



HERITAGE IMPACT ASSESSMENT

260 MacLaren Street Residential Development

260 MACLAREN STREET,
OTTAWA

Claridge Homes
505 Preston Street
Ottawa ON K1S 4N7

EVOQ PROJECT NO.:
9768-26-00 / 5044-26-00

ISSUE DATE: 15 MAY 2026

EVOQ
STRATEGIES

Cover Figure:
View of the Proposed Building from the northeast.
Credit: NEUF.

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Chapter 1 Introduction

This Heritage Impact Assessment (HIA) has been prepared by EVOQ Strategies Inc. (EVOQ) for Claridge Homes. It is part of Claridge Homes’ Site Plan Approval application to the City of Ottawa for a new mid-rise building (the *Proposed Development Project*) at 260 MacLaren Street (the *Development Site*).

1.1 GENERAL INFORMATION ABOUT THE DEVELOPMENT SITE

The Development Site is a rectangular property in Ottawa’s Centerville neighbourhood, currently used as a paid parking lot.

The Development Site is located within the Centretown Heritage Conservation District (HCD), for which it is listed as a Non-contributing Property. It is adjacent to Contributing properties to the HCD as well as being near individually designated properties.

The Proposed Development Project consists of a six-storey multiunit residential building that occupies the majority of the site. The proposal includes landscaped setbacks on all sides, and parking in the rear half of the building’s ground floor.

Figure(s):
1 - Aerial Map indicating Development Site. Credit: Google Earth, 2024.
2 - Proposed Development Project. Credit: NEUF, 2026



Present Owner Contact Information

Claridge Homes
505 Preston Street
Ottawa ON K1S 4N7
Representative: Shawn Malhotra, shawn.malhotra@claridgehomes.com

1.2 PURPOSE OF THE HIA

The purpose of this HIA is to evaluate the impact of the Proposed Development Project on the cultural heritage value of the HCD and nearby heritage resources. The assessment report reviews the HCD and adjacent heritage resources, identifies any impact the development may have on them, and considers mitigation options and strategies if necessary.



1.3 METHODOLOGY AND TEAM

- The following Proposal documents were reviewed as part of the HIA:
- “Plan of Survey of Lots 47 and 48 (South MacLaren Street Lots), Registered Plan 15558, City of Ottawa,” August 2010, by Annis, O’Sullivan, Vollabekk Ltd. (OLS)
 - Architectural drawings and renderings, April 2026, by NEUF architect(e)s
 - “260 MacLaren Street, Ottawa: Planning Rationale, Zoning By-law Amendment,” 24 December 2025, by Fotenn

In addition, further primary and secondary documentation was sourced to supplement the understanding of the Development Site and Proposed Development Project. Refer to [Appendix A](#) for a list of works consulted.

EVOQ conducted a site visit on March 13, 2026. It also consulted Google Street View for images of the current condition.

EVOQ Team

- Georges Drolet, CAHP – Project Director, Senior Conservation Architect and Architectural Historian
- Edward Houle, CAHP – Heritage Specialist and Architectural Historian
- Melissa Mars – Heritage Specialist and Interior Designer

1.4 APPLICABLE GUIDELINES & KEY HERITAGE POLICIES

This section outlines the relevant heritage policies and guidelines used to inform the evaluation of the Proposed Development Project and the preparation of the HIA. Given that the Development Site is not considered a heritage resource, the HIA addresses the urban context and the HCD as it pertains to Non-contributing properties, and focuses on assessing the impact of the proposed development on surrounding cultural heritage resources.

City of Ottawa’s Heritage Impact Assessment Terms of Reference

According to the City of Ottawa’s *Heritage Impact Assessment Terms of Reference* (TOR), an HIA can apply to determining the impact of future development on an HCD.

The format of the present document follows the TOR.

Ontario Heritage Act

Part V of the OHA sets out the principles and procedures for the study, designation and application of HCDs by Ontario municipalities. The following OHA requirement is particularly relevant:

- 42 (1):** *No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: ...*
- ... **2.** *Erect any building or structure on the property or permit the erection of such a building or structure.*

Ministry of Municipal Affairs and Housing’s Provincial Policy Statement

Section 2.6 of the 2020 Provincial Policy Statement (PPS) regarding Cultural Heritage and Archaeology provides guidance for assessing the impact of development on existing cultural heritage resources. The following policy in the PPS is particularly relevant:

- 2.6.1:** *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

Centretown and Minto Park HCD Plan

The City of Ottawa’s *Centretown and Minto Park Heritage Conservation District* [HCD] *Plan* describes the Centretown HCD and provides policies and guidelines to manage future change within the district.

Content of this plan relevant to the Development Site and Proposed Development Project is highlighted in [2.3 Centretown Heritage Conservation district](#) of the present HIA.

Ottawa Centretown: A Community Design Plan for the Heart of Centretown

This comprehensive community design plan produced for the City of Ottawa is referenced in the *Centretown HCD Plan*.

Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* form the basis of the approach to heritage conservation that was used to produce this HIA. EVOQ adhered closely to the process of understanding, planning, and intervening defined by the document when assessing the impact of the Proposed Development Project on the cultural heritage values of the HCD, especial with regard to adjacent and nearby properties and their heritage attributes (“character-defining elements” in the *Standards and Guidelines’* terminology).

Chapter 2 Introduction to the Development Site

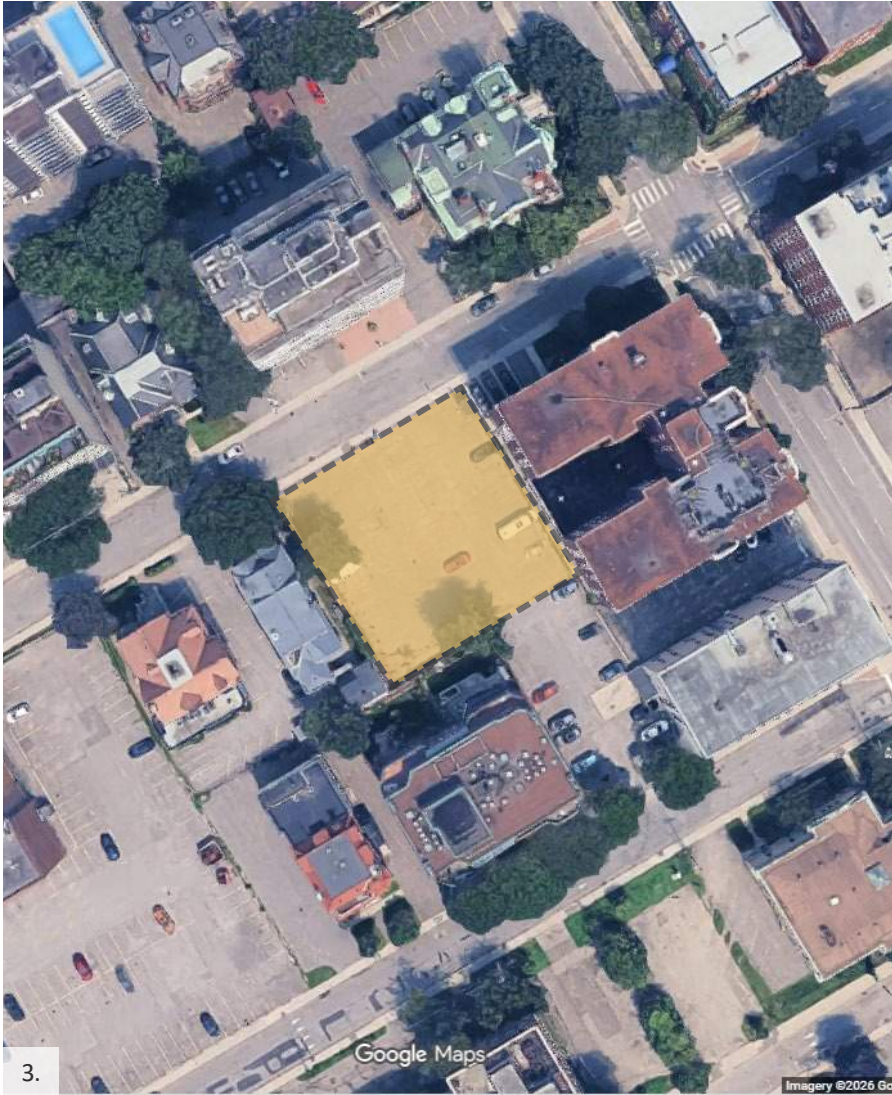
2.1. DESCRIPTION OF 260 MACLAREN STREET

The Development Site consists of Lots 47 and 48 (South MacLaren Street Lots), registered plan 15558 of the City of Ottawa.

It is located on the south side of McLaren Street between O’Connor and Metcalfe Streets. It is a single property, rectangular in shape, with a frontage of 35.77 m, a depth of 33.23 m, and an area of 1 188.79 m². It is generally flat.

The property is presently used as Indigo Lot #OT028, a paid parking lot operated by Indigo Canada. The only structure on the property is a small kiosk at the northeast corner. There are also bollards, an unused signpost, and curbs and guard barriers along the parking lot’s perimeter. The entire site is paved in asphalt, except for a mature tree along the property’s western boundary and another by its southern boundary.

Figure(s):
3 - Development Site. Credit: Google Earth, 2024.
4 - 260 MacLaren Street. Credit: EVOQ, 2026.
5 - 260 MacLaren Street. Credit: Google Street View, 2024.
6 - View of MacLaren Street from the corner of Metcalfe Street. Credit: EVOQ, 2026.
7 - View of MacLaren Street from the 270 MacLaren Street. Credit: EVOQ, 2026.
8 - View of 260 MacLaren Street from the west. Credit: EVOQ, 2026.

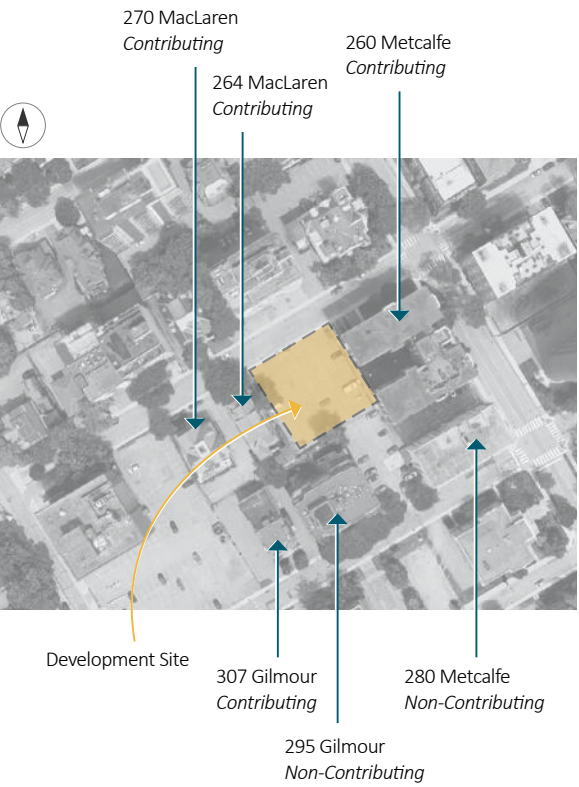


2.2. DESCRIPTION OF THE SURROUNDING CONTEXT

Currently, the Development Site is under the City of Ottawa Comprehensive By-law 2008-250, zone code R5B[1855] H(22). (See [2.3 Centretown Heritage Conservation district](#) regarding the Centretown HCD.)

MacLaren Street between Metcalfe and O’Connor is approximately three car lanes wide, and reserved for westbound traffic with parallel parking on the north side and curb-tight sidewalks on both sides. It has a mix of building types—including houses built in the late 19th century and early 20th century, and larger, more recently built apartment and commercial buildings—interspersed with parking lots. Street setbacks are generally consistent, though the larger buildings tend to read as closer to the street edge as their full façades meet the setback line directly, whereas the houses present more complex massing of projecting and receding volumes. Some properties have planted front yards, while others are paved. Deciduous trees are spaced unevenly along the street and vary in height and apparent age.





The **Development Site** is adjacent to **four properties**, some of which are heritage resources. They are described as follows, starting to the east of the Development Site and moving clockwise:

- **260 Metcalfe Street:** This rectangular property is occupied by The Mayfair, a seven-storey, brick-clad multiunit residential building built between 1928-1958 on the corner of Metcalfe and McLaren Streets, with the main entrance on Metcalfe and a narrow parking area on the south side of the building. (Its architectural style and typology suggest that it was built in the late 1920s or early 1930s.) The side (north) façade on MacLaren is relatively plain but orderly, featuring off-white, rectangular windows, band courses and a cornice, a modestly projecting bay near the centre, and a simple garage door. The building is flat-roofed and roughly H-shaped in plan with a six-storey high rear court whose open side faces the Development Site. This property is listed as Contributing to the Centreville HCD.
Note that 260 Metcalfe is similar to other Contributing mid-rise residential buildings near the Development Site, such as 255 Metcalfe Street, 225 MacLaren Street (The Athlone), and 250 O'Connor Street.
- **280 Metcalfe Street:** This L-shaped property includes the Colonnade Building, a rectangular, five-storey, flat-roofed brick commercial building dating from between 1958-1976, located at the corner of Metcalfe and Gilmour Streets. (Its architectural style and typology suggest that it was built in 1960s or early 1970s.) The portion of this property contiguous with the Development Site is occupied by private surface parking. This property is listed as a Non-contributing to the Centreville HCD.
- **295 Gilmour Street:** This rectangular property contains a five-storey multiunit residential building built between 1976-1991. (Its architectural style and typology suggest that it was built in the 1980s or early 1990s.) Approximately rectangular in plan, it is clad in brick and has a flat roof. The landscaped rear portion of this property is separated from the Development Site by a wood fence. This property is listed as a Non-contributing to the Centreville HCD.
- **264 MacLaren Street:** This property has two buildings and multiple addresses. Numbers 264 and 268 belong to a two-and-one-half storey house that is the building closest to the street. This house, dating from between 1912-1928, features brick, stone and wood painted in a light colour, and has a complex gabled roof, front window bay, and projecting entrance porch and covered balcony. (Its architectural style and typology suggest that it was built no later than around 1915.) 266 MacLaren designates a smaller two-storey, brick- and siding-clad building at the rear southeast corner of the property. This rear building appears to predate the site's house; according to a 1912 Goad's Insurance Plan, it was built between 1902-1912, probably as the coach house for 270 MacLaren. A part of the rear portion of this lot is separated from the Development Site by a tall hedge. This property is listed as Contributing to the Centreville HCD.

Figure(s):

- 9 - 260 Metcalfe Street. Credit: EVOQ, 2026.
- 10 - 280 Metcalfe Street. Credit: Google Street View, 2024.
- 11 - 298 Gilmour Street. Credit: Google Street View, 2024.
- 12 - 264 MacLaren Street. Credit: EVOQ, 2026.
- 13 - 264 MacLaren Street, rear building. Credit: EVOQ, 2026.
- 14 - 270 MacLaren Street. Credit: EVOQ, 2026.

