

Subject: Application for demolition and new construction at 283-285 McLeod Street, properties designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District

File Number: ACS2023-PRE-RHU-0035

Report to the Built Heritage Committee on 6 November 2023

and the Planning and Housing Committee on 15 November 2023

and Council 22 November 2023

Submitted on October 24, 2023 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department

Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch

613-580-2424 ext.23582, Ashley.Kotarba@ottawa.ca

Ward: Somerset (14)

Objet: Demande de démolition et de nouvelle construction aux 283 et 285, rue McLeod, des biens-fonds désignés aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et situés dans le district de conservation du patrimoine du centre-ville

Dossier : ACS2023-PRE-RHU-0035

Rapport au Comité du patrimoine bâti le 6 novembre 2023

et au Comité de la planification et du logement le 15 novembre 2023

et au Conseil le 22 novembre 2023

Soumis le 24 octobre 2023 par Court Curry, Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique

Personne ressource: Ashley Kotarba, Urbaniste II, Planification du Patrimoine

613-580-2424 ext.23582, Ashley.Kotarba@ottawa.ca

Quartier: Somerset (14)

REPORT RECOMMENDATIONS

That the Built Heritage Committee and the Planning and Housing Committee recommend that Council:

- 1. Approve the application to demolish 283 and 285 McLeod Street, conditional upon;**
 - a. The applicant depositing photographs and research material related to the site's existing buildings to the City of Ottawa Archives, as required by Policy 5.6 of the Centretown and Minto Park HCD Plan;**
 - b. The installation of a plaque commemorating the work of local builder David Younghusband in consultation with Heritage Planning staff as a condition of Site Plan approval.**

- 2. Approve the application for new construction at 283-285 McLeod Street according to plans prepared by Colizza Bruni Architecture, dated April 25, 2023, conditional upon:**
 - a. Refining the architectural treatment of the east façade to the satisfaction of Heritage Planning staff, prior to the issuance of the building permit**
 - b. The applicant provides samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**

- 3. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.**

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti et le Comité de la planification et du logement recommandent ce qui suit au Conseil :

- 1. Approuver la demande de démolition visant les 283 et 285, rue McLeod, sous réserve des conditions suivantes :**
 - a. Le dépôt par le requérant des photographies et des documents de recherche relatifs aux bâtiments existants aux Archives de la Ville d'Ottawa, conformément à la politique 5.6 du Plan de district de**

conservation du patrimoine visant les districts du centre-ville et du parc Minto;

- b. L'installation d'une plaque commémorant l'œuvre du bâtisseur local David Younghusband, en consultation avec le personnel de Planification du patrimoine, comme condition à l'approbation du plan d'implantation.**
- 2. Approuver la demande de construction visant les 283 et 285, rue McLeod, selon les plans préparés par Colizza Bruni Architecture et datés du 25 avril 2023, à condition que le requérant :**
- a. Parfaire le traitement architectural de la façade est à la satisfaction du personnel de la Planification du patrimoine, avant la délivrance du permis de construire;**
 - b. Le demandeur doit fournir des échantillons de tous les matériaux de revêtement extérieur définitif afin qu'ils soient approuvés par le personnel de la Planification du patrimoine avant la délivrance du permis de construire. Déléguer au directeur général de la Planification, de l'Immobilier et du Développement économique le pouvoir d'apporter certains changements de conception mineurs;**
- 3. Approuver la délivrance des permis patrimoniaux pour chaque demande avec une date d'expiration de deux ans à compter de la date de délivrance.**

EXECUTIVE SUMMARY

The department recommends approval of the application for demolition and new construction at 283 and 285 McLeod Street, properties designated under Part V of the *Ontario Heritage Act*, and located in the Centretown Heritage Conservation District. The properties have been significantly altered, and no longer contribute to the streetscape and heritage conservation district beyond their height, massing, siting and front yard setback. The proposed building will be five storeys in height and will be inspired by the existing volumes of the houses to be demolished. The new massing will maintain a two and a half-storey height at the street, while allowing for more density at the rear of the lot. The design and materials are inspired by the existing character of the heritage conservation district. This report has been prepared as applications for demolition and new construction under the *Ontario Heritage Act* require City Council approval. The proposal meets the Standards and Guidelines for the Conservation of Historic Places in Canada and the Centretown and Minto Park Heritage Conservation District Plan.

