height is set at 3 -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 onto O'Connor and the two local east-west streets. The setbacks are in keeping with the 3-storey School 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 2-storey glazed arches provide a distinct transparent accent.

ii. Extend infill 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 onto 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 setback should be introduced to maintain access to light and support a pedestrian scale. The determination of the setback location should be based on context, adjacent building relationships, and building proportion. Generally, the building setback should be introduced above the sixth storey but can also occur below. To promote well-defined street edges and enclosures, building setbacks directly above the ground floor will not be permitted.

Comment: The podium is limited to 3-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 podium.

vi. Ground level 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 2-storey 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 setback, projected balconies are permitted but are not to exceed the setback 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 and second 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 main street within the HCDP.

iv. The building should have a grained rhythm 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. . The design needs further development.

vii. Buildings should be built to the adjacent property lines and leave no gaps in the street wall. A front and side setback 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 setbacks, cornice lines, façade horizontal and vertical articulations, opening sizes, proportions and rhythms, and building materials.

Comment: The podium height is set at 3-storeys, the design is a dynamic series of arches reminiscent of commercial 19th 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 setback.

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 in keeping with surrounding buildings; the 3-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 I and Group 2 heritage buildings must be protected and properly integrated with new development. The CDP encourages restoration, reuse, or integration of 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 setbacks, 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 setbacks(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 school with its limestone trim. The design team has incorporated the buff-coloured brick at the 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 buff brick that is compatible with adjacent heritage buildings and commemorates the demolished mid-century modern that was on-site.

- *Use setbacks, 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 park 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 1st three 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 pattern of lots 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.

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 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 light brick integrates nicely with the surrounding residential stock and helps establish a comfortable pedestrian realm.
- 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 more than 30% of the site while providing 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.

Adverse impacts of the proposed development include:

- The uniformity of the podiums and the commercial character at the ground level, with only minimal retail.
- The loss of an interesting mid-century building. This is mitigated with the reintroduction of the light brick reminiscent of the cladding of the Medical House.
- Limited ground floor retail along O'Connor will help animate the site and provides additional amenities to the surrounding community.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 *Alternatives and Mitigation measures*

In consideration of the guidelines contained in the CCDP, the following alternatives should be considered: The following items have been considered to assess their potential for integrating into the neighbourhood:

- The use of the buff/tan brick and a unified colour palette as part of the podium's exterior finishes commemorates the material palette of the Medical House.
- 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 lower podium, the increased setback, street trees, use of buff brick and towers' arrangement 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 offer a more compatible streetscape along the east – west streets.
- The separation distance between towers has been increased from earlier concepts. 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.

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.
- Along Gilmour the proposed twenty-five-storey 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 brick. The use of a light brick for the podia and a grey panel in the body of the towers are well selected, providing an urban grain that reinterprets a distinct feature and commemorates the mid-century character of this site and adjacent sites on Gilmour.
- It would be a respectful node to the Medical House and its mid century contribution to Ottawa's architecture if an appropriate place could be found to include the Modernist relief sculpture.

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.

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 well landscaped 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, well-positioned open space. The main pedestrian areas are linked with a seamless connection to the sidewalk. Glazing is provided at the pedestrian level 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, colour palette, and provide context. The distinct podium using a buff 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: PUBLIC CONSULTATION TRACKING STRATEGY

D02-02-20-0101 [ZBLA]

D01-01-20-0019 [OPA]

bold event = not yet completed

	= Past Events
	= Process Restart
	= Second Round Consultation
	= Third Round Consultation
	= Approvals Stage