Two other heritage resources on the same block are mentioned here due to their proximity to the Development Site:

- **270 MacLaren Street:** This property has a two-and-one-half storey mansion built between 1902-1912 in stone, brick and painted wood, including window frames finished in a dark colour. It has a complex massing including a large window bay and a roof composed of hipped, gabled and dormer volumes. (Its architectural style and typology suggest that it was built closer to 1902.) A lower flat-





Footnote:
1. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, p. 1

roofed addition built at an unknown date before 1991 is located at the rear. It is presently used for offices. The site is nearly entirely paved for parking, except for a front garden. This property is listed as Contributing to the Centreville HCD.

- **307 Gilmour Street:** This property has a two-and-one-half storey house built between 1888-1901. (Its architectural style and typology suggest that it was built closer 1901.) It features a projecting bay with a ribbed bell roof, false mansard roof with dormer, and a porch with squat columns. Textured material detailing is in brick, stone, and roof tile; window frames are in a dark finish. A two-storey flat-roofed addition built at an unknown date before 1991 is located at the rear. The house is presently used for offices. Its site is nearly entirely paved for parking, except for some front lawn, trees and shrubbery. This property is listed as Contributing to the Centreville HCD.

The **Development Site** faces **three properties** on the north side of MacLaren Street:

- **252 Metcalfe Street:** This site at the corner of Metcalfe and McLaren Streets features the John R. Booth House, a two-and-one-half storey mansion built in 1909. Although it presents a side façade to MacLaren, the architectural composition of this secondary façade is highly animated with a bay window, enclosed porches, a tall chimney, prominent gable, and ornamental detailing in brick, stone and copper. This building presently houses the Laurentian Leadership Centre. The property is individually designated under Part IV of the OHA and as a National Historic Site, and is listed as Contributing to the Centreville HCD.
- **263 MacLaren Street:** The Wedgemount, a 12-storey multiunit residential building, occupies this site. Built between 1958-1976 (its architectural style and typology suggest that it was built the 1960s or early 1970s), its rectangular volume features repetitive cantilevered balconies extending across the full street façade from the third floor, exposed vertical concrete structure, a modestly projecting entrance canopy in painted concrete, and grey metal window and door frames. One half of the building’s ground level is open, with a porte cochère and a basement parking ramp arranged to either side of pilotis. This property is listed as Non-contributing to the Centreville HCD.
- **275 MacLaren Street:** This property is occupied by the Pope House, a two-and-one-half storey stone and brick house built in the 1880s with subsequent additions. Its complex and eclectic street façade includes hipped and gabled roof volumes, a variety of windows with dark-finished frames, a projecting bay, and an arched covered entrance with crenelations and other stone detailing. It presently houses the National Association of Friendship Centres. The property is individually designated under Part IV of the OHA and listed as Contributing to the Centreville HCD.

Figure(s):
15 - 307 Gilmour Street. Credit: Google Street View, 2024.
16 - 275 Metcalfe Street. Credit: Google Street View, 2024.
17 - 252 Metcalfe Street and 263 MacLaren Street. Credit: EVOQ, 2026.



Footnote:

- 2. References in this HIA to the *Centretown and Minto Park HCD Plan* also exclude information regarding Minto Park, a separate HCD covered in the plan document.
- 3. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, p.7

2.3 CENTRETOWN HERITAGE CONSERVATION DISTRICT

As per the *Centretown and Minto Park HCD Plan*:

*Heritage Conservation Districts (HCDS) are one way that the Ontario Heritage Act provides for the conservation of cultural heritage resources. Heritage Conservation Districts form an integral part of Ottawa’s cultural heritage and contribute to an understanding and appreciation of the cultural identity of the city. District designation enables City Council to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for the area.*¹

The Centretown HCD was designated by Ottawa City Council in 1997 through By-law 269-97. Its present boundaries approximately follow Lisgar Street to the north (with an extension along Bank Street north to Gloucester), Elgin Street to the east, Argyle Avenue to the south, and Kent Street to the west. The HCD consists of the central core of the larger Centretown neighbourhood, an area with a mix of residential and commercial structures that was developed south of Parliament Hill between the mid-19th century and 1914. Though Centretown has continued to evolve, the large majority of the contributing properties identified in the HCD date from this historic period.

Although the Development Site is situated within the Centretown HCD, it is listed as a Non-contributing property of the HCD. As a result, **the following summary and analysis focuses on HCD principles and guidelines that pertain to vacant lots and new construction.**²

Centretown HCD Plan Objectives

The *Centretown and Minto Park HCD Plan* lays out a series of objectives to “protect and conserve the cultural heritage value of the district as expressed in its Statement of Cultural Heritage Value and Attributes.”³ Objectives relevant to the Development Site and/or the Proposed Development Project are provided below **in bold text**; non-applicable HCD objectives are in *italic* text.

Objectives:

- 1. **To encourage community awareness of, and support for, the conservation of the Districts’ heritage values and attributes in order to share its history and promote their special character;**
- 2. **To ensure the retention and conservation of the cultural heritage values and heritage attributes of the Districts as expressed in the Statement of Cultural Heritage Value and Description of Attributes;**
- 3. **To promote approaches to repairs, alterations, additions and new construction that make thoughtful, legible and where applicable, reversible changes to properties within the Districts;**

For the Statement of Cultural Heritage Value, refer to 3.3 of the *HCD Plan* (pp. 8-11).

For the Description of Heritage Attributes, refer to 3.4 of the *HCD Plan* (pp. 11-14), and the analysis of heritage attributes below.

Reference to “new construction” is relevant to the Development Site and Proposed Development Project.

- 4. *To provide guidance for appropriate restoration, repair and on going maintenance of all buildings within the Districts;*
- 5. **To preserve the Districts’ traditional roles as high-density residential areas, home to a wide range of people in a mix of housing types;**
- 6. **To retain and conserve buildings, structures and open spaces that contribute to the cultural heritage value and appearance of the Districts;**
- 7. **To ensure that new construction and 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 and attributes of the Districts and reflects their history, character and development patterns;**
- 8. *To ensure that new construction and development on vacant, underdeveloped lots and on large parcels where there are Contributing buildings respects the character of those buildings through their retention and the sympathetic design of the new structure(s);*
- 9. *To ensure that new construction surrounding the Canadian Museum of Nature is sympathetic to, and respectful of, the museum’s cultural heritage values and its role as a landmark within Centretown, including the views to and from, as identified in Section 3.4 [of the HCD plan];*
- 10. *To maintain and enhance the distinctive commercial character of Bank and Elgin Streets through the use of harmonious materials and architectural details and the maintenance of their historic street walls.*

- 11. **To maintain, conserve, and enhance the historic residential character of the Centretown and Minto Park Heritage Conservation Districts, particularly as exemplified in its intact historic streetscapes (identified in Section 3.4 [of the HCD plan]), through the use of harmonious materials, architectural details or other design measures, including those streets where houses have been converted to commercial uses;**
- 12. **To conserve and enhance the tree canopy within the Districts; and**
- 13. **To recognize, honour and highlight underrepresented histories or stories associated with the cultural heritage value of the Centretown and Minto Park HCDs through commemorative and interpretive efforts, together with the community.**

Reference to “open spaces” may be relevant to the Development Site and Proposed Development Project, with respect to building setbacks and other patterns of open space in the urban context.

This Objective is the most relevant to the Development Site

Footnote:

- 4. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, p.8
- 5. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, p.11
- 6. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, p.11-14
- 7. Though the apartment building at 260 Metcalfe Street was likely built between 1928-1958, well after World War I, its typology and architectural qualities are similar to those of pre-First World War apartment buildings. Moreover, as stated earlier, this property is listed as Contributing to the Centreville HCD.

Centretown HCD Cultural Heritage Value

According to the *Centretown and Minto Park HCD Plan*:

The cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts lies in their role as early residential neighbourhoods within the larger area of Centretown with a mix of housing types including large architect-designed houses for the wealthy, primarily located along Metcalfe Street leading to the Victoria Memorial Museum (now known as the Canadian Museum of Nature), high style and vernacular detached dwellings, row houses, and apartment buildings constructed for the middle class, and small working class dwellings. In addition, its value is derived from its associated commercial corridors and institutions.⁴

This statement accounts for the large and diverse Centretown HCD area as a whole. Certain text has been put in bold in the above quote to highlight heritage values relevant to the Development Site, its urban block, and the portion of MacLaren Street between Metcalfe and O’Connor.

Centretown HCD Heritage Attributes

According to the *Centretown and Minto Park HCD Plan*:

*Heritage attributes are the elements within a district that express its cultural heritage value and that should be conserved. They include buildings, streets and open spaces that contribute to the character of the district. Heritage attributes can range from physical features, such as building materials or architectural features, to overall spatial patterns, such as street layout and topography.*⁵

The HCD plan identifies a variety of heritage attributes, most grouped into thematic lists. Not all of these attributes apply to conditions found at and around the Development Site (some are specific to the Minto Park HCD, while others address other streets in the Centretown HCD, commercial or institutional sites, building types not found near the Development Site, etc.).

Below are only those **Centretown HCD heritage attributes relevant to the current condition of the Development Site and its immediate surroundings**⁶.

List of Attributes of the Districts:

- Their proximity to Parliament Hill and the traditional downtown core;
- The rich variety of architectural forms including:
 - Detached dwellings ranging from grand architect-designed houses for the wealthy to modest working-class structures, semi detached and row houses,
 - The high concentration of pre-First World War apartment buildings;⁷
- The predominance of red brick as a building material for a range of building types, including both residential and commercial types;
- The remaining street and park trees that serve as reminders of the former dense tree cover in the HCDs.

Streetscape and Public Realm:

- Grid block pattern created when the area was first surveyed in 1826 which was followed as new parcels were released for sale and subdivided;
- The layering of buildings from different eras and with varied uses on individual blocks that together illustrate the development and history of housing in the HCDs;
- The predominance of smaller scale residential structures on the east-west streets;
- The remaining mature street trees on the residential streets and within the HCDs’ parks;
- Similarly sized lots found on residential east-west streets, and commercial north-south streets;

House-Form / Residential Attributes:

- The groups of similar building styles and types including flat roofed, Italianate-inspired singles, semis and rows;
- The high style Queen Anne Revival houses featuring characteristic red brick cladding, complex rooflines with decorative architectural details and elements such as a variety of window types, porches, chimneys, and dormers;
- The hipped roofs with gabled front bay and side hall plan;
- The relatively consistent front yard setbacks on the east-west residential streets;
- The historically soft landscaped front yards with narrow front walkways and low metal fences.

Apartment Buildings:

- Flat-roofed, brick buildings, typically less than five storeys tall, with a variety of architectural expressions, featuring details associated with including Edwardian Classicism, late Queen Anne Revival, Italianate and Tudor Revival styles;
- Large balconies with wooden columns;
- Rectangular, U or H shaped plans; and
- Impressive entrances often with a transom featuring the name of the building above the entrance, which is frequently distinguished by double glass doors.

Commercial and Mixed Use / Historic Main Street Building Types: this category does not apply to the present Development Site.

Footnote:

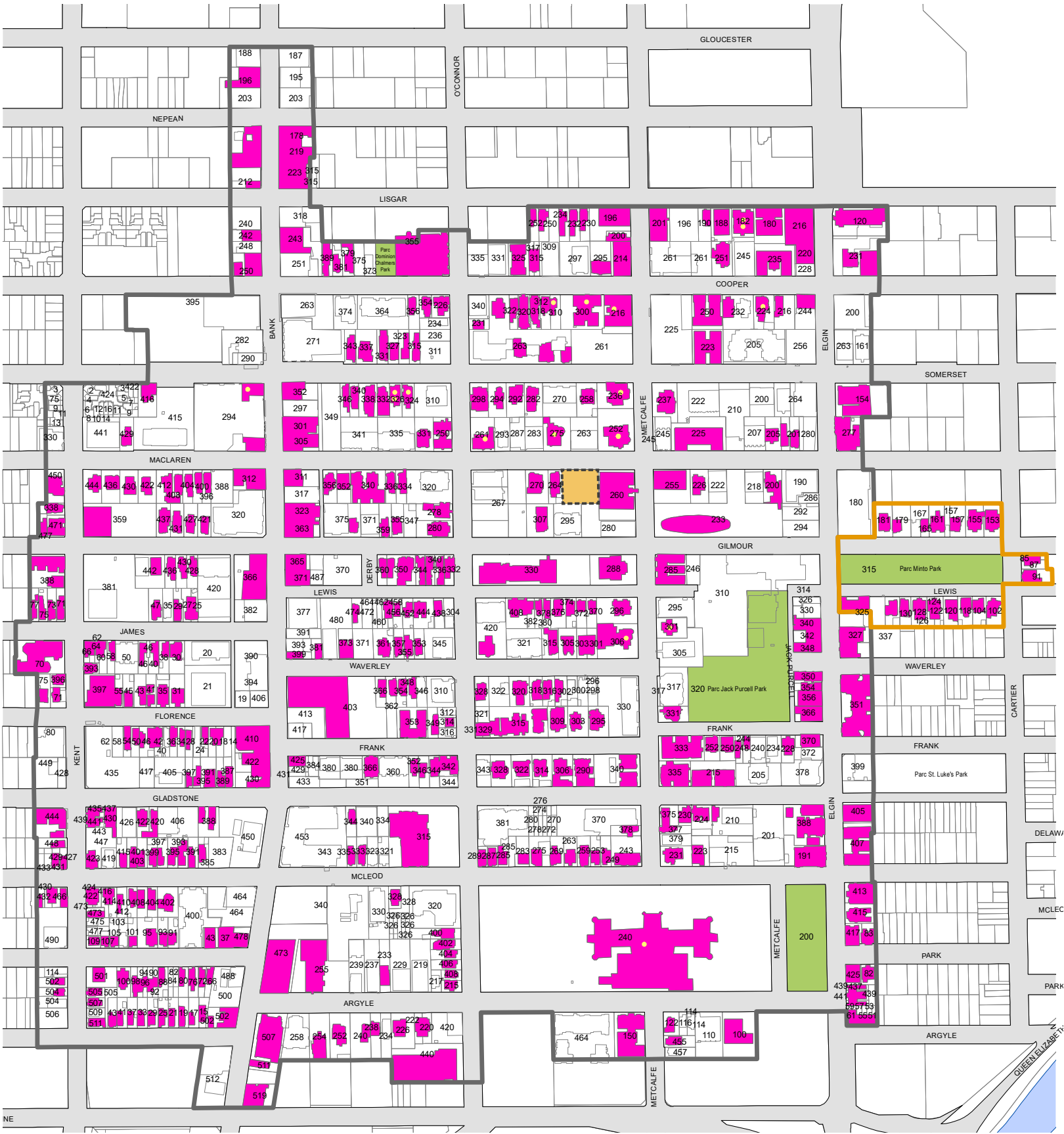
8. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, p.15

Legend

- Development Site
- Centretown Heritage Conservation District Boundary
- Minto Park Heritage Conservation
- Contributing Building
- Contributing park
- Individually Designated Buildings Part

Figure(s):

18 - Map of Contributing/ Non-contributing/ Part IV properties within the HCDs. Credit: Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, figure 10.