RÉSUMÉ

La direction générale recommande l'approbation de la demande de démolition et de nouvelle construction aux 283 et 285, rue McLeod, des biens-fonds désignés aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et situés dans le district de conservation du patrimoine du centre-ville. Ces bâtiments ont été considérablement modifiés et ne contribuent plus, outre par leur hauteur, leur volumétrie, leur implantation et leur retrait de cour avant, au paysage de rue et au caractère de district de conservation du patrimoine. L'immeuble proposé comptera cinq étages et sa conception sera alignée sur les volumes actuels des habitations qui seront démolies. La nouvelle volumétrie conservera une hauteur de deux étages et demi face à la rue, mais permettra une densité plus élevée à l'arrière du lot. Sa conception et les matériaux utilisés s'inspireront du caractère observé dans le district de conservation du patrimoine. Le présent rapport a été préparé car les demandes de démolition et de nouvelle construction présentées aux termes de la *Loi sur le patrimoine de l'Ontario* doivent être approuvées par le Conseil. La proposition est conforme aux Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada et au Plan de district de conservation du patrimoine visant les districts du centre-ville et du parc Minto.

BACKGROUND

The buildings at 283 and 285 McLeod Street are located in the Centretown Heritage Conservation District (HCD) and are designated under Part V of the *Ontario Heritage Act*. The subject properties are located towards the southern edge of the HCD and are situated across the street from the Museum of Nature. With the exception of a low-scale apartment building at the corner of McLeod and Metcalfe Streets, the remainder of the block features red brick buildings from the early 1900s with consistent heights and setbacks.

The building at 283 McLeod was constructed around 1925, and 285 McLeod was constructed circa 1900. The building at 285 McLeod, was one of three nearly identical houses (along with 287 and 289), built as a two and a half storey Victorian residence with red brick, projecting bay, and decorative porch. The building at 283 McLeod was constructed later, with a more modest design, and using a buff-coloured brick.

The subject properties were heavily altered sometime after 1975. The front entrances were relocated to the sides, the porches on the front façades were removed, the window openings were re-aligned, a new central gable was introduced along with decorative bargeboard, and stucco was applied to the exterior. The two houses now appear as Georgian inspired buildings, and are twins, despite originally having very different appearances. As a result of these modifications, both properties are

considered Character-Supporting Resources within the Centretown Heritage Conservation District.

The site currently features a central driveway between the two buildings, and a parking lot in the rear. A decorative brick wall lines the front property line, and one tree is located in the City's right of way (Documents 1-3).

Centretown Heritage Conservation District

The Centretown HCD was designated under Part V of the *Ontario Heritage Act* (OHA) in 1997. In 2022, a new HCD Plan, applying to both the Centretown HCD and the Minto Park HCD, was approved by Council following the conclusion of the Centretown Heritage Study. This HCD Plan replaces the original management guidelines for the Centretown HCD and is in full force and effect as of October 18, 2022.

The cultural heritage value of the Centretown HCD lies in its role as an early residential neighbourhood within the larger area of Centretown. The HCD features a mix of housing types including large architect-designed houses, high style and vernacular detached dwellings, row houses, apartment buildings, and small dwellings. Further, cultural heritage value is derived from its associated commercial corridors and institutions. For a complete description of the HCD's cultural heritage value, please refer to Document 4 – Statement of Cultural Heritage Value.

This report has been prepared following receipt of an OHA application to demolish the existing houses and construct a five-storey, 31-unit apartment building. Under the OHA, applications for demolition and new construction in HCDs require the approval of City Council. In addition to approval under the OHA, the subject proposal requires a Zoning Bylaw amendment to seek relief from provisions related to height, setbacks, vehicle parking and the heritage overlay.

DISCUSSION

Project Description

The purpose of the subject application is to permit the demolition of two contributing properties and permit the construction of a five storey 31-unit residential building. The site plan, elevations, and renderings of the proposed building are attached to this report as Documents 5, 6, and 7.

