

Subject: Application for alteration and for new construction at 219-223 Bank Street, and 178 Nepean Street, properties designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District

File Number: ACS2024-PDB-RHU-0081

Report to Planning and Housing Committee on 4 December 2024

and Built Heritage Committee on 10 December 2024 and

Council 11 December 2024

Submitted on November 25, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services

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

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

Ward: Somerset (14)

Objet: Demande de modification et de construction au 219-223, rue Bank et au 178, rue Nepean, des propriétés désignées en vertu de la *partie V* de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine du centre-ville

Dossier : ACS2024-PDB-RHU-0081

Rapport au Comité de l'urbanisme et du logement

le 4 décembre 2024

et au Conseil le 11 décembre 2024

Soumis le 25 novembre 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment

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

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

Quartier: Somerset (14)

REPORT RECOMMENDATION(S)

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

- 1. Approve the application for alteration and new construction at 219-223 Bank Street and 178 Nepean Street according to plans by Neuf Architects dated September 26, 2024, conditional upon:**
 - a. Documentation of the existing buildings and depositing the records at the City of Ottawa archives;**
 - b. The applicant providing a shoring plan prior to the issuance of the building permit;**
 - c. The implementation of the conservation measures outlined in Section 7 of the Conservation Plan attached as Document 9 and further detailed in the Masonry Façade Restoration Plan attached as Document 10 and the Façade Rehabilitation and Conservation Conditions attached as Document 11;**
 - d. The applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation and restoration of the façades;**
 - e. The applicant submitting reports monitoring the condition of the historic structure from a professional engineer with heritage experience, to the satisfaction of Heritage Planning and Building Code Services;**
 - f. The applicant providing samples of all final exterior materials for approval by Heritage Staff prior to the issuance of the building permit;**
 - g. The size of any required mechanical projections on the roof of the proposed building be minimized in size and height in order to minimize impact on the historic streetscape;**
 - h. The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**

2. Delegate authority for minor design changes, details related to structural monitoring frequency and final conservation approach to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services.
3. Approve the issuance of the heritage permit with a three-year expiry date from the issuance unless otherwise extended.
4. Direct that the report be submitted to Council for consideration at its meeting of December 11, 2024 pursuant to Subsection 35(7) of the Procedure By-law.

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 modification et de construction au 219-223, rue Bank et au 178, rue Nepean, conformément aux plans de Neuf Architectes qui datent du 26 septembre 2024, sous réserve des conditions suivantes :
 - a. Documentation concernant les bâtiments existants et dépôt du dossier dans les archives de la Ville d'Ottawa;
 - b. Que le requérant fournisse un plan d'étayage avant la délivrance d'un permis de construire;
 - c. La mise en œuvre des mesures de conservation comme l'indique la section 7 du plan de conservation joint à titre de document 9 et expliqué plus en détail dans le plan de restauration de la façade en maçonnerie joint à titre de document 10 et dans les conditions de réhabilitation et de conservation de la façade jointes à titre de document 11;
 - d. Que le requérant fournisse une lettre de crédit d'un montant déterminé par suite d'une consultation entre le requérant et le personnel de la Ville, et permettant d'assurer la protection, la conservation et la réfection des façades;
 - e. Que le requérant soumette des rapports de surveillance de l'état de la structure historique rédigés par un ingénieur ayant de l'expérience en matière de patrimoine, à la satisfaction de la Direction de la planification du patrimoine et des Services du Code du bâtiment;

- f. **Que le requérant soumette des échantillons de tous les matériaux de revêtement extérieur finaux à l’approbation du personnel responsable du patrimoine avant la délivrance du permis de construire;**
 - g. **La taille et la hauteur de toute saillie mécanique requise sur le toit du bâtiment proposé doivent être réduites au minimum afin de minimiser l’impact sur le paysage de rue historique;**
 - h. **Que le requérant fournisse au personnel chargé du patrimoine, au moment de présenter sa demande de permis de construire, un exemplaire des plans associés au permis de construire. La demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées.**
2. **De déléguer au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l’aménagement et du bâtiment, le pouvoir d’apporter de légères modifications à la conception, de régler les détails relatifs à la fréquence de la surveillance structurale et de définir l’approche finale adoptée pour la conservation.**
 3. **D’approuver la délivrance d’un permis patrimonial d’une durée de trois ans à compter de la date de délivrance, sauf si le permis est prolongé.**
 4. **De demander que le rapport soit examiné par le Conseil lors de sa réunion prévue le 11 décembre 2024, conformément au paragraphe 35(7) du Règlement de procédure.**

EXECUTIVE SUMMARY

The department recommends approval of the application to alter the buildings at 219-223 Bank Street and 178 Nepean Streets, which are designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District. The proposed development includes the rehabilitation, restoration and alteration of the building façades and the construction of a new nine storey building that will be integrated with the historic buildings. This report has been prepared as applications for alteration and new construction under the *Ontario Heritage Act* require City Council approval. The proposal meets the objectives, policies and guidelines of the Centretown Heritage Conservation District Plan.