Centretown HCD Contributing and Non-Contributing Properties

Individual properties within the Centretown HCD are identified as either *Contributing* or *Non-contributing*. According to the *Centretown and Minto Park HCD Plan*:

Contributing properties are considered to have design, historic and/or associative value or contextual value, as determined through [an inventory undertaken in 2013]. For the purposes of this Plan Contributing properties are those classified as Significant Resources, Character-Defining Resources and Character-Supporting Resources and are intended to be retained and conserved. These properties were determined to contribute to the Districts’ heritage character. There may be instances when a property classified as a Character-Supporting Resource may be considered for demolition as part of a project that meets other city-building goals.

Non-contributing properties identified in the inventory as “No Classification” are those that do not express or reflect the area’s heritage character. For the purposes of this Plan, Non-contributing buildings may be demolished but a heritage permit is still required and the provisions in Section 5.0 of this Plan apply. Properties that were vacant at the time of the inventory are also considered to be Non-contributing and development of them is subject to the requirements of this Plan, in particular Section 9.0 for “New Construction.”⁸

As previously stated, **the Development Site is listed in the HCD Plan as a Non-contributing property**. It does not express or reflect the area’s heritage character, but any development of the site is subject to the Plan’s requirements, especially those for new construction.

Also as previously noted, five properties near the Development Site (264, 270 and 275 MacLaren Street, and 252 and 260 Metcalfe Street) are listed as Contributing to the HCD’s heritage character. As suggested by many of the applicable HCD policies, the Proposed Development’s design should be especially—but not exclusively—respectful of the heritage attributes of these Contributing properties.

Footnote:

9. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan*, p.15
11. Sally Coutts, Heritage Consulting Inc., *Centretown and Minto Park HCD Plan* pp. 17-52

Centretown HCD Policies and Guidelines

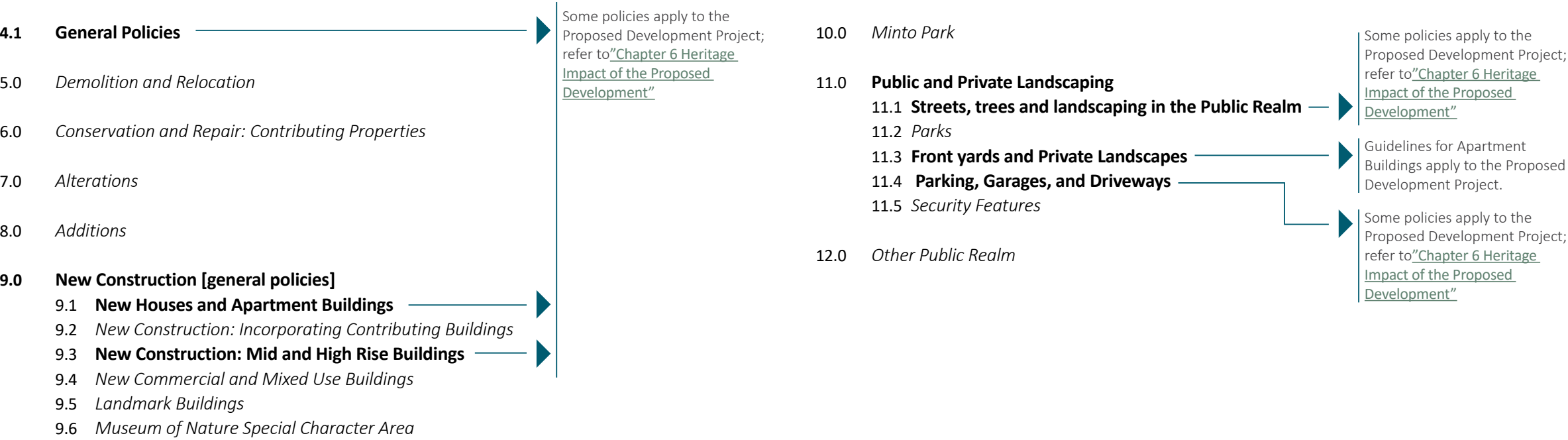
The *Centretown and Minto Park HCD Plan* presents policies and guidelines to provide overarching direction for change in the Centretown HCD such as building renovations, additions to existing buildings, changes of use, new construction, landscape changes, etc., while conserving the area’s cultural heritage value. According to the HCD Plan:

*The policies provide direction for conserving the Districts’ cultural heritage values and managing change; these are the required components of the plan and are not discretionary unless otherwise indicated. The guidelines provide both general guidance as well as specific technical instructions for achieving the associated policy, acknowledging that there may be a variety of strategies that could satisfy any given policy.*⁹

Policies and guidelines address the most common situations. Situations not contemplated in the HCD Plan are treated on a case-by-case basis with City of Ottawa Heritage staff, and may include community consultation.

The HCD Plan’s Policies and guidelines are grouped into sections according to the titles presented below.¹⁰ Policy section titles **in bold text** apply to the construction of new mid-rise apartment buildings in the Centretown HCD (i.e. outside the Minto Park HCD and the Museum of Nature block) on non-contributing properties devoid of heritage attributes but located in proximity to contributing properties. These applicable policies and guidelines are presented in “[Chapter 6 Heritage Impact of the Proposed Development](#)” of the present report, where they are used to evaluate the heritage impact of the Proposed Development Project.

Policy and Guideline Sections



Chapter 3 Background Research and Analysis

The Development Site currently presents no apparent historical constructions or landscape configurations, and there is no available archaeological data regarding the site. Background research and analysis is based on general historical information about Ottawa and the Centretown area, and historical maps and aerial photography.

3.1. HISTORICAL DEVELOPMENT OF THE SITE

Before 8,000 BCE:

Ottawa Valley covered by Champlain Sea formed after the retreat of continental glacier

6,500 BCE:

Earliest evidence of human habitation in Ottawa Valley

By early 1600s:

Algonquin Anishinabe have hunted, fished, and farmed in the Ottawa Valley region for millennia

Ottawa remains on unceded territory of the Algonquin Anishinabe Nation

The Algonquin name for the Ottawa River is *Kichi Sibi* (Great River); Kichi Sibi and tributaries were conduits for Indigenous trade networks stretching from northern Labrador to Lake Superior; the name Ottawa is believed to derive from an Algonquian word meaning “to trade”

17th-19th centuries:

Ottawa River a primary artery for the fur trade and European exploration of North America

1800:

Philemon Wright establishes the region’s first permanent settlement at Wrightsville (later Hull, Quebec)

c. 1809-1818:

Early European settlement in the region south of the Ottawa River

early settlers tended to farm and harvest lumber

1826-1832:

Construction of Rideau Canal

1826:

Lieutenant-Colonel John By establishes a construction camp for the Rideau Canal in what is now Ottawa

By 1827:

Construction camp grows into a town named Bytown, whose economy is soon dominated by timber trade and milling

1855:

Bytown incorporated as a city, renamed Ottawa

1857:

Queen Victoria selects Ottawa as permanent capital of Province of Canada, further spurring Ottawa’s growth and initiating a constructing boom for government buildings and civil servants

1859-1866:

Parliament Buildings built and officially opened

Figure(s):
19 - Detail of *Map of the County of Carleton, Canada West*, 1863.
Credit: Boston Public Library

1860s:

Ottawa connected to the Grand Trunk Railway

1863:

Parts of the road network of Centretown (in what was the Wellington Ward) are laid out, but the block bound by MacLaren, O’Connor, Gilmour and Metcalfe has not yet appeared

1867:

Ottawa made capital of Dominion of Canada

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HIA | 260 MacLaren Street Residential Development | No. 9768-26-00 / 5044-26-00 | 15 May 2026 13

- 1870s:** Centretown begins to be developed as an urban area to the south of Parliament Hill, with the extension of north-south streets
- Residential construction includes large houses for leading businesspeople and politicians, as well as comparatively modest residents; many residents work on Parliament Hill (diplomats, civil servants) or local businesses
 - Bank Street becomes Centretown’s main commercial axis, and Elgin Street also has commercial uses
 - Centretown’s historic social diversity is represented in a range of historic housing types across the area, two of which are represented on MacLaren Street between Metcalfe and O’Connor:
 - Large Single-family houses for the middle and upper classes, many or all of which were designed by architects for their first occupants
 - Apartment buildings intended for the middle class, dating from before and around the First World War
- 1880s:** Horsedrawn streetcars installed along Bank Street in Centretown
- By 1887:** Blocks laid out as far south as Isabella Street and the Canadian Atlantic Railway line; most blocks subdivided lots suitable for residential, commercial and institutional development
- The Development Site’s block is presumably located within the area previously constituting the By Estate



20.

- By 1888:**
- 260 and 266 MacLaren Street: these neighbouring properties occupy the location of the present Development Site:
 - Both are occupied in this period by houses with similar footprints: a main, roughly L-shaped volume to the front with a projecting bay, and a narrower wing (likely the kitchen) towards the rear
 - 275 MacLaren Street: existing house built
- 1891:** Electric streetcars installed on Bank Street
- 20th century:** Ottawa region’s sawn lumber industry declines significantly
- 1900:** Fire destroys a large portion of Ottawa and Hull
- 1901:** Most of the block, and the properties on the north side of MacLaren, are built with houses of similar or larger footprints to 260 and 266, including properties nearby or facing the Development Site:
- 274 Metcalfe Street: a large house on the southwest corner of MacLaren
 - 278 and 280 Metcalfe Street, and 281, 295 and 307 Gilmour Street: properties occupied by houses of various sizes (307 Gilmour still exists)
 - 263 MacLaren Street: a house under construction on the eastern half of the relatively wide property
 - 252 Metcalfe Street: a house appears at the northwest corner of MacLaren



21.

Figure(s):
20 - Detail of *Map of the City of Ottawa*, 1887. Credit: Library and Archives Canada
21 - Detail of Goad, *Insurance Plan of the City of Ottawa*, 1888/1901. Credit: Library and Archives Canada

1901: At 252 Metcalfe Street, the existing John R. Booth House is completed, replacing the previous house on that property

- 1912:**
- 254 (previously 274) Metcalfe Street: an “auto shed” (garage) added at the property line with 260 MacLaren
 - 295 Gilmour Street: small structure built against the property lines with 260 and 266 MacLaren;
 - 270 MacLaren: this property to the west of 266 MacLaren is built up with a large house and a one-and-one-half storey structure next to the southwest corner of the 266 MacLaren lot (based on its style and typology, the house likely dates from very early in the 20th century, as early as 1902 according to the source insurance map)



1928: 264 MacLaren: the present house appears (the building was likely built by c. 1915)

by 1940: Federal government emerges as Ottawa’s dominant employer

2nd half of the 20th century: Emergence and growth of high-tech sector in Ottawa

- 1958:**
- 266 MacLaren: a large extension has been built at the rear of the house
 - 260 Metcalfe Street: the existing apartment building appears, replacing 254 and 278 Metcalfe (based on its style and typology, the building likely dates from the late 1920s or early 1930s)



Figure(s):

22 - Detail of Goad, *Insurance Plan of the City of Ottawa*, 1902/1912. Credit: Library and Archives Canada

23 - Detail of 1928 (40 cm) aerial image of Ottawa-Gatineau. Credit: City of Ottawa

24 - Detail of 1958 (15cm) aerial image of Ottawa-Gatineau. Credit: City of Ottawa

1960s and 1970s:

Centretown experiences redevelopment, particularly with the construction of high-rise office and apartment buildings that replaced low- and medium-rise residential buildings

- This mix of historic building types and large-scale mid-20th-century construction is represented around the Development Site

1976:

- 260 MacLaren: the houses at 260 and 266 have been replaced by a single parking lot that appears to extend between MacLaren and Gilmour Streets, also replacing 281 and 195 Gilmour Street
- 280 Metcalfe Street: the Colonnade Building appears, replacing the previous house on this property (based on its style and typology, the building likely dates from the 1960s or 1970s)
- 263 MacLaren Street: the existing Wedgemount apartment building has replaced the previous house and garden on the same property (based on its style and typology, the Wedgemount likely dates from the 1960s or early 1970s)

1991:

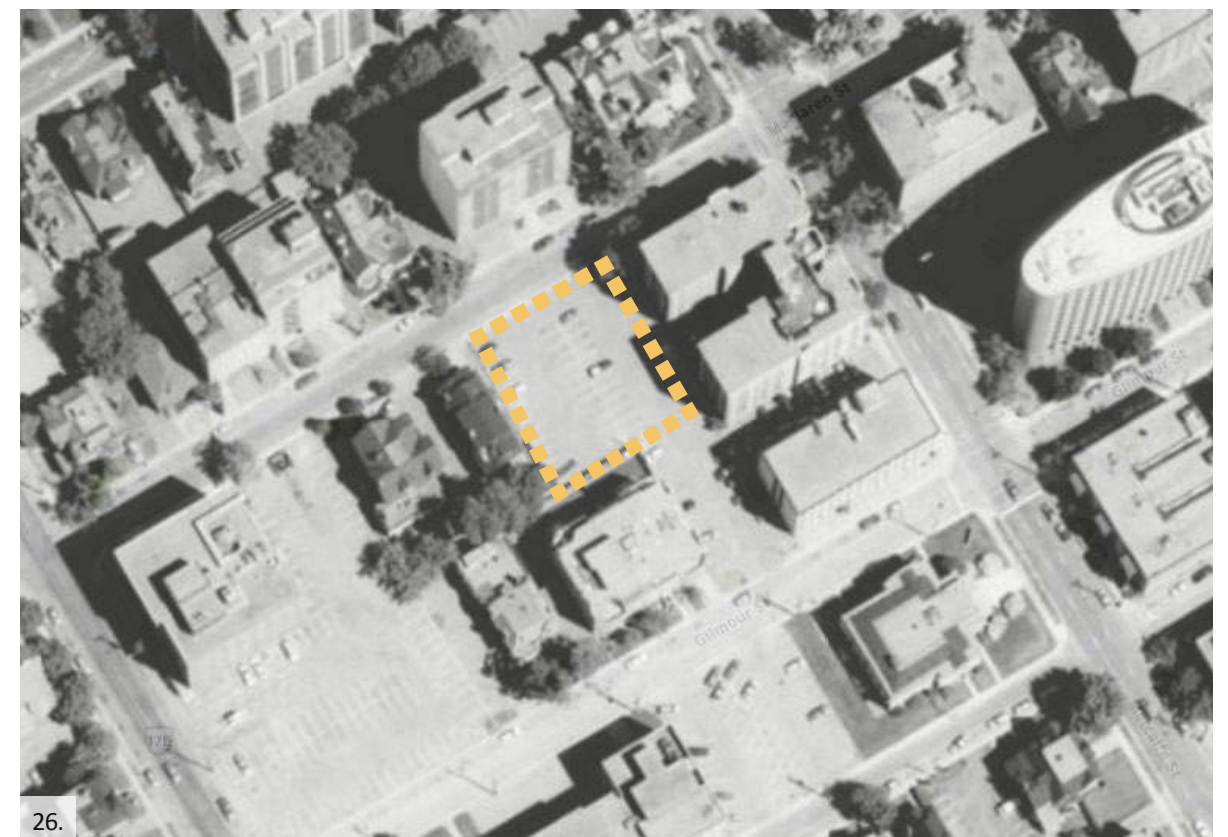
The Development Site and adjacent properties have their present configurations

- 280 Gilmour Street: the parking lot to the south of the Development Site is now smaller, but it is unclear if they are separate properties at this time
- 295 Gilmour Street: the present multiunit residential building has been built on a property with an apparently larger width than the original 295 Gilmour lot (based on its style and typology, the building likely dates from the 1980s or early 1990s)

Present:

Continues to be a socially diverse area

- LGBTQ2S community
- affordable rental housing and housing co-operative organizations



Figure(s):

25 - Detail of 1976 aerial image of Ottawa-Gatineau. Credit: City of Ottawa

26 - Detail of 1991 aerial image of Ottawa. Credit: City of Ottawa

Historical Summary

The present Development Site and its surroundings are a mix of detached house types with multiunit residential and commercial buildings and parking lots representing the neighbourhood’s evolution.