The proposed building is inspired by the existing volumes of the houses to be demolished, and adds two additional floors at the rear. The new massing will maintain a two and a half storey height at the street, while allowing for more density at the rear of the lot. The house forms at the street will take visual cues from the existing streetscape

in terms of height, mass, volumes, and materials, however will express these in a contemporary manner. The house forms will be clad primarily in red brick, with the use of aluminum panels and synthetic wood detailing on porches and balconies. The upper floors will be clad in a cement board and synthetic wood.

A central driveway is proposed to access the underground parking. This lane helps to maintain the existing and historic spacing between the houses, and maintains the rhythm of mass along the streetscape.

The subject application is accompanied by a Heritage Impact Assessment (HIA), attached as Document 8 that assesses the impact of the proposed demolition and new construction on the character of the Centretown HCD. The HIA addresses the relevant policies and guidelines set out in the HCD.

Centretown and Minto Park HCD Plan

Applications for demolition and new construction in the Centretown HCD are reviewed for consistency with the Plan's Statement of Objectives, Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must comply with the policies and guidelines established by the plan. The following sections of the HCD plan set out guidelines and policies specifically relevant to the subject proposal:

- Section 5.0 – Demolition
- Section 9.0 – New Construction

The HCD plan categorizes all properties as **contributing or non-contributing**. Based on the results of the Centretown heritage inventory, contributing properties may be further sub-defined as: Significant Resources (SR), Character-Defining Resources (CDR) and Character-Supporting Resources (CSR). The HCD plan identifies the subject properties as a contributing properties and CSRs. As such, policies and guidelines in the HCD Plan specific to CSRs and contributing properties also apply.

Recommendation 1

The demolition of contributing properties within HCDs is generally discouraged in favour of retention and intensification via adaptive reuse or the construction of additions. Through discussions with heritage staff the applicant was encouraged to pursue retention and restoration of the existing buildings but has opted not to pursue this strategy. The approach is pursuant to Section 5.0 of the HCD plan, which contemplates the demolition of certain CSRs provided that their removal achieves broader city building goals. Further, these demolition policies require that replacement buildings comply with the HCD plan's policies and guidelines as they relate to new construction,

outlined in Section 9.0 to ensure that they positively contribute to the character of the HCD.

Heritage staff have reviewed the application to demolish 283 and 285 McLeod Street and find that the proposal is generally compliant and consistent with the applicable policies and guidelines of the HCD Plan for the following reasons:

- 283 and 285 McLeod Street: Both buildings' heritage attributes including but not limited to their front entries, porches, window patterns and brick cladding have all been removed or obscured. Their contribution to the streetscape is limited to their height, massing, siting and front yard setback. These contributions are successfully maintained through the design of the new proposed building as described below.
- The proposal is compliant and consistent with the HCD Plan's policies for the demolition of a CSR:
 - A heritage professional has provided an assessment indicating that both 283 and 285 McLeod Street have been altered to the extent where its cultural heritage value to the HCD in their current form is compromised, and that the new building will carry forward and enhance the original attributes of the properties.
 - Elements of the proposed design reflect and commemorate the existing house, enhancing the compatibility of the proposed building and the Centretown HCD. In particular, the height, mass, and rhythm of the low-scale part of the building is reflective of the existing houses, and the proposal includes the reintroduction of the lost front-facing porches and brick cladding.
 - The design of the proposed building is consistent and compliant with the policies and guidelines for new construction set out in section 9.0 of the HCD Plan.
 - The proposed intensification of residential units on site contributes to the broader city-building goal of residential intensification, consistent with the direction of the Official Plan and the Central and East Downtown Core Secondary Plan.