RÉSUMÉ

La Direction générale recommande d'approuver la demande de modification des bâtiments situés au 219-223, rue Bank et au 178, rue Nepean, qui sont désignés en vertu de la *partie V* de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine du centre-ville. Le développement proposé comprend la remise en état, la réfection et la modification des façades des bâtiments, de même que la construction d'un nouveau bâtiment de neuf étages qui s'intégrera aux bâtiments historiques. Le présent rapport a été élaboré, car les demandes de modification et de nouvelle construction présentées en vertu de la *Loi sur le patrimoine de l'Ontario* requièrent une approbation du Conseil municipal. La proposition est conforme aux objectifs, aux politiques et aux lignes directrices du Plan du district de conservation du patrimoine du centre-ville.

BACKGROUND

The properties at 219-223 Bank and 178 Nepean Streets are designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District (HCD). The subject properties are located on the east side of Bank Street and take up the block between Nepean and Lisgar Streets. The site contains a series of mixed-use buildings, with commercial units facing Bank Street, and residential units above. The buildings are all brick construction, have flat roofs and are two or three storeys in height. They were all constructed circa 1900 and vary in architectural expression. Despite the numerous alterations to the storefronts, the upper storeys are relatively intact and as an ensemble they reflect the historic character of Bank Street. All the buildings as part of this application are considered Contributing properties within the Centretown HCD, see Documents 1-4 for location map, site photos, historic photo and heritage survey forms.

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 came into full force and effect on 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 including Bank Street and Elgin Street and its institutions. For a complete description of the HCD's cultural

heritage value, please refer to Document 5 -Statement of Cultural Heritage Value.

This report has been prepared following receipt of an application under the Ontario Heritage Act for alterations to the existing buildings to allow the façades to be incorporated into the construction of a nine-storey mixed-use building. Under the OHA, applications for alteration and new construction in HCDs require the approval of City Council. In addition to approval under the OHA, the subject proposal requires a Zoning By-law Amendment to permit relief from the provisions of the Zoning By-law regarding building heights, setbacks and stepbacks.

DISCUSSION

Project Description

The heritage permit application is for the alteration of the façades along Bank, Nepean and Lisgar Streets, the removal of the rears of the buildings and the construction of a nine-storey building. The proposal includes the restoration of the heritage façades. This includes paint removal at 223 Bank Street, the removal of unsympathetic materials from commercial entrances, and the removal of metal fire egress systems. Where unsympathetic alterations have taken place, historic photos, and neighbourhood examples have been used to recreate historically appropriate commercial entrances and façades. This includes better matching brick, appropriate sign boards and the continued use of recessed entrances. See Documents 6-8 for site plan, elevations and renderings of the proposed building.

The subject application is accompanied by a Heritage Impact Assessment (HIA), and Conservation Plan attached as Document 8 that assesses the impact of the proposed development on the character of the Centretown HCD. The HIA addresses the relevant policies and guidelines set out in the HCD Plan. The Conservation Plan outlines the detailed conservation approach for the buildings.

Recommendation 1

Rehabilitation and Restoration

Through this project the façades on Bank, Nepean and Lisgar Streets will be rehabilitated and restored. One historic photo has been located, showing the block in approximately 1950 and has been attached as Document 3. Comparable examples of commercial storefronts from buildings elsewhere on Bank Street, Rideau Street and Sparks Street have also been used as reference to re-interpret window and door patterns.

178 Nepean Street

The northernmost block of buildings includes two distinct forms, one simple two storey flat roofed building, and the three-storey mixed use building at the corner. Both are clad in red brick, have large metal cornices, and have ground floors that have more recently been clad in a variegated brick. The corner property wraps around to Nepean Street and features a decorative stringcourse above the second floor, as well as brick hood moulding above the second and third floor windows, and fluted pilasters dividing certain bays. The conservation measures for these two buildings includes the removal of the unsympathetic brick along the ground floor, and the installation of salvaged brick or new appropriate brick to match the remainder of the buildings. Any cracking and damage to the bricks will be repaired. Appropriate storefronts will be reintroduced which maintain the existing recessed entrances, and introduces appropriate windows, knee walls and sign bands. Any metal fixtures will be removed, including balconies, and fire escapes. Masonry cleaning, using non-abrasive methods and repairs will be completed as required. New aluminum windows will be installed on the upper floors.