MacLaren Street and the Development Site’s block were likely laid out for residential lots by the 1880s, as Ottawa expanded southward into the former By Estate. The present site’s configuration and surface parking use are much more recent, probably dating to the 1960s or 1970s, when two historic residential properties were combined and their 1880s houses were demolished.

To the west and southwest of the Development Site are older detached houses such as 307 Gilmour Street (built by the turn of the 20th century), 270 MacLaren Street and the building at the rear of 264 MacLaren Street (early 20th century), and the house at 264 MacLaren (shortly before or during World War I). Notably, 264 MacLaren’s property was separated from 270 MacLaren’s originally larger lot. The houses at 307 Gilmour and 270 MacLaren are presently used as offices.

To the east of the Development Site is a mid-rise apartment building, 260 Metcalfe Street (The Mayfair), likely dating to the interwar period and built on two previous house lots.

More recent buildings are located to the south of the Development Site, on parts of the block also historically occupied by houses. The Colonnade Building at 280 Metcalfe Street is a typical commercial building of the 1960s or early 1970s, with surface parking that may initially have been part of a larger parking lot including the present Development Site. 295 Gilmour Street is a typical mid-rise multiunit residential building of the 1980s or early 1990s.

On the north side of MacLaren Street, properties facing the Development Site are also representative of the neighbourhood’s evolution: houses dating from the 1880s (Pope House, 275 MacLaren) and 1909 (John R. Booth House, 252 Metcalfe) flank the Wedgemount, a high-rise apartment building at 263 MacLaren built in the 1960s-1970s on a wide lot once occupied by a house and side garden.

3.2.ASSESSMENT OF THE SUBJECT PROPERTY’S CONTRIBUTION TO THE HERITAGE CONSERVATION DISTRICT

260 MacLaren Street is listed as a Non-contributing property to the Centreville HCD. This reflects the absence of built heritage resources.

Even as an empty lot, however, it can be noted that the property currently accords with some of the HCD’s Streetscape and Public Realm heritage attributes (refer to “2.3 Centretown Heritage Conservation district”):

- Grid block pattern created when the area was first surveyed in 1826 which was followed as new parcels were released for sale and subdivided;
- the Development Site’s orthogonal shape and its frontage on MacLaren Street are typical of the block pattern;
- Similarly sized lots found on residential east-west streets;
- the Development Site’s depth is typical of neighbouring properties on its block;
- though its current size is not original—it is the apparent result of assembling two historic properties—it is similar in scale to larger historic residential properties located nearby.



Figure(s):
27 - Surrounding Context. Credit: Google Earth, 2024.

Chapter 4 Statement of Significance

The Development Site is listed as a Non-contributing property by the Centreville HCD, and it is not subject to any other known heritage recognition. As a result, and due to the absence of any built form or landscape feature of note, the site has no significant cultural heritage value and does not contribute to the cultural heritage values of its urban context.

HCD-Contributing properties and individually designated heritage properties in proximity to the Development Site have significant cultural heritage value, and as such, must be protected and preserved during any development within the immediate neighbourhood in accordance with the HCD policies and guidelines. (See [“Chapter 2 Introduction to the Development Site”](#).)



Figure(s):

28 - Development Site. Credit: EVOQ, 2026.

29 - Development Site. Credit: EVOQ, 2026.

Chapter 5 Description of the Proposed Development

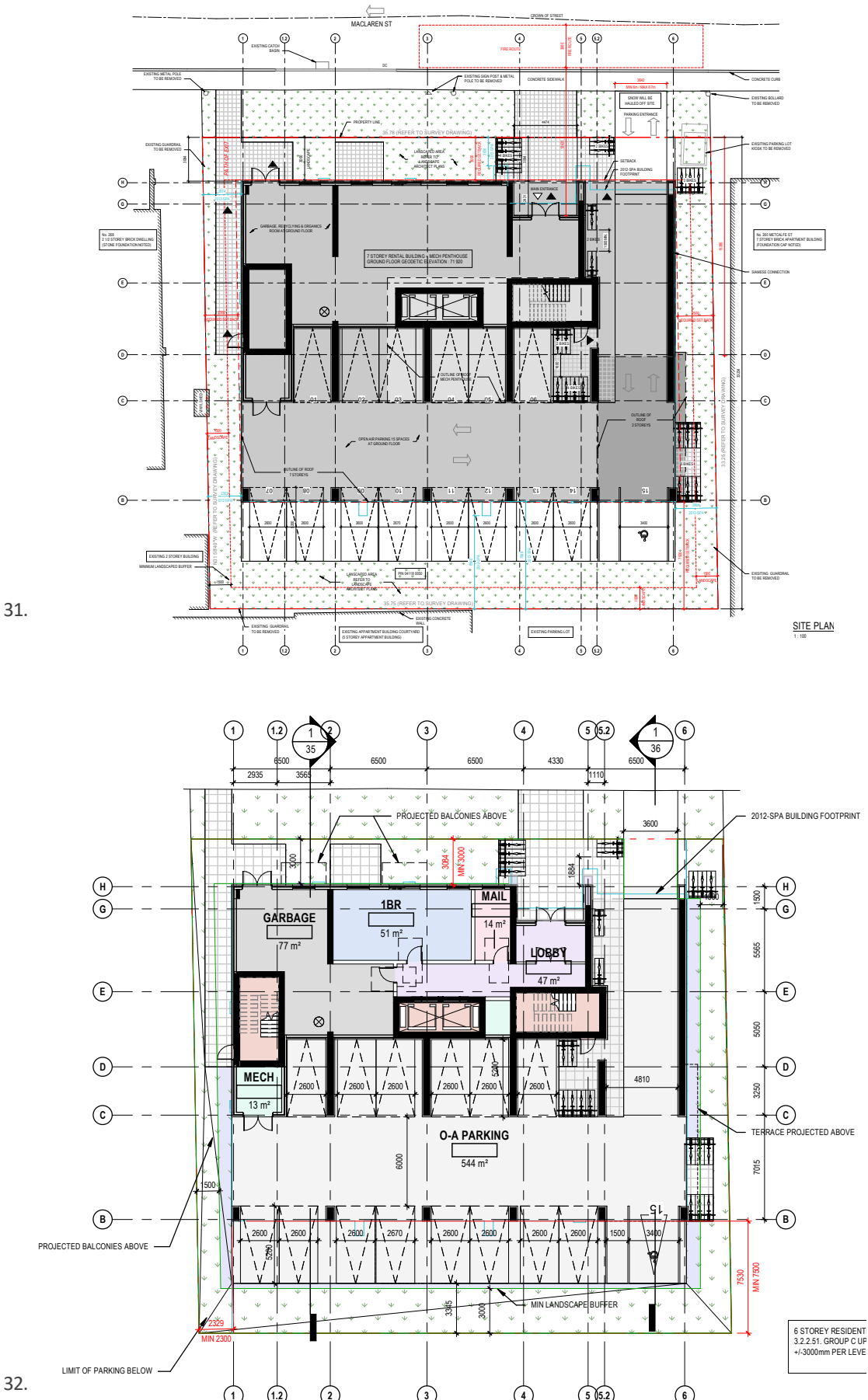
The proposal consists of a full redevelopment of the Development Site.

The proposed building has an area at grade of 685.1 m² and a height of 22 m. In spite of its L-shaped plan with a void at the southeast corner from the second floor up, the volume appears rectangular from MacLaren Street. All roofs are flat.

The proposed building’s total zoning gross floor area is 2 777 m². This includes 46 residential units and 290 m² of amenities. There is no basement. The design provides 16 automobile parking spaces in total for residents and guests, plus parking for 24 bicycles.

The ground floor consists of the entrance lobby, mail room, garbage room, two staircases and the elevator core of two elevators, as well as a residential unit, all connected by a corridor; these are located in the north part of the plan. The ground floor also has a covered driveway against the east side of the plan leading to the covered but open-air parking area arranged between shear walls and columns. This parking area provides access to a small mechanical room and bicycle storage. The residential unit on this floor has a private terrace; landscaping is otherwise a combination of hard and softscaping as described above.

Figure(s):
30 - View of the Proposed Building for 275 MacLaren Street.
Credit: NEUF, 2026.
31 - Site Plan at Ground Floor. Credit: NEUF, 2026.
32 - Ground Floor Plan. Credit: NEUF, 2026.



The second floor is composed of nine residential units accessed via a central, longitudinal corridor connecting to the elevators near the middle of the plan, stairs at the west and east ends, laundry chute and mechanical closets. A shared amenity terrace at the southeast corner of the building projects slightly into the east building setback. Most units have Juliette balconies.

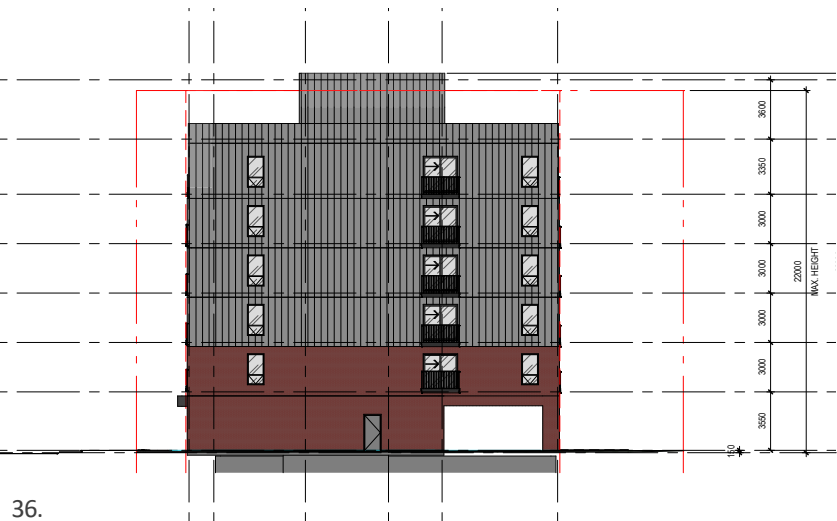
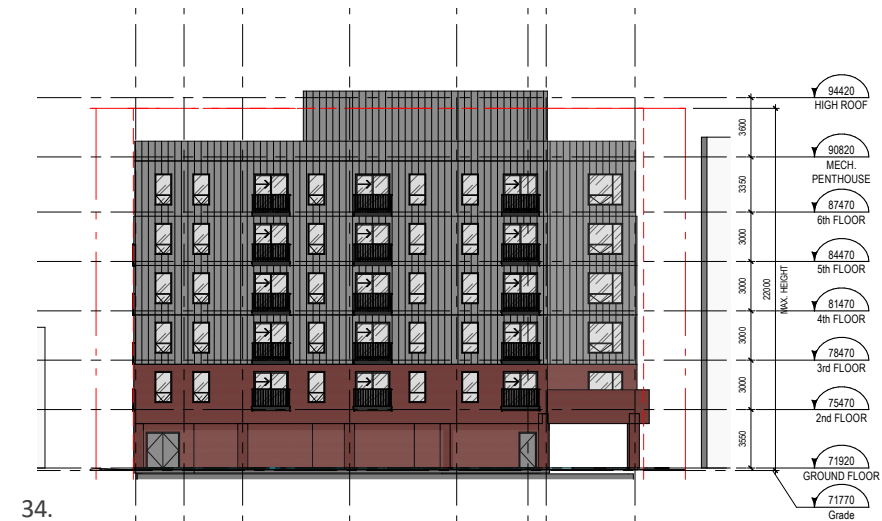
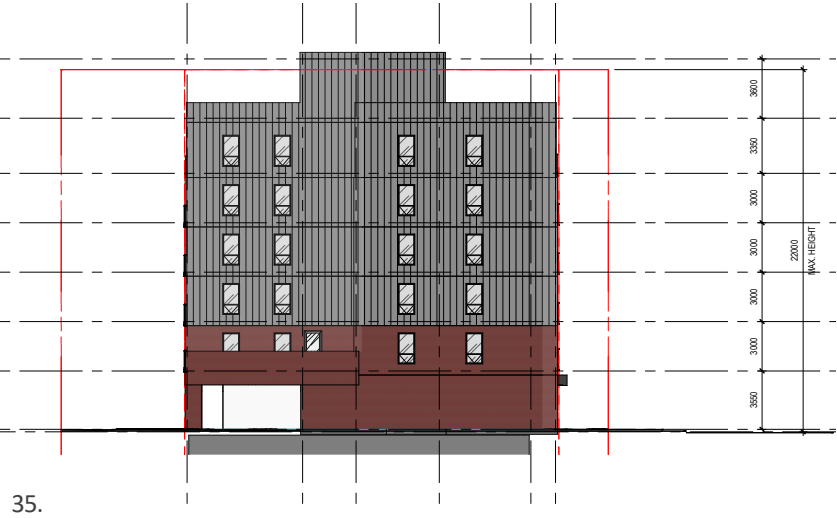
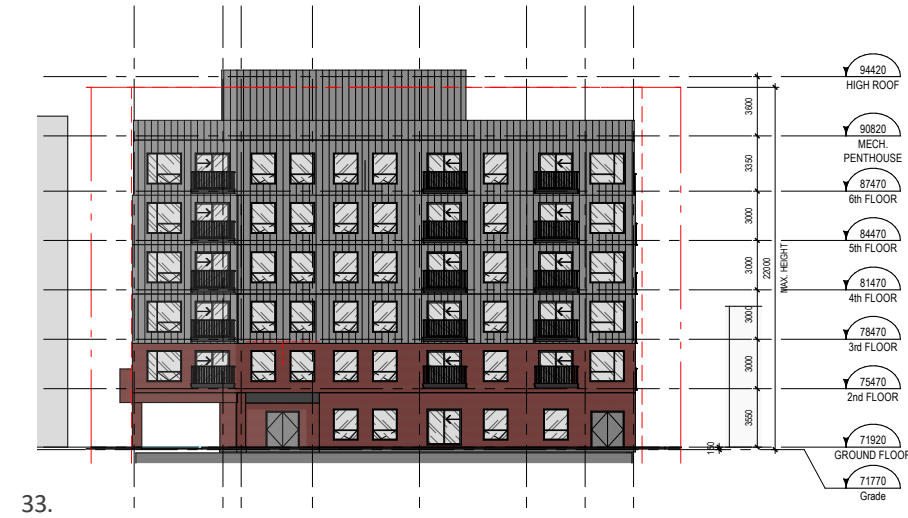
The third to sixth floors are very similar in layout to the second, except for the absence of an amenity terrace. Each floor also has nine residential units and the same circulation arrangement.