Recommendation 2

Several positive design interventions have been incorporated into the proposal to achieve compliance with the new construction guidelines outlined in Section 9 of the HCD plan, thereby mitigating its impact on the HCD and contributing to its cultural heritage value. Some of the proposed building's design elements include:

- The front yard setback, which maintains the existing consistent setback along McLeod Street. It also allows for new plantings with the intention of reestablishing some of the lost tree canopy.
- Its height and massing, which employs step backs on the fourth storey so that the low-scale portion of the new building appears as two houses. These house-forms are separated by a driveway, which maintain the existing siting, and reinforces the consistent rhythm and low-scale mass on the streetscape. The mid-rise portion of the building is set back from McLeod Street and is two storeys higher than the houses.
- Its materiality, consisting of red brick cladding, aluminum panels, synthetic wood and fibre cement board. The primary cladding on the low-scale portion will be red brick, with synthetic wood and aluminum panel accents. The taller portion of the building will primarily feature fibre cement board and synthetic wood.
- The architectural expression of the low-rise portion of the building that emulates two houses, and reintroduces front facing porches, projecting bays and gables, and is reflective of the original designs of the houses, and other buildings within the streetscape.

The design of the proposed building is compliant and consistent with the policies and guidelines of HCD Plan section 9.0 – New Construction. The proposed building is built to an appropriate scale and setback for the area's historic context and character, is clad in compatible materials, and includes design elements that reflect the broader character of the area, its immediate context, and the site's existing buildings.

As the properties are located across the street from the Museum of Nature, additional policies from the Centretown and Minto Park HCD Plan apply for new construction in the area. These policies are set in section 9.6 of the HCD Plan. New development must respect the established front yard setback, be low-scale in nature, have regard for the identified attributes of the adjacent museum, and respect the Landscape of Canada Garden. This proposal will maintain the established front yard setback, and will be five storeys in height at its highest point at the rear of the lot. The front part of the building will maintain the existing two to three-storey volumes along McLeod Street. Lastly, the

material and design of the building will not compete with the monumental Museum of Nature, in that the new construction will be red brick, and feature design elements already found within the residential neighbourhood.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Centretown and Minto Park Heritage Conservation District Plan was based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

Heritage Impact Assessment

Section 4.5.2 (2) of the City of Ottawa Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposed development has the potential to adversely affect a heritage resource. A Heritage Impact Assessment was prepared for this proposal by Commonwealth Historic Resource Management and is attached as Document 8. Heritage staff have reviewed the document and have determined that it meets the requirements of the City's Guidelines for HIAs.

The HIA concludes that:

This is a high-profile project overlooking the grounds of the Museum. It is part of an intact streetscape of the HCD and within the project there are opportunities to add value to the visual continuity of the neighbourhood. Over a five-year period, the development team has considered alternatives including demolition of one of the existing buildings and replacing the other with a new three-storey residence along with constructing a new nine-storey mid-rise. Another option was retaining the two buildings with their existing character and building a new six-storey building behind. These options have been evaluated and set aside.

The third alternative that is being presented is demolition of the two existing buildings and construction of a five-storey apartment. This proposal, including the salvaging and reusing building fabric, is considered a reasonable balance that ensures that the development supports the concept of protection and reuse of a valuable grouping of heritage resources that can comfortably integrate with the heritage precinct. The new build, particularly as it relates to the historic streetscape is compatible with the Centretown Heritage Conservation District Plan and its expectations. The development respects the defined values of the urban grain, introduces a scale and visual

relationship to the Museum landscape, and reflects the forms and materials of the adjacent buildings along the street.

The new development supports the objectives of the Museum Special Area and the policies and guidelines of the Conservation District, it is well proportioned, and offers a compact sympathetic design that demonstrates a creative approach to integrating contemporary treatment within a heritage area and its defining context.

Heritage staff generally concur with the findings of the HIA.

Conditions

In order to ensure that the policies and guidelines of the Centretown and Minto Park HCD Plan are met, staff recommend four conditions of approval for this permit.

- **Filing of Information**

Policy 5.6 of the Centretown and Minto Park HCD Plan requires that when applications for the demolition of a contributing property are approved the building be recorded and this information deposited at the City of Ottawa Archives. As a condition of approval, the applicant is required to file all documentation and historic information compiled on the existing house with the City of Ottawa Archives. In this instance, the required documentation includes exterior photographs of both buildings along with any drawings or reports prepared as part of the application. No scanning or as-built plans are required.