219 Bank Street

This building forms the centre part of the block and is the most elaborate in terms of its architectural expression. It is three storeys, with large two-storey round-arched windows, red brick, cornice and parapet baluster. The masonry on this building will be repaired as required, as well as the cornice. The baluster currently has missing sections, and this will be repaired and reinstated where needed. The large two-storey windows will be replaced with new windows that maintain the same size, divisions and metal spandrel panels. The ground floor restoration includes installing new glazed commercial windows, re-introducing the knee wall along the bottom and installation of an appropriately sized signboard.

223 Bank Street

This building is the largest on the block and is situated on the corner with frontage on both Bank and Lisgar Streets. The building is three storeys tall, with a large overhanging cornice, and brick cladding that has been painted white. The paint will be removed through a chemical wash which is a non-abrasive paint removal method. This will reveal the red brick below as well as the stone accents that have been obscured by paint for decades. The metal cornice will be repaired, and any masonry repairs required will be completed as needed. New sash windows will be installed on the upper floors. The metal fixtures on the Lisgar frontage will be removed, including the fire escape. On the ground floor, the unsympathetic alterations, including the variegated brick, infilled windows on Lisgar Street, and the oversized sign band will be removed. New brick will

be installed to match the existing, the boarded-up window openings will be revealed, and a new sign band will be applied above the ground floor.

New Construction

The new construction will be setback approximately three meters from the front façades on Bank, Nepean and Lisgar Streets, providing a separation between the new and old, and allowing the continuation of the low-scale historic street wall. The cladding for the new construction will be a combination of a light-coloured brick, and metal panel. Centretown is characterized by its use of brick, however rather than the typical red, this will be lighter in colour to ensure the prime focus is on the red brick of the heritage façades. The new building will have articulation that takes cues from the heritage façades in terms of architectural details and balcony positioning. This helps to break up the mass of the upper storeys.

The new construction will include 263 housing units. Throughout the construction, the three street-facing façades will be stabilized in situ. A final stabilization plan will be provided prior to any demolition and new construction.

Centretown and Minto Park HCD Plan

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

- 6.0 – Conservation and Repair: Contributing Properties
- 7.0 - Alteration
- 9.0 - New Construction
- 9.2 - New Construction: Incorporating Contributing Buildings
- 9.3 - New Construction: Mid and High Rise Buildings
- 9.4 - New Commercial and Mixed Use Buildings

The HCD Plan categorizes all properties as contributing or non-contributing. The HCD Plan identified the subject properties all as contributing meaning that they contribute to the overall cultural heritage value of the HCD.

Heritage staff have determined that the proposal is compliant and consistent with the

policies and guidelines of the HCD Plan for the following reasons:

- The proposal retains the façades along Bank, Nepean and Lisgar Streets. While the interiors and rear of the buildings will be removed, the three-dimensional volumes which form the entire block will continue to be preserved. These façades will be stabilized and retained in-situ during construction. Furthermore, restoration is planned for all three façades. Any paint on brick will be removed, cracks in masonry will be repaired, and the fire escapes will be removed. The sign bands along all buildings will be removed and replaced with appropriately sized bands, and the unsympathetic alterations and materials will be removed and replaced.
- The design of the new construction is contemporary and does not detract from the heritage façades. The fenestration pattern on the new construction, as well as the materials and projections take cues from the historic façades. This variation helps to break up the mass of the building in a similar manner to the heritage buildings, avoiding a long uniform bar building. Further, the colouring and materials of the new building both connect it to the historic façades through its use of brick, but the lighter colour scheme will help it to blend into the background.
- Its setback along Bank, Nepean and Lisgar Streets. The setback allows the heritage buildings to remain the focal point on all three streets.
- Its height of up to nine storeys. Bank Street has historically been a commercial main street, with higher density. The planning framework contemplates this height. The conservation of the historic façades and the setbacks help to maintain the historic lower scale, while providing opportunity for additional density.

The alterations and design of the new construction is compliant and consistent with the policies and guidelines of the HCD Plan, sections 6-7 and 9. The proposal is an appropriate scale for the context, stepped back from the streets, is clad in compatible materials, and conserves and restores the heritage façades.

The adjacent property at 315 Lisgar Street, known as Bible House, was recently designated under Part IV of the *Ontario Heritage Act* for its design and physical value as a representative example of an early 20th commercial building in Ottawa. The new development has the potential to overwhelm the low-scale Bible House. As a means of mitigation, the corner of the new construction has been cut back to lessen any impact.

Conditions – Recommendation 1

Heritage staff recommend a number of conditions of approval for this permit to ensure the conservation of the historic buildings, and integration of the new construction.