The mechanical penthouse is located over the elevator core and eastern stairwell, and is deeply set back from all building façades. Renderings suggest that it will not be visible from grade when viewing the building from the north side of MacLaren Street. As a result, the proposed building will generally appear to be six storeys in height from MacLaren.

The proposed building's floor-to-floor heights are generally 3 000 mm. The ground-floor height is 3 550 mm; the sixth floor has a height of 3 350 mm; and the mechanical penthouse has a height of 3 600 mm to its roof.

Figure(s):

- 33 - North Preliminary Elevation. Credit: NEUF, 2026.
34 - South Preliminary Elevation. Credit: NEUF, 2026.
35 - East Preliminary Elevation. Credit: NEUF, 2026.
36 - West Preliminary Elevation. Credit: NEUF, 2026.
37 - 2nd Floor Plan. Credit: NEUF, 2026.
38 - 3rd-6th Floor Plan. Credit: NEUF, 2026.



38.

The building's architectural treatment is generally contemporary, with orthogonal geometry and a minimal use of decorative detailing. Due to the projected wood structure, brick cladding can only be used on the ground and second floors; the floors above and the mechanical penthouse are clad in metal.

The lower floors' red brick is detailed with soldier-course lintels and sills at window openings. The metal cladding above will have a copper-colour finish. Dark metal is used at the horizontal reveal datums between the second and third floors and at the parapet above the sixth floor; renderings suggest it will also be used at windows and doors (frames and solid door panels), the entrance canopy, and the Juliette balcony guard rails.

Windows are punched and rectangular. Most are vertically oriented rectangles divided into square upper lites and narrower lower lites. Near the corners of some of the building's façades, the window openings are wider, divided into three lites (one large lites and narrow lites at the bottom and one side). All Juliette balcony doors appear to be symmetrically divided sliding units.

The proposed building's main entrance is off MacLaren Street, next to the garage door on the northeast corner.

The building is set back 3 000 mm from the property line on the north (MacLaren; front) side, with a cantilevered canopy extending from the recessed entrance. It is set back 2 500 mm from the east property line, 2 300 mm from west property line, and 7 500 mm from south (rear) property line.

The site's total landscaped area is 480.2 m², including soft and hardscaping. Plans and renderings indicate landscaping at all the building setbacks with flower beds and trees. There is a wide paved path to the main entrance, and a narrower paved path to an exit door on the west façade and garbage room access on the MacLaren façade. Other paved areas include a ground-floor unit's terrace, bicycle rack storage at multiple locations, the driveway to the garage doors, and the parking area that extends south of the building footprint.

Figure(s):

- 39 - MacLaren Street, Looking Proposed Building. Credit: NEUF.
- 40 - Proposed Building's East Side Facade. Credit: NEUF.
- 41 - Proposed Building's Main Facade (North). Credit: NEUF.
- 42 - Proposed Building's Rear Facade (South). Credit: NEUF.
- 43 - Proposed Building's West Side Facade. Credit: NEUF.



Chapter 6 Heritage Impact of the Proposed Development

The Proposed Development Project’s heritage evaluation is based on applicable HCD policies and guidelines. This chapter ends with a succinct summary of the impact analysis.

6.1. ANALYSIS OF THE PROPOSED DEVELOPMENT PROJECT’S COMPLIANCE TO THE HCD

The following table presents those policies and guidelines applicable to the Development Site and Proposed Development Project from the *Centretown and Minto Park HCD*, section 4.0, pp. 18-52. (Refer to “2.3 Centretown Heritage Conservation district” of the present HIA report for a full list of the HCD’s policy sections, including the identification of those sections that apply to the present analysis.) Specific policies and guidelines that apply to the project are in ***bold italic text***. Non-applicable policies and guidelines appear in *grey italic text* and may be shortened with ellipses (...).

The Analysis column comments on the Proposed Development Project with respect to each applicable policy or guideline. Under the Compliance column, the overall compliance of the project to the HCD policy or guideline is indicated using the following scale:

 Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
4.1 - GENERAL POLICIES		
1. The cultural heritage values and character of the Districts as defined in the Statement of Cultural Heritage Value and the Description of Heritage Attributes shall be maintained and conserved.	As a new construction on a vacant lot devoid of heritage attributes, the Proposed Development Project nonetheless conserves the cultural heritage value and heritage attributes that apply to its neighbouring properties. See other policies and guidelines below, and see “Chapter 2 Introduction to the Development Site” regarding applicable cultural heritage values and heritage attributes.	
2. <i>Demolition of Contributing buildings as defined in Section 3.5 will not normally be supported.</i>	Do not apply to the Proposed Development Project.	N.A
3. <i>Repair and restoration of heritage attributes of individual buildings will be considered before replacement.</i>		
4. <i>Where development is proposed that involves the retention of Contributing buildings within the project, these buildings shall be conserved and enhanced...</i>		
5. Where development is proposed on a vacant site that has been identified through the Official Plan or Secondary Plan as a site for intensification, the proposed development will comply with the objectives, policies and guidelines of this Plan and shall reflect the cultural heritage value and heritage attributes defined in this Plan	The Proposed Development Project complies with the applicable policies and guidelines below.	
6. <i>The ongoing regular maintenance of Contributing properties is encouraged as it is the best way to prevent deterioration of heritage attributes and is the most cost-effective means of preserving heritage attributes...</i>	Does not apply to the Proposed Development Project.	N.A
7. When a proposed change in the HCDs has the potential to adversely affect the cultural heritage value of the HCDs as defined in the Statement of Cultural Heritage Value, the City may require a Heritage Impact Assessment.	The present HIA report complies with this policy.	

Legend

Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A. Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
4.1 - GENERAL POLICIES (CONTINUED)		
8. Where development is proposed adjacent to the boundaries of the HCDs, Council, through its Official Plan policies, may require a Heritage Impact Assessment.	Do not apply to the Proposed Development Project.	N.A
9. All public works undertaken by the municipality will respect the cultural heritage value of the Districts and meet the objectives, policies and guidelines found in this Plan.		N.A
10. The existing tree canopy will be maintained and enhanced. Individual trees identified as having special significance (i.e memorial trees) shall be conserved for as long as they remain healthy and safe. The appropriate permits required by the Tree Protection By-law will be obtained prior to tree removal and may include planting of replacement trees.	Existing trees on the site—none of which are located along the street edge—are replaced in the Proposed Development Project by a larger number of trees, in all setbacks, including along the MacLaren Street frontage.	
11. Applications for demolition, alteration or new construction within the HCDs may require the submission of Tree Information Report or Tree Conservation Report or Tree Conservation Report.	The City should confirm the requirement for any of these reports.	N.A
12. The public realm and pedestrian environments of the Districts will be improved and maintained at every opportunity in a manner which enhances their cultural heritage value.	The Proposed Development Project reinforces MacLaren Street as a pedestrian environment via its landscaped setback and the orientation of its main entrance toward the street.	
13. Future amendments to the City of Ottawa Official Plan, Secondary plans and the Zoning By-Law shall be in accordance with the objectives set out in this Plan.	Does not apply to the Proposed Development Project.	N.A
9.0 - NEW CONSTRUCTION		
1. New buildings shall contribute to, and not detract from the heritage character of the area as outlined in the Statement of Cultural Heritage Value and the list of the District’s heritage attributes.	As a new construction on a vacant lot devoid of heritage attributes, the Proposed Development Project nonetheless conserves the cultural heritage value and heritage attributes that apply to its neighbouring properties. See other policies and guidelines in the present table, and see Chapter 2 Introduction to the Development Site regarding applicable cultural heritage values and heritage attributes.	
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.	EVOQ’s interpretation of the principle of compatibility, subordination and distinguishability in the <i>Standards and Guidelines</i> (Standard 11) can be illustrated by a pendulum whose fixed point is the criterion of compatibility, rotating between the criteria of distinguishability and subordination. This way, any proposed new intervention must be compatible with the place’s character while being more or less distinguishable/subordinate, according to the proposed interventions and their contexts. For each project, the pendulum must arrive at the most appropriate position for its context, by being relatively subordinate and distinct. Using this evaluation, the Proposed Development is considered: - compatible with its heritage context because its design approach reinforces many of the major characteristics common to nearby contributing mid-rise apartment blocks (height, simple volume, setback, horizontal alignment of openings, uniform colour); - subordinate because it follows the height and street setbacks of the neighbouring property at 260 Metcalfe Street, as well as the general material colouring of the district, and remains volumetrically discrete - and distinguishable through its contemporary detailing and tectonics. Overall, we find that the Proposed Development Project is compatible with the typology of Contributing mid-rise apartment buildings in the district, and subordinate to its immediate context—especially in its similarities to the neighbouring Contributing Property at 260 Metcalfe Street—although it remains distinguishable as a contemporary design; this is an acceptable balance for a new construction on a site devoid of heritage attributes.	

Legend

Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A. Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
9.0 - NEW CONSTRUCTION (CONTINUED)		
3. The design of new buildings must respect and be sensitive to the HCDs’ cultural heritage value and attributes in terms of: • exterior materials and cladding; • architectural elements and treatments such as window patterns and design, location of datum lines, roof profile and roof lines, overall vertical and/or horizontal proportions; • existing pattern of building setbacks; • massing, height and scale.	The Proposed Development complies with this policy in a number of ways: • exterior brick cladding echoes the materiality of its neighbours, while the copper finish cladding also references nearby buildings and harmonizes with the brick colour • datums and building heights generally align with or are inspired by the neighbouring Contributing Property at 260 Metcalfe Street, but also gesture to the scale and proportions of nearby houses • building setbacks generally follow those of neighbouring and nearby apartment buildings • massing and scale are compatible with the neighbouring Contributing Property at 260 Metcalfe Street; notably, the void at the project’s southeast corner aligns with this neighbour’s light well The Proposed Development Project’s window and balcony distribution may be considered less sensitive to its context, but EVOQ understands that this configuration reflects: • current apartment layout design parameters that differ significantly from those of the late nineteenth and early twentieth centuries; • the construction methodologies and materials used in response to current sustainability and housing development policies. In this context, these characteristics are factors of distinguishability that reflect the Proposed Development’s contemporary nature.	
4. The front yard setback of a new building shall be consistent with its adjacent neighbours to ensure the continuity of the streetscape. Buildings that do not generally reflect the setbacks of the street are not appropriate.	The Proposed Development Project’s landscaped front yard setback complies with this policy.	
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: • the incorporation of setbacks, • 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.	The Proposed Development complies with this policy. See 9.0, numbers 3 and 4, immediately above; and 9.3 number 2 below.	
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.	EVOQ’s understanding is that the property does not contain existing protected trees.	

Legend

Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A. Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
9.0 - NEW CONSTRUCTION - GUIDELINES		
a) <i>Property owners are encouraged to retain an architect who has experience in projects located in heritage conservation districts.</i>	EVOQ’s understanding is that this is the case.	
b) <i>New buildings should aim to be an appropriate balance between replication of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD.</i>	The Proposed Development Project complies with this guideline. See 9.0 number 2, above.	
c) <i>Traditional building materials in the Districts include brick, stucco or wood. New buildings should either include these materials or use materials that complement them in colour and texture.</i>	The Proposed Development Project complies with this guideline. See 9.0 number 3, above.	
d) <i>Windows may be wood, metal clad wood, or steel. Other materials may be considered by Heritage staff on a case-by-case basis.</i>	The Proposed Development Project’s use of dark-finished metal window frames complies with this policy.	
e) <i>Consider the transparency and opacity of proposed materials. Lighter materials can be used for upper floors to help provide massing and visual relief when new buildings are of greater height and mass than existing heritage resources.</i>	The opacity of materials (brick and copper-finished metal) used by the Proposed Development Project complies with this guideline, especially as the overall building height harmonizes with the neighbouring Contributing Property at 260 Metcalfe Street. The use of copper-finished metal at the mechanical penthouse may not be transparent, but it is appropriate in that upper location as it is a material traditionally associated with roofing. Nevertheless, the penthouse will have a minimal visual impact when viewed from the street, due to its stepback from the building edge.	
9.1 - NEW CONSTRUCTION - NEW HOUSES AND APARTMENT BUILDINGS		
1. <i>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.</i>	The Proposed Development complies with this policy, especially as it is sensitive to the character of the neighbouring Contributing Property at 260 Metcalfe Street. Its massing, scale, setbacks, materiality and street-front landscaping also reiterate the heritage attributes of nearby Contributing houses and of MacLaren Street’s streetscape.	
2. <i>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.</i>	The Proposed Development complies with this policy. See 9.0 numbers 3 and 4, and 9.1 number 1 above.	
9.1 - NEW CONSTRUCTION: NEW HOUSES AND APARTMENT BUILDINGS - GUIDELINES		
a) <i>New low-rise building types should reflect the rhythm of early lot development, with gables, balconies or other features providing an appropriate scale.</i>	Does not apply to the Proposed Development Project.	N.A
b) <i>The roof profile and location of eaves lines or the roof parapet of new buildings should be designed so that the apparent overall height and form is compatible with that of neighbouring buildings.</i>	The Proposed Development’s flat roof, which resembles the neighbouring Contributing Property at 260 Metcalfe Street, complies with this guideline.	
c) <i>Small scale apartment buildings on residential streets, up to four storeys, should reflect the character of existing walk-up apartments in the HCD..</i>	Does not apply to the Proposed Development Project.	N.A
d) <i>Consideration should be given to U and H-shaped buildings for larger walk-up apartment buildings to reflect the character of earlier apartment buildings.</i>	The Proposed Development complies with this guideline, although it is not a U- or H-shaped building. Its L shape reflects the character of the neighbouring Contributing Property at 260 Metcalfe Street by creating a void that aligns with and extends the existing building’s rear court.	

Legend

Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A. Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
9.1 - NEW CONSTRUCTION: NEW HOUSES AND APARTMENT BUILDINGS - GUIDELINES (CONTINUED)		
e) Consider the typical historic window designs and materials found on nearby buildings when choosing windows for new construction.	The Proposed Development complies with this recommendation. The use of rectangular windows generally harmonizes with the geometry of neighbouring buildings, and the dark frames are compatible with some nearby Contributing properties. The unevenness of the window division pattern across the façade does not match the approach used in other nearby buildings, but EVOQ considers this characteristic as a factor of distinguishability that reflects the Proposed Development’s contemporary nature. See 9.0 number 3, above.	
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.	Does not apply to the Proposed Development Project.	N.A
g) The foundations and ground floor elevations of new construction should be designed so that their height above grade is compatible and consistent with that of neighbouring properties.	The Proposed Development complies with this guideline. The ground-floor elevation height is consistent with the neighbouring Contributing Property at 260 Metcalfe Street.	
h) New parking is generally discouraged. If permitted by the Zoning Bylaw, minimize impact by providing garages or carports that are not attached to the residential building and located at the rear or side of the property. New uncovered parking spots, when provided, should be similarly located.	The Proposed Development Project complies with this guideline. Parking is partly covered and located at the rear of the property.	
9.3 - NEW CONSTRUCTION: MID AND HIGH RISE BUILDINGS		
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.	The Proposed Development Project complies with the implications of this policy. Its height, scale and massing do not exceed those of the neighbouring Contributing Property at 260 Metcalfe Street.	
2. As noted in Section 9.0, new buildings must respect a property’s historic context and provide meaningful transition between existing and proposed buildings. Accordingly, mid and high rise buildings must be located on a lot of sufficient size and appropriate shape that can adequately provide such transition in massing, scale, and height on the subject site.	The Proposed Development Project complies with this policy. Its site accommodates the proposed building’s massing, scale and height, while allowing for sufficient front and side setbacks to support the heritage streetscape. In terms of transitions of massing, scale and height: - The project’s L-shaped plan provides a void at the southeast corner that aligns with the rear court of the neighbouring Contributing Property at 260 Metcalfe Street. - The project does not provide a transition (in the form of a stepback) along its west side, adjacent to the two-and-one-half storey Contributing house at 264 MacLaren Street. However, the proposed distance between the project and this house is consistent with the distance between other nearby Contributing houses and adjacent, higher, more recent buildings (275 MacLaren Street; 307 Gilmour Street). Also, it should be noted that the seven-storey apartment building at 260 Metcalfe Street has no stepbacks, even though it was originally built adjacent to older houses of lower height (260 MacLaren Street; 280 Metcalfe Street; both since demolished); the adjacency of houses to mid-rise buildings without stepbacks is part of the historic context. Moreover, significant stepbacks would render the Proposed Development incompatible with the established typology of Contributing mid- rise apartment buildings in the district.	