- **Commemorative Plaque**

Well-known Ottawa builder David Younghusband lived at 283 McLeod Street for 40 years until his death in 1965. Younghusband was a contractor and builder working in the 1920s until the 1950s, with more than 500 homes to his name. His houses were marketed as better built homes, and are primarily located in the Glebe, Rockcliffe Park and the Civic Hospital neighbourhoods. While he lived at 283 McLeod Street for many years, the alterations to the house made after his death compromise the heritage integrity of the property.

With a heavily altered residence, Younghusband's contribution to housing in Ottawa is best represented in other neighbourhoods rather than at this site. Some of his houses are already protected from unsympathetic alterations through designation under Part V of the *Ontario Heritage Act*. These are located in the Rockcliffe Park and the Clemow-Monkland Driveway and Linden Terrace HCDs. Many of his houses are also listed on the Heritage Register, which is currently under review for potential Part IV designation.

Heritage staff recommend the installation of a commemorative plaque to highlight the importance of David Younghusband's long and prolific career and his contributions to housing development in Ottawa. Staff recommend that the plaque approval be incorporated into the Site Plan Agreement.

- East façade

To ensure the proposal better reflects the rich architectural character of the HCD, heritage staff recommend refining the architectural treatment of the east façade.

- Material Samples

To ensure that the final material selection will be compatible with the character of the HCD, approval has been made conditional upon review and approval of the exterior cladding materials by Heritage Planning staff prior to the issuance of a building permit.

Conclusion:

Staff have reviewed the application for demolition and construction at 283 and 285 McLeod Street against the policies and guidelines of the Centretown and Minto Park HCD Plan. Considering that the proposal contributes to achieving the broader city goal of intensification, that the applicant has addressed the relevant criteria required for the demolition of contributing CSRs, and that the design of the proposed building is compliant and consistent with the policies and guidelines of HCD Plan, staff have no objections to its approval subject to the conditions outlined above.

Recommendation 3

Delegate authority for minor design changes to the General Manager, Planning Real Estate and Economic Development Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development Department to approve these changes should they arise.

Recommendation 4

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Application materials were posted on the City's Development Application website on September 20, 2023.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

The Centretown Community Association was notified of the application on September 20, 2023.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

COMMENTS BY THE WARD COUNCILLORS

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on November 22, 2023.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Heritage Survey Forms

Document 4 Statement of Cultural Heritage Value

Document 5 Proposed Site Plan

Document 6 Proposed Elevations

Document 7 Proposed Renderings

Document 8 Heritage Impact Assessment

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01MCLE283-285	23-0737-D		
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 283 - 285 rue McLeod Street	
<small>Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPIENTAGE</small>			
REVISION / RÉVISION - 2023 / 08 / 15			

Document 2 – Site Photos



North side of McLeod Street looking west



North side of McLeod Street looking east



283 and 285 McLeod Street



283 and 285 McLeod Street



283 McLeod Street, front façade



285 McLeod Street, front façade

Document 3 Heritage Survey Forms

Image	
ID	2925488000001022643
PIN	041180178
Multi-parcel split	
ADDRESS_NUMBER	283
ROAD_NAME	MCLEOD
SUFFIX	ST
DIR	
Character Area	Central Centretown
Building Name (original/official)	
Year of construction	1925-1926
Year of construction is:	Estimated
Source(s) of Construction Year	Centretown HCD Form
Period of Development	1876-1914
Heritage recognition	Part of Centretown HCD (Part V)
Architect/Designer/Builder	
Source of attributed architect	
Massing	Low Rise (1-5 storeys)

Roof Shape	Hipped
other roof shape:	
Cladding	Stucco
Other/Specific Cladding	
Style	Georgian/Palladian Vernacular
other style	
Centretown type	
Building Typology	Detached house
other typology	
Conversion	Residence converted to non-residential or mixed use
Property Features	Garden
other property features	
Design: This property demonstrates a high degree of	
Design: This property's style, type or expression is	Rare
Design comments	Style/expression unique in Centretown. Exterior has been heavily altered.
History: see Historic Context Statement for analysis of relevant historic context	
History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken	
Context: How does this property contribute to the character of this sub-area?	Maintains/supports character
Context: This property is a component of a	Grouping (row/consistent streetscape)
Context comments: see historic context statement	

for description of Centretown and area attributes	
Inventory Classification:	CSR - Character-Supporting Resource)
Final Inventory Category:	Contributing