No.	Event	Proposed Completion	Actual Completion	Attendees	Product of Meeting / Task
1	Pre-Application Consultation Meeting	-	30/06/2020	City, Applicant	Pre-consult notes.
2	Kick-Off Meeting with Ward Councillor	-	26/10/2020	Councillor, Applicant	No product.
3	Kick-Off Meeting with Centretown Citizen Community Association	-	15/09/2020	CCCA, Applicant	No product.
4	Submit ZBLA and OPA Application	-	14/10/2020	-	Complete submission package to the City.
5	Applications Deemed Complete	-	04/11/2020	-	Notice of Deemed Complete
6	Special Design Review Panel Meeting #1	-	15/01/2021	Panel, City, Applicant Team	SDRP Recommendations Summary
7	Public Consultation Meeting #1	-	26/11/2020	Public, Councillor, City, Applicant Team	No product.
8	Public Realm Design Charrette	-	02/12/2020	Public, City, Applicant Team	No product.
9	Meeting #1 with Centretown Community Association	-	26/10/2020	CCCA, Councillor, Applicant	No product.
10	Receive First Round of Technical Review Comments from City	-	26/02/2021	Heritage Ottawa, City, Applicant Team	First Round Review Comments
A	Councillor Kick-Off (#1)	-	25/08/2023	Councillor, Applicant	Minutes.

B	Launch Website for Public Feedback	-	29/09/2023	-	-
C	Councillor Check-In (#2)	-	05/10/2023	Councillor, Architect, Applicant	Minutes, Councillor feedback.
D	Concept Meeting with City Staff	-	06/10/2023	City, Architect, Applicant	Written feedback.
E	Notice to Centretown CCA	-	03/10/2023	-	No product.
F	Receive City Feedback	-	27/10/2023	-	Written feedback.
-	Second Submission Package	-	12/04/2024	-	Formal Submission Package #2
13	Meeting with City Staff #2	-	02/05/2024	City, Architect, Applicant	Written feedback.
16	Special Design Review Panel Meeting #2	-	17/05/2024	SDRP, City, Applicant Team	SDRP Recommendations Summary
12	Councillor Check-In (#3)	-	30/05/2024	Councillor, Architect, Applicant	Written feedback.
11	Launch Public Survey to Website	31/05/2024	10/06/2024	-	Survey summary by TRM.
14	Meeting #3 with Centretown Community Association	07/06/2024	07/09/2024	CCCA, City, Applicant Team	Written feedback to City.
14.1	Meeting with Heritage Ottawa	-	03/06/2024	Heritage Ottawa, City, Applicant Team	Written feedback to City.
21	Public Information Meeting #2	19/06/2024	19/06/2024	Public, Councillor, City, Applicant Team	Minutes by Fotenn.
17	Receive Second Round of Review Comments	28/06/2024	03/06/2024	-	Second Round Review Comments
18	Third Submission Package (Includes Technical Submissions)	30/08/2024			
26	Submit Heritage Application for New Construction / Alteration	06/09/2024		-	Heritage Application
15	Public Site Walk-Through	23/09/2024		Public, City, Applicant Team	Summary of events by Fotenn.
19	Councillor Check-In (#4)	23/09/2024		Councillor, Architect, Applicant	Minutes.

20	Meeting #4 with Centretown Community Association	23/09/2024		CCCA, City, Applicant Team	Minutes.
22	Special Design Review Panel Meeting #3	30/09/2024		SDRP, City, Applicant Team	SDRP Recommendations Summary
23	Receive SDRP Meeting #3 Recommendations	28/10/2024		-	SDRP Recommendations Summary
24	Receive Third Round of Review Comments	30/10/2024		-	Formal Submission Package #3
25	Respond to Third Round (Technical) Comments	29/11/2024		-	Response to Comments
	Begin Site Plan Control process following technical review.				
27	Built Heritage Committee Meeting			BHC, City, Applicant Team	BHC Report
28	Planning & Housing Committee Meeting			PHC, City, Applicant Team	PHC Report
29	City Council Meeting		CC, City, Applicant Team		Council decision
30	Expiry of 20-Day Appeal Period		-		Application final

Demolition Process		
No.	Event	Actual Completion
D1	Pre-Application Consultation Meeting	06/02/2024
D2	Submit Heritage Application for Demolition - Council Authority	15/03/2024
D3	Demolition Permit at Built Heritage Committee	14/05/2024
D4	Demolition Permit at City Council	29/05/2024
D5	Building Code Services Demolition Permit	01/12/2024
D6	Building Demolition Begins	01/01/2025