Legend

Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A. Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
9.3 - NEW CONSTRUCTION: MID AND HIGH RISE BUILDINGS (CONTINUED)		
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.	The Proposed Development Project complies with this policy. Its use of brick on the first two floors generally aligns with the neighbouring brick house to the west, at 264 MacLaren Street.	
4. As provided in Schedule C of the Central and East Downtown Core Secondary Plan, the east-west streets west of Bank will primarily be four storeys or less in height...	Does not apply to the Proposed Development Project.	N.A
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.	The Proposed Development Project complies with this policy.	
9.3 - NEW CONSTRUCTION: MID AND HIGH RISE BUILDINGS - GUIDELINES		
a) New mid rise proposals should consider the guidelines outlined in the Centretown Community Design Plan Sections 6.4.2 and 6.4.3 with respect to how to achieve meaningful transition.	EVOQ understands that, other than the HCD’s requirements, guidance on setbacks is based the Central and Eastern Downtown Core Secondary Plan as well as the 2011 rezoning.	N.A
b) Proposals for high rise buildings should have regard for the “City of Ottawa’s Urban Design Guidelines for High-rise Buildings” and the guidelines for tall buildings within the Centretown Community Design Plan Section 6.4.4	Does not apply to the Proposed Development Project.	N.A
c) Reduce overshadowing and provide a human scale pedestrian environment by considering the use of podia for multi-storey new construction.	The Proposed Development Project is not designed with a podium. However, its height and massing reflect those of the neighbouring Contributing property at 260 Metcalfe Street and comply with the intent of this guideline to support a human-scaled pedestrian environment and reduce overshadowing.	
d) 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 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.	The Proposed Development Project complies with this guideline. See 9.0 policy number 3, 9.1 guideline g), and 9.3 policy 3 above.	
e) 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.	Does not apply to the Proposed Development Project.	N.A

Legend

Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A. Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
11.0 - PUBLIC AND PRIVATE LANDSCAPING 11.1 - STREETS, TREES AND LANDSCAPING IN THE PUBLIC REALM		
1. Conserve and enhance the public realm, mature tree canopy and the character of front yards throughout residential parts of the HCD.	The Proposed Development Project complies with this policy.	
<i>2. When contemplating changes to the public realm, including public streets and parks, the City and developers shall have regard to the character of the streetscape and the HCDs’ heritage status.</i>	Does not apply to the Proposed Development Project, which does not propose changing public streets or parks.	N.A
<i>3. Conserve existing street trees on Somerset between Bank and O’Connor Streets. These streets have become commercial but were initially residential.</i>	Does not apply to the Proposed Development Project.	N.A
<i>4. Improve the quality of Centretown’s commercial streets by implementing plans for street design that are sensitive to the character of these traditional main streets when the opportunity arises because of infrastructure renewal or other City capital projects.</i>	Does not apply to the Proposed Development Project.	N.A
5. Seek opportunities to plant additional trees in the streetscapes throughout the HCDs, including as part of development and infrastructure projects.	The Proposed Development Project complies with this policy. See 4.1 policy number 10.	
<i>6. Tree removal is strongly discouraged and when undertaken, shall be in accordance with the Tree Protection By-law (2020-340, as amended).</i>	Compliance of the Proposed Development Project landscape design (see 4.1 policy 10) with the Tree Protection By-law should be reviewed separately.	N.A
11.1 - STREETS, TREES AND LANDSCAPING IN THE PUBLIC REALM - GUIDELINES		
<i>a) New restaurant patios in the Right of Way, when permitted, should be located to avoid obscuring the façades of the buildings. Consideration should be given to railing heights and any attachments to the building should be reversible.</i>	Does not apply to the Proposed Development Project.	N.A
a) The poured concrete sidewalks seen in the HCDs replaced wooden ones starting in the 1890s. The use of concrete scored to resemble brick or concrete pavers has no historic precedent. When sidewalks are replaced on commercial and residential streets, they should be poured concrete.	The Proposed Development Project complies with this guideline.	
<i>b) Historically the commercial streets in Centretown did not have large canopy trees. However, in recent years there has been interest in planting new street trees on commercial streets for environmental and aesthetic reasons. Applicants should contact City Heritage and Forestry staff for appropriate species.</i>	Does not apply to the Proposed Development Project.	N.A
<i>c) Replacement trees in public verges should be deciduous and chosen based on their ability to thrive in Ottawa’s environment. The use of native species is encouraged.</i>	Does not apply to the Proposed Development Project, as there are at present no trees in the site’s public verges. However, it can be noted that trees depicted in the renderings are deciduous.	N.A
d) Sufficient soil volumes should be provided for any new trees.	EVOQ’s understanding is that the Proposed Development Project will comply with this guideline, with trees planted in-ground in all setbacks.	

Legend

Complies – Proposed Development Project complies with the policy or guideline such that the area’s heritage value is adequately supported. No mitigation required.

N.A. Not Applicable – For policies or guidelines that do not apply.

APPLICABLE POLICIES AND GUIDELINES FROM CENTRETOWN AND MINTO PARK HCD PLAN	ANALYSIS OF PROPOSED DEVELOPMENT PROJECT	COMPLIANCE
11.3 FRONT YARDS AND PRIVATE LANDSCAPES APARTMENT BUILDINGS - GUIDELINES		
a) The replacement of soft landscaping with gravel or pavers is discouraged. Shrubs or perennials can offer a lower maintenance alternative to front yard landscaping than hardscaping.	The Proposed Development Project complies with the intent of this guideline, in its replacement of present paved surfaces with a combination of soft and hardscaping at the front of the property.	
b) Concrete walkways leading to the front entrance are common and should be maintained.	The Proposed Development Project complies with the intent of this guideline, in its provision of a paved walkway to the building’s front (primary) entrance.	
c) Low fences in front yards, consistent with the Fence By-law (2003-462), which limits heights to one metre in front yards, can be appropriate.	Does not apply to the Proposed Development Project. No front fence is included.	N.A
11.4 - PARKING, GARAGES, AND DRIVEWAYS		
1. Conserve and reinstate the historic pattern and character of vehicle parking and driveways. Front yard parking, although prevalent, is not appropriate. The greening of existing non-conforming front yard parking spots is encouraged to improve streetscape character.	The Proposed Development Project complies with this policy, in its location of parking at the rear of the property and of its drive aisle at one side of the lot.	
2. Design new garages, when permitted, to be subordinate and compatible with surrounding Contributing properties. Mitigate negative impacts on the surrounding streetscape and respect the cultural heritage value and attributes of the District.	As it is assumed this policy pertains to free-standing garage structures, it does not apply to the Proposed Development Project.	N.A
3. The conversion of soft landscaping in front yards to hard parking surfaces has a negative impact on the cultural heritage value of the HCDs and will not be supported.	The Proposed Development Project complies with this policy.	
11.4 - PARKING, GARAGES, AND DRIVEWAYS - GUIDELINES		
a) Existing driveways should not be widened.	The Proposed Development Project complies with this policy, insofar as it replaces the wide curb cut access to the present parking lot with a narrower drive aisle.	
b) Existing front yard parking spaces should be removed upon redevelopment or change of use.	The Proposed Development Project complies with this policy. It replaces a surface parking lot, including removal of the present parking spaces along MacLaren Street.	
c) Explore the possibility of a front yard parking elimination program to assist in the re-greening of front yards in the Districts.	Does not apply to the Proposed Development Project.	N.A
d) New detached garages should be constructed to the side or rear of low rise residential buildings. Where space does not allow for a detached garage, attached garages should be set back from the front façade.		N.A
e) Design new garages to be subservient to the principal building and to be compatible with the style of the principal building, including roof form and materials.		N.A
f) Avoid new below grade, integral garages that face the street as they interrupt the pattern of front yards and can negatively impact the streetscape.	The Proposed Development Project complies with this guideline.	
g) Garage doors should reflect the character of the house and of other historic garage doors in the Districts. Panelled wood doors, windows and a mechanism that permits the door to slide horizontally are preferred.	As this guideline pertains to garages associated with historic houses, it does not apply to the Proposed Development Project. See 11.4 guideline h) below.	N.A
h) For new mid and high rise buildings, locate drive aisles and entrances to garages away from the street whenever possible. Entrances to under-ground parking garages in offices, mixed use or multiunit residential buildings should have a minimal impact on the experience of the street.	The Proposed Development Project complies with the intent of this guideline to minimize the visual impact of drive aisles and garage entrances. Although the project’s drive aisle and garage entrance are not located away from the MacLaren Street frontage, the entrance is located in the same plane as the street elevation, reducing its impact on the façade.	

6.2. SUMMARY OF HERITAGE IMPACT

Overall, the project is compatible with its heritage context.

It is modestly more subordinate to than distinguishable from nearby Contributing properties to the Centretown HCD and Part IV-Designated properties. This is an acceptable balance for a new construction on a vacant lot devoid of heritage attributes.

Much of the design is inspired by the adjacent early twentieth-century apartment building at 260 Metcalfe Street (The Mayfair), an HCD-Contributing property. Using 260 Metcalfe as a precedent for the project is reasonable given their proximity and the similar scale and use.

Additionally, certain aspects of the proposed design correspond to characteristics of other nearby Contributing mid-rise apartment buildings, which are significant features of the Development Site’s context.

Figure(s):
44 - Proposed Building. Credit: NEUF, 2026.



Heritage Impact Breakdown

Siting:

- The Proposed Development’s **building setbacks** are compliant with the HCD’s policies and guidelines. They generally follow existing patterns within its context, especially along the street frontage and in providing adequate distance from the house at 264 MacLaren Street.

Landscape treatment:

- The proposed **mix of hardscape and softscape**, with paved access to the building’s main entrance, is compliant with the HCD’s policies and guidelines.
- The proposed planting and distribution of **new trees** complies with the HCD’s policies and guidelines, in that they support a tree-lined streetscape and exceed the number of trees on site that will be replaced.

Building volume/massing:

- The Proposed Development’s **height of six storeys with a stepped-back penthouse** complies with the HCD’s policies and guidelines. The six-storey height is compatible with and subordinate to neighbouring 260 Metcalfe Street’s height, and the penthouse will be little, if at all, visible from MacLaren Street.
- The Proposed Development’s **flat roof**, which is compatible with and subordinate to 260 Metcalfe Street’s roof, complies with the HCD’s policies and guidelines.
- The **void at the southeast corner** complies with the HCD’s policies and guidelines regarding compatibility with neighbouring structures, as it aligns with 260 Metcalfe Street’s rear court.
- The Proposed Development’s **side (east and west) façades**—which rise in a single plane from grade to the sixth floor and significantly step back at the penthouse—comply with HCD policies and correspond with historic and current examples within the context. The east façade’s massing is compatible with its proximity to 260 Metcalfe Street’s similarly planar façade. The massing of the project’s west façade is compatible with its proximity to the house at 264 MacLaren Street because:
 - it is similar to the historic condition of 260 Metcalfe Street, whose west façade originally rose seven storeys without a stepback adjacent to a house that once existed on the Development Site;
 - significant stepbacks on a building of this size would render the Proposed Development incompatible with the established typology of Contributing mid-rise apartment buildings in the district.

Parking:

- The Proposed Development’s proposed **parking arrangement** at the rear of the property and **location of the parking access door and drive aisle** comply with the HCD’s policies and guidelines. (See also Entrances below.)

Entrances and building/site access:

- The Proposed Development’s **building orientation, street-front landscaping and main entrance location** generally comply with the HCD’s policies and guidelines in supporting MacLaren Street as a heritage environment;

Façade composition and window and door openings:

- The Proposed Development’s **horizontal datums** delineated by reveals comply with the HCD’s policies and guidelines, in their compatibility with and subordination to 260 Metcalfe Street and their distinctively modern detailing;
- The use of rectangular windows is generally similar to the geometry of neighbouring buildings. The unevenness of the window division pattern across the façade does not match the approach used in other nearby buildings, but this characteristic is a factor of distinguishability that reflects the Proposed Development’s contemporary nature.

Materials and finishes:

- The Proposed Development’s use of **red brick** for the lower floors complies with the HCD’s policies and guidelines in drawing from adjacent Contributing properties;
- The use of **copper-coloured metal cladding** for the Proposed Development’s upper floors complies with the HCD’s policies and guidelines, as it harmonizes with the red brick colour, references copper used in nearby heritage structures, and is lightweight in appearance. Its use also derives from the construction methodologies and materials adopted in response to current sustainability and housing development policies, namely the project’s wood structure. It therefore constitutes an element of distinguishability that reflects the Proposed Development’s contemporary nature.
- The use of **metal with a dark-coloured finish for the doors and window frames and Juliette balconies** is compliant the HCD’s policies and guidelines.

6.3. CONCLUSION

EVOQ has analyzed the Proposed Development Project for any impact on its surrounding cultural heritage resources and the Centretown HCD. **We conclude that the project has no negative impact**, as there is no loss or removal of heritage attributes and the design complies with the HCD’s policies and guidelines. On adjacent streets and HCD-Contributing and individually recognized properties, heritage attributes will not be negatively impacted. The neighbourhood’s character will be maintained. **No alternatives or mitigation measures are required.**



260 MacLaren
Street Residential
Development

Appendices

Appendix A: Bibliography

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Appendix B: NEUF architect(e)s, “260 MacLaren Design Concept Brief,” 23 April 2026

“The building mass is divided into two distinct entities—a red brick base and a copper metal volume above—to emphasize both the two-storey datum present in the historical buildings and the relationship between the exterior materials and the building’s structure. Both materials are drawn from the heritage palette of the area and are noble in nature.