Image	
ID	2925488000001023923
PIN	041180180
Multi-parcel split	
ADDRESS_NUMBER	285
ROAD_NAME	MCLEOD
SUFFIX	ST
DIR	
Character Area	Central Centretown
Building Name (original/official)	
Year of construction	c. 1901
Year of construction is:	Estimated
Source(s) of Construction Year	Centretown HCD Form
Period of Development	1915-1950
Heritage recognition	Part of Centretown HCD (Part V)
Architect/Designer/Builder	
Source of attributed architect	
Massing	Low Rise (1-5 storeys)

<p>Roof Shape</p> <p>other roof shape:</p>	<p>Truncated Hip</p>
<p>Cladding</p> <p>Other/Specific Cladding</p> <p>Style</p> <p>other style</p> <p>Centretown type</p>	<p>Stucco</p> <p>Georgian/Palladian Vernacular</p>
<p>Building Typology</p> <p>other typology</p> <p>Conversion</p> <p>Property Features</p>	<p>Detached house</p> <p>Residence converted to non-residential or mixed use</p> <p>Mature Tree (visible from public right of way) Garden</p>
<p>other property features</p> <p>Design: This property demonstrates a high degree of</p> <p>Design: This property's style, type or expression is</p> <p>Design comments</p> <p>History: see Historic Context Statement for analysis of relevant historic context</p> <p>History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken</p> <p>Context: How does this property contribute to the character of this sub-area?</p> <p>Context: This property is a component of a</p>	<p>Rare</p> <p>Style/expression unique in Centretown. Exterior has been heavily altered.</p> <p>Maintains/supports character</p> <p>Grouping (row/consistent streetscape)</p>

Context comments: see historic context statement for description of Centretown and area attributes	
Inventory Classification:	CSR - Character-Supporting Resource)
Classification comments	Note that this address is used for two adjacent parcels. GIS PIN identifiers have been verified for this listing.

Final Inventory Category:

Contributing

Document 4 – Statement of Cultural Heritage Value

Both Centretown and Minto Park, as part of the City of Ottawa are built on unceded Algonquin Anishinabe territory. The peoples of the Algonquin Anishinabe Nation have lived on this territory for millennia. Their culture and presence have nurtured and continue to nurture this land.

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.

The development of the Districts, primarily built from the 1870s until 1914, are closely linked to Parliament Hill and its functions. Their proximity to Parliament Hill and pleasant neighbourhood character resulted in them being the home of a number of prominent Canadians throughout their long history.

The development of the Districts, primarily built from the 1870s until 1914, are closely linked to Parliament Hill and its functions. Their proximity to Parliament Hill and pleasant neighbourhood character resulted in them being the home of a number of prominent Canadians throughout their long history.

For many years, a large proportion of the Districts' inhabitants worked either on Parliament Hill or in shops and offices nearby, establishing strong links between the areas that are evident today in the street layout and land uses.

As a neighbourhood with a wide range of housing types, Centretown has been the home of a cross-section of Ottawa society, including prominent politicians, and lumber barons, as well as diplomats, civil servants, students, labourers and small business owners. Noted for its transitory population, Centretown has traditionally been the Ottawa neighbourhood of choice for members of Parliament. Among them former prime ministers William Lyon MacKenzie King, Joe Clark and Kim Campbell. The neighbourhood was also home to lumber baron J.R. Booth, hardware merchant Thomas Birkett, ethnologist and folklorist Marius Barbeau and author Timothy Findley.

Prominent 19th and 20th century residents included Sir Clifford Sifton, whose policies led to the settling of the West and Duncan Campbell Scott, a poet and civil servant.

Both men were involved in the establishment of the residential school system that removed First Nations children from their homes and families and sent them to boarding schools where they were forbidden from speaking their language and were the victims of abuse and neglect. Generations of First Nations children were sent to residential schools, the difficult legacy of which continues today.