Documentation

Prior to the issuance of any permits under the *Building Code Act*, staff recommend that the applicant be required to document the building as follows:

- High resolution laser scanning of the as found conditions of the building including the exterior and roof.
- Detailed, high resolution photographs of the exterior of the building with particular focus on the heritage attributes as listed in the Conservation Plan.

The documentation would be deposited at the City of Ottawa Archives.

Shoring Plan

In order to ensure the building is properly stabilized and maintained during construction, heritage staff recommend that Council include the submission and approval of a shoring plan prior to the issuance of the building permit.

Conservation Plan

Staff recommend that the conservation measures described in the Conservation Plan and illustrated on the Masonry Façade Restoration Plan be implemented as part of this project (Document 9 and Document 10). The Conservation Plan, together with the Masonry Façade Restoration Plan, provide direction on the restoration of the brick, the metal cornices and details. It also provides conservation direction for elements to be altered, repaired or replaced in-kind such as the brick cladding, windows and baluster.

Financial Securities

Given the risk associated with the removal of the interior of the building and the temporary shoring of the façades as well as the extensive rehabilitation and restoration work proposed for the buildings, staff recommend that the owner be required to provide a Letter of Credit to the City in an amount equal to the estimated cost to stabilize, repair and restore the façade in the event of a collapse. This Letter of Credit would be required prior to the issuance of any permits under the Building Code Act and would be held by the City until the work on the façade is completed. The amount of this security and the

details of the agreement will be determined through negotiations between Heritage and Legal staff and the applicant.

Structural Monitoring Reports

Staff recommend engineering reports monitoring the condition of the historic structure be submitted by a professional engineer with heritage experience. The frequency and duration of the reports will be determined in consultation with Heritage Planning and Building Code Services. This condition has been included to ensure that the buildings and their important attributes will be protected and conserved during the construction process.

Material Samples

Staff have included a condition of approval to provide final material samples for heritage staff's approval, prior to the issuance of the building permit. This includes but is not limited to new brick to match removed material on the historic façades, and also materials for the new building.

Rooftop Projections

To reduce visibility of any rooftop projections, including mechanical penthouses and elevator overruns, a condition has been included to ensure that they are as small as possible.

Building Permit

To expedite the building permit process and assist heritage staff in identifying changes that may arise after the heritage approval, heritage staff recommend a condition requiring the applicant to provide a digital copy of building permit plans directly to heritage staff at or before the time of submission of a building permit application. The submission must include a list of changes from the original approval and clearly identify them on the plans. Minor changes often emerge during the detailed building permit phase of a project and Council has delegated authority to approve minor changes to staff. It is incumbent on the applicant to ensure that the Heritage Planning Branch is made aware of any changes to the approved plans that arise through the detailed design phase of a project. The submission must include a list of changes from the original approval and clearly identify them on the plans. This recommendation also ensures that the authority delegated to the Program Manager, Heritage Planning Branch for minor design changes is exercised and documented appropriately.

Heritage Impact Assessment

Section 4.5.2 (2) of the Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposal has the potential to adversely impact the heritage resource. A HIA for this proposal was prepared by Commonwealth Historic Resource Management and is attached as Document 9.

Heritage staff have reviewed the HIA and determined that it meets the requirements of the City's Terms of Reference for HIAs. The HIA concludes:

The development will contribute to a well-defined block of streetscape along Bank Street with reinstated and restored storefronts. It will introduce high-quality active commercial entrances and a formal entrance leading to the residential units above. The existing buildings serve as a three-storey podium with new construction above setback three metres to define the street edge with egress/access to upper floor residences provided on the east west streets. This helps to retain the hierarchy role of uses, with residential along the side streets and commercial along Bank Street. Collectively, the overall development contributes positively to a struggling downtown commercial street and buffers the transitions into high-rise building within the neighbourhoods behind.

Heritage staff generally concur with the findings and conclusions of the HIA.

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 HCD 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.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Planning Statement, 2024.

Conclusion

Staff have reviewed the application for alteration and new construction at 219-223 Bank Street and 178 Nepean Street in accordance with the objectives, policies and guidelines of the Centretown and Minto Park HCD Plan and the Standards and Guidelines and have no objections to its approval. Considering that the proposal contributes to

achieving the broader city goal of intensification, and that the design of the proposed new construction is compliant and consistent with the policies and guidelines of the HCD Plan, staff have no objections to its approval.

Recommendation 2 – Minor Design Changes

Delegate authority for minor design changes to the Program Manager, Heritage Planning, Planning, Development and Building Services Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow the Heritage Planning Branch to approve these changes should they arise.

Recommendation 3 – Permit Expiry

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

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

FINANCIAL IMPLICATIONS