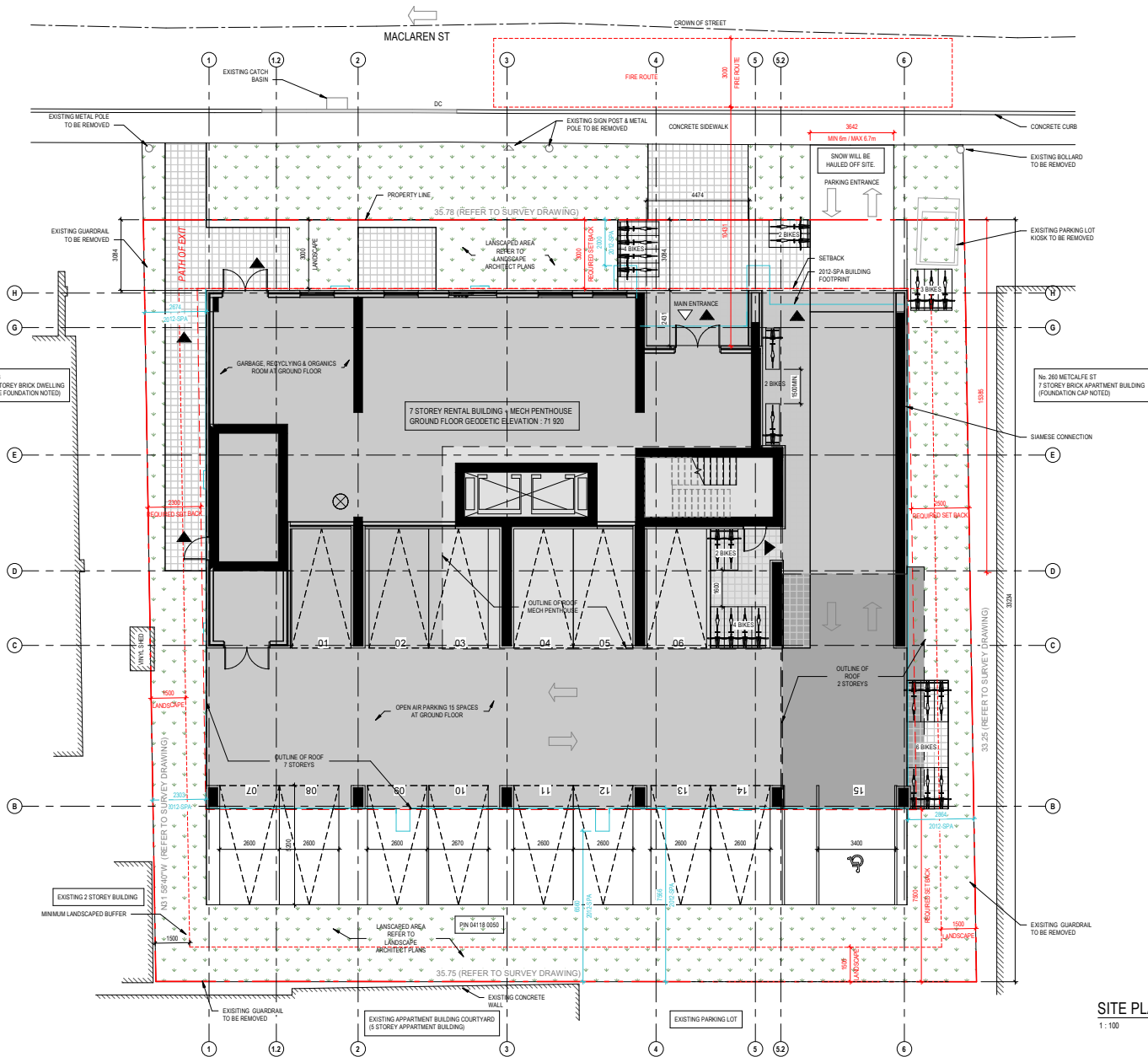
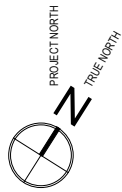
“The two-storey datum is present in both neighbouring heritage buildings, and our project serves as a bridge between the two scales: the brick base aligns with the smaller two-storey Victorian house to the west, while the lighter copper-clad upper volume rises to meet the mid-rise apartment building to the east. These two masses, which together form a cohesive whole, sit directly one above the other in the same plane and hue—similar to the mid-rise heritage buildings in the area—while still creating depth and visual interest through their material properties and detailing, without appearing overpowering or intrusive. At the two-storey, human-scale base, soldier-course brickwork is used at the heads of doors and windows to highlight openings and introduce subtle moments of play in the façade. The four storeys above rely on the reflective quality of the copper-finish metal to catch the eye from the street.

“Beyond the aesthetic dialogue with neighbouring buildings, the shift in material at the two-storey datum honestly reflects the constraints of the building’s wood structure and soil conditions, tying the building’s inner workings to its exterior expression. Dark metal delineates the transition between the two materials and is also used in the delicate detailing of the Juliette balconies, window frames, and doors. Opening placement and treatment are consistent across the two volumes, ensuring overall cohesion and respecting the structural rhythm.”

Appendix C: NEUF architect(e)s, “260 MacLaren,” architectural drawings, April 2026

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Autodesk Docs // 260 MACLAREN, 1242, A100



SITE PLAN AT GROUND FLOOR
1:100



- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBERG LTD., SUBMITTED SEPARATELY.
- FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLAN BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY.
- FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY.

CITY OF OTTAWA COMPREHENSIVE BY-LAW 2006-290 RESIDENTIAL FIFTH DENSITY ZONE R5B(160) (H2D), AREA X ON SCHEDULE 1A		
ZONING MECHANISM	REQUIRED	PROVIDED
Maximum building height	22m	22m
Minimum front yard setback	3m	3.08m
Minimum rear side yard setback	First 15m from prop. line: 2.5m Beyond 15m: 2.5m for 1st & 2nd stories, 7.8m above 2nd story	2.56m 2.56m 8.44m
Minimum west side yard setback	2.3m	2.33m
Minimum rear yard setback	7.5m	7.5m

RESIDENTIAL UNITS (PROPOSED)		
# BR	# UNITS	%
1BR	17	37%
2BR	14	30%
2BR*	5	11%
STUDIO	10	22%
TOTAL	46	100%

*2012 SPA PROVIDED 65 TOTAL RESIDENTIAL UNITS
TOTAL BARRIER FREE UNITS TO COMPLY WITH OBC MIN 15% (7)
NUMBER OF 180-SP: MINIMUM 4
NUMBER OF 260-SP: MINIMUM 2
NUMBER OF STUDIO-SP: MINIMUM 1

ZONING GROSS FLOOR AREA - RESIDENTIAL			
LEVEL	AREA / LEVEL	NO. OF LEVELS	TOTAL AREA
2ND FLOOR ZONING	540 m ²	1	540 m ²
3RD-5TH FLOOR ZONING	479 m ²	3	1436 m ²
6TH-7TH FLOOR ZONING	401 m ²	2	801 m ²
TOTAL	1419 m ²	6	2777 m ²

SITE STATISTICS			
	REQUIRED	2012-SPA	PROVIDED
Site Area	N/A	1189.8m ²	1189.8m ²
Building Area	N/A	685.1m ²	685.1m ²
Driveway Width (feet)	Min 6.0m (40.0ft)	6.1m (39.3ft)	6.1m (39.3ft)
Landscaped Area Minimum % of site	30% (PS) 15% (parking)	482.88m ² (39%) Softscape: 356.3m ² Hardscape: 123.9m ² Total: 480.2m ²	
Min Landscaped Area Buffer from property line (Table 110)	3m (street) 1.5m (no street)	N/A	min 3m (street) min 1.5m (no street)

AMENITY AREA		
REQUIRED	2012-SPA	PROVIDED
Amenity Area (Part 3 Section 137)	6 m ² /unit Minimum 30% of net to be communal area	276 m ² 290 m ²

PARKING			
	REQUIRED	2012-SPA	PROVIDED
Residential parking (Part 4 Section 101)	6 for first 12 units; Min 0.5/unit for units over 12 (41-121) 51-17.8	55 (85 units)	Reg: 5 Comp: 4 8P Type B: 1 Total: 12
Guest parking (Part 4 Section 102)	6 for first 12 units; Min 0.5/unit for units over 12 (41-121) 1-3.5	11 (85 units)	Reg: 4
Bicycle parking (Part 4 Section 111)	Min 0.5/unit (479) 51-23.8	33 (85 units)	Horiz: 24

WASTE MANAGEMENT - PRIVE PICK-UP FOR HIGH-RISE RESIDENTIAL MID-RISE WITH CHUTE AND CENTRAL ROOM		
	REQUIRED	PROVIDED
GARBAGE	Loose: 0.110 y ³ /unit (0.110x47 units)=5.17 y ³	2" x 3 y ³ FEL BIN
RECYCLING	GMP: 0.018 y ³ /unit (0.018x47 units)=0.85 y ³ FIBRE: 0.018 y ³ /unit (0.018x47 units)=1.79 y ³	1" x 3 y ³ FEL BIN
ORGANICS	240L green containers for every 50 units (4700) = 94	1" 240L GREEN BIN

LEGEND	
DIM	CURRENT BUILDING PROPOSAL
DIM	2012-SPA BUILDING FOOTPRINT
DIM	2012 SPA BUILDING DIMENSIONS
DIM	REQUIRED SETBACK DIMENSIONS
▲	PATH OF EXIT
▲	ENTRANCE
▲	EXIT



NOTES GÉNÉRALES General Notes

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3. Vérifiez avant l'entente de la taille dimension avant avec l'entrepreneur avec ces documents et avec des autres professionnels. / The architect must be notified of any errors, omissions and discrepancies between these documents and those of the other professionals.
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STRUCTURE Structural
Adjeleian Allen Rubeli
75 Albert Street, Suite 100, Ottawa, ON K1P 6E7
613-262-2736 aar@adjeleian.com

ARCHITECTURE DE PAYSAGE Landscape Architect
James B. Lennox & Associates
1800 Somerset Drive, Suite 200, Ottawa, ON K1N 6J1
613-224-2224 jlennox@jba.ca

CIVIL Civil
Novatech Eng. Consultants Ltd.
2400 Bloor Street East, Suite 200, Ottawa, ON K1N 1P5
613-262-5600 novatech-eng.com

ARCHITECTS Architect
NEUF Architect(e)s Inc.
1800 Somerset Drive, Suite 200, Ottawa, ON K1N 6J1
613-224-2224 NEUF.ca

SCALE 1/500



Ouvrage Project

260 MacLaren

EMPLACEMENT Location
260 MacLaren, Ottawa ON

NO PROJET No.
12542.00

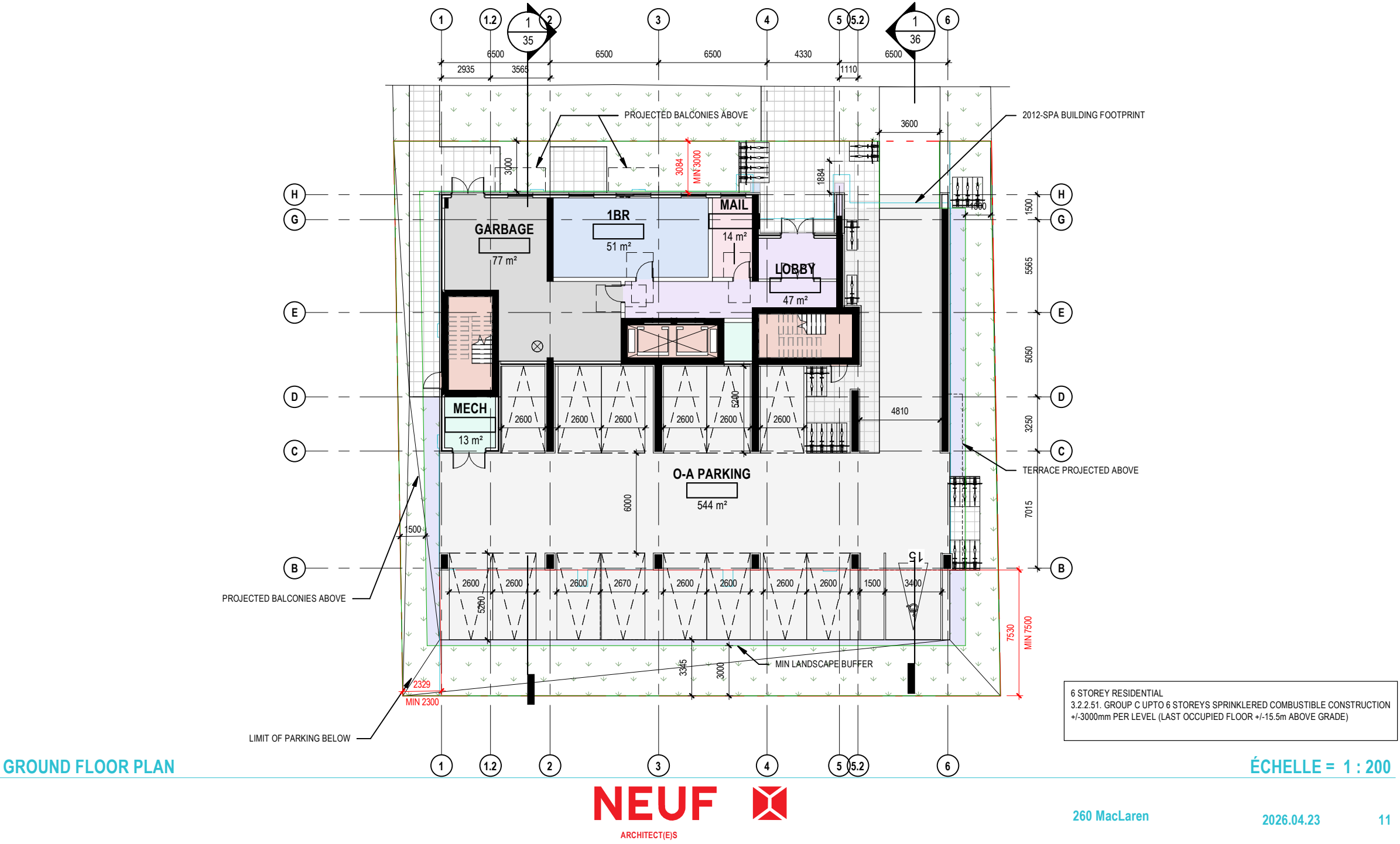
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B	SPA - CITY COORDINATION	2025.08.27
C	ISSUED FOR SPA	2025.04.XX

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2025-02-01
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SITE PLAN