The houses around Minto Park were particularly desirable as they faced the park, with its attractive pathways and amenities. They demonstrate a wide range of styles and types, typical of the larger Centretown area.

As an early Ottawa neighbourhood, Centretown was also the home of a number of local institutions that served the neighbourhood and the city as a whole. These included, the Protestant Orphan's Home (demolished 1935) which was replaced by the Elgin Theatre in 1937, many churches, and Elgin Street Public School. Other clubs and institutions were also located in the HCDs. The City's Central Library, a Carnegie Library was located to the north of the Centretown HCD at the corner of Metcalfe Street and Laurier Avenue, across the street from the YMCA. The area was also the site of four theatres, the Phoenix (originally Rialto), the Elgin, the Somerset, and the Imperial theatres (the former occupant of Barrymore's) theatres.

Throughout its history, new arrivals have gravitated to Centretown, as a downtown neighbourhood with a range of housing options. By the end of the 19th century, there was an established Chinese community in Centretown, with Dominion Chalmers Church, 355 Cooper Street, offering Christian instruction in Chinese as early as 1893. There was also a significant Jewish community in Centretown in the early 20th century, with many members of the community operating small businesses such as fruit stores and tailor shops on Bank and Elgin Streets.

A significant population of single women also lived in Centretown starting in the early 20th century. Many young women moved to the area when the civil service expanded to respond to the crisis of the First World War, often working in positions previously occupied by men. Others left farms in the Ottawa Valley where there were no opportunities for young women, often becoming domestic servants or working in shops. Many of these women remained in Centretown, living in boarding houses, single rooms or in the modern apartment buildings found throughout Centretown.

In addition to its links to Ottawa's role as the national capital, Centretown has heritage value for its association with important themes in local history. The neighbourhood has a long association with early community activism and affordable housing. Minto Park itself was created following a petition from residents of Lewis and Gilmour Streets to the

City of Ottawa Board of Park Management. The City purchased the land from J.R Booth and created Minto Square. In the 1960s and 70s rapid change and development occurred in Centretown with low rise residential buildings being replaced with concrete slab high rises or office buildings. The Centretown Citizens Ottawa Corporation (CCOC) was formed in 1974 as an off-shoot of the Centretown Citizens Community Association, with the goal of maintaining Centretown's residential character by creating affordable stable rental housing. The CCOC now owns almost 1600 units. There are also several examples of housing co-ops including the Shefford, 300 Cooper Street, an early 20th century apartment building, and the Abiwin Co-op, 299 Somerset Street West, which incorporates several historic buildings.

Over time, many residents chose to stay in the area because of its mixed character and eventually Centretown became associated with a diverse range of people. Ottawa's Gay Village was established here and many early events in the city's gay rights movement happened in the neighbourhood. Centretown continues to be the site of many of Ottawa's LGBTQ2S activities.

Minto Park has played a role for many years as a rallying point for protests and marches on Parliament Hill because its central location and open spaces made it relatively simple to organize large numbers of people prior to marching on Parliament Hill. The politicization of the space increased when it became the site of the City's memorial to the École Polytechnique shootings and has remained a place to protest violence against women and hold vigils.

Centretown's cultural heritage value is also associated with national institutions and headquarters and foreign legations that reflect Ottawa's role as the nation's capital. Some of these include the Nigerian High Commission, the Hungarian Embassy, the Ukrainian Embassy, the Museum of Nature, the Public Service Alliance of Canada (PSAC) Headquarters and the Royal Society of Canada. Other smaller organizations and lobby groups have offices throughout Centretown, and even when they have no street presence, they contribute to the character of Centretown as a neighbourhood influenced by the proximity of Parliament Hill.

The Museum of Nature plays a special role in the Centretown area and the Centretown HCD in particular, as a beloved and much-visited landmark. The green spaces around it are a valuable urban amenity and feature outside displays associated with the Museum. Originally the site of the Stewart Estate, the Museum remains a focal point of the south end of the neighbourhood. Currently flanked by structures built as single detached

dwellings, the low rise character of McLeod and O'Connor Streets provides an attractive setting for the Museum that enhances its status as a landmark in the neighbourhood.