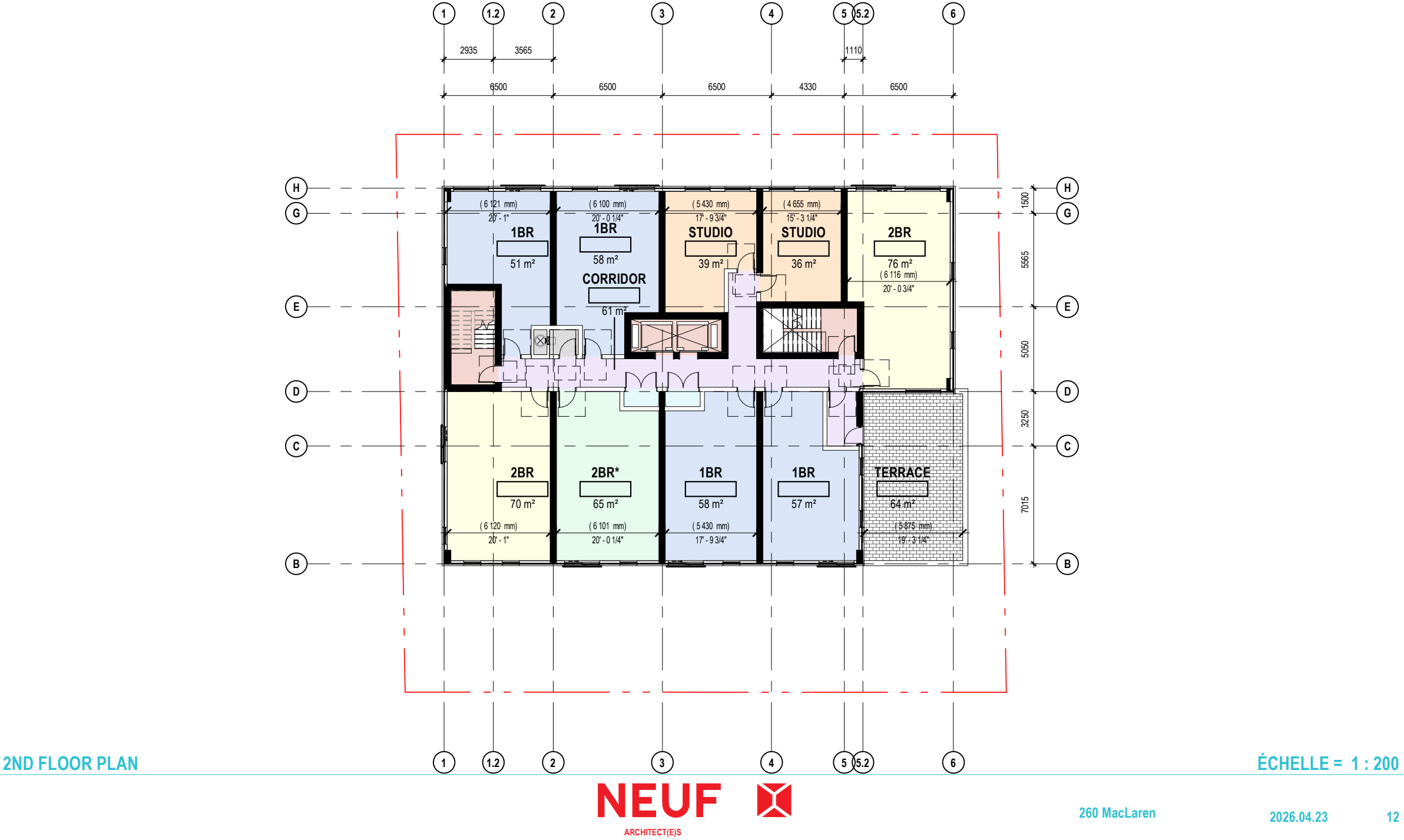
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Indicated

REVISION Revision
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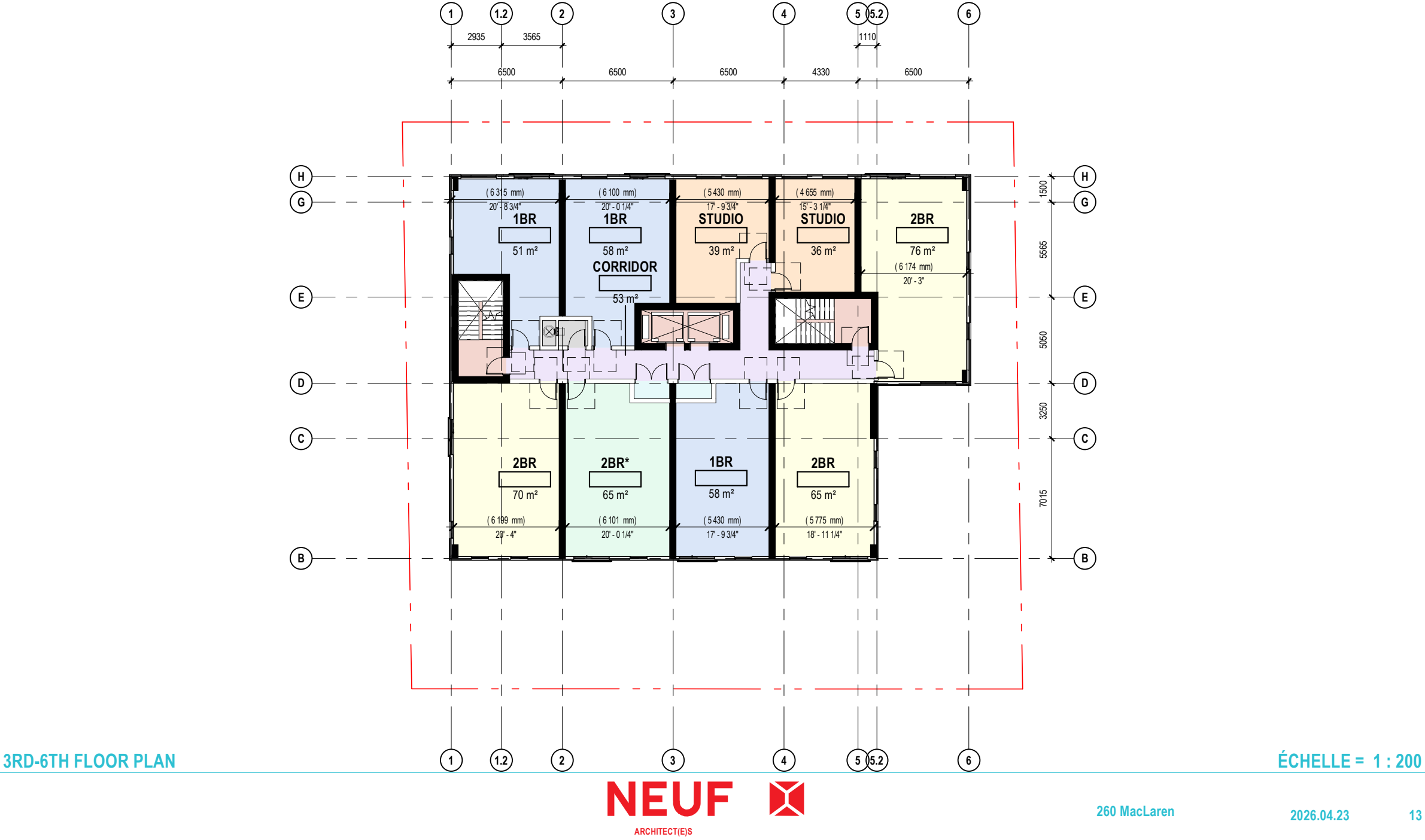
Appendix C: NEUF architect(e)s, “260 MacLaren,” architectural drawings, April 2026



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NORTH PRELIMINARY ELEVATION

ÉCHELLE = 1 : 200

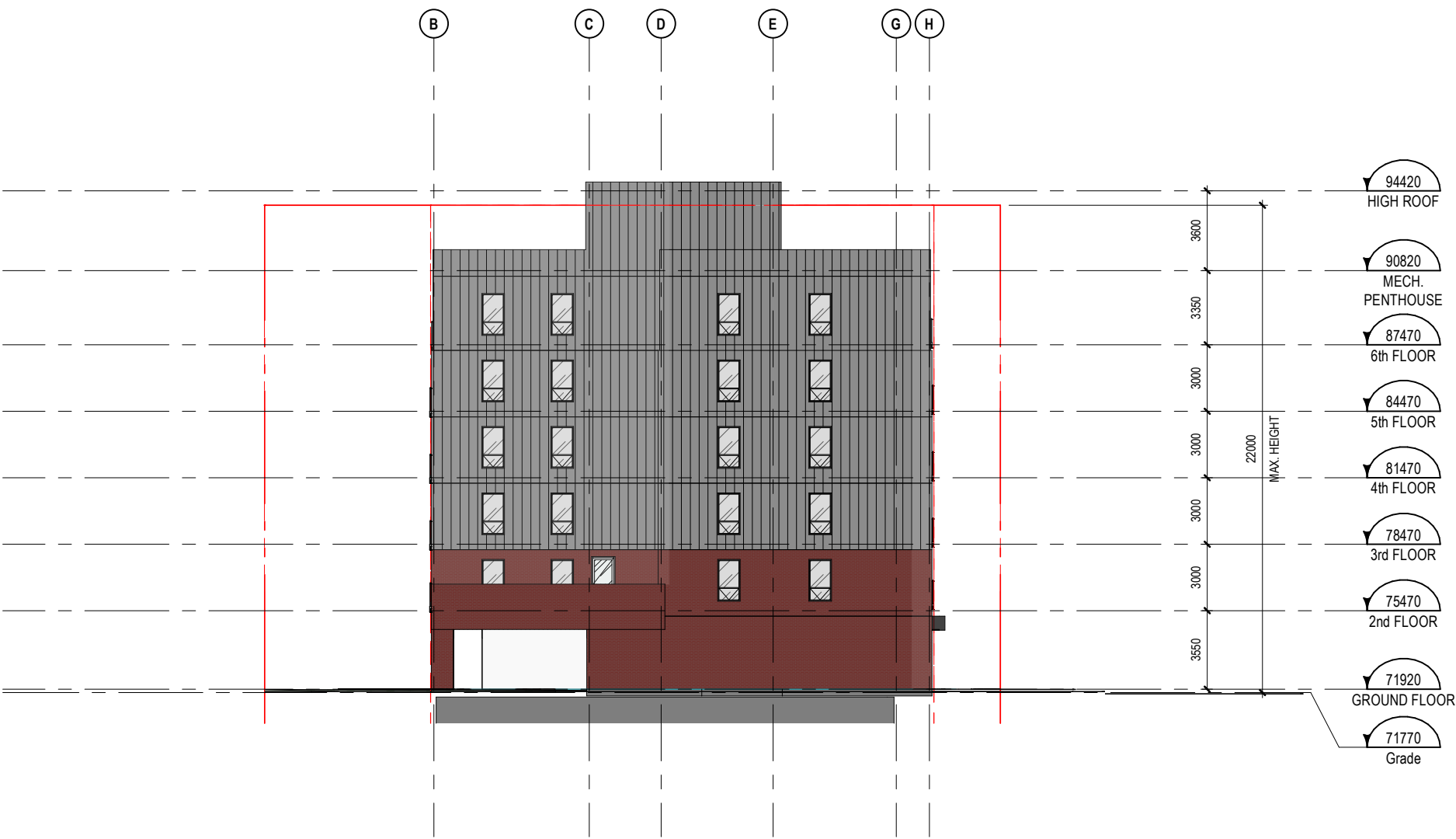


260 MacLaren

2026.04.23

30

Appendix C: NEUF architect(e)s, “260 MacLaren,” architectural drawings, April 2026



NOTE:
PRELIMINARY ELEVATIONS DO NOT SHOW BRICK COURSING, DETAILING, OR ACCURATE COLOUR RANGE.

EAST PRELIMINARY ELEVATION

ÉCHELLE = 1 : 200

NEUF 
ARCHITECT(E)S

260 MacLaren

2026.04.23

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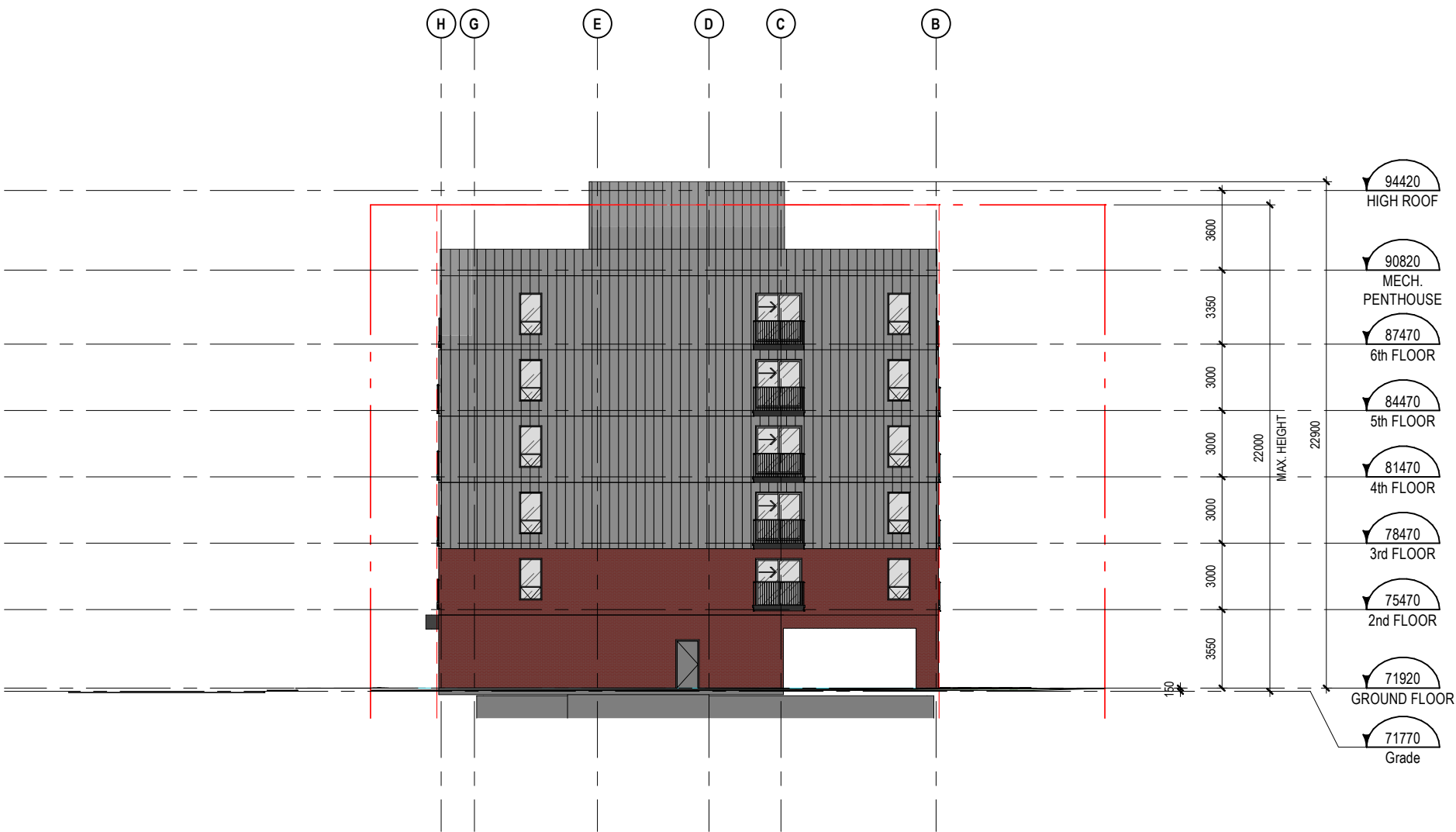
Appendix C: NEUF architect(e)s, “260 MacLaren,” architectural drawings, April 2026



SOUTH PRELIMINARY ELEVATION

ÉCHELLE = 1 : 200

Appendix C: NEUF architect(e)s, “260 MacLaren,” architectural drawings, April 2026



WEST PRELIMINARY ELEVATION

ÉCHELLE = 1 : 200

Appendix D: NEUF architect(e)s, renderings of 260 MacLaren Street, April 2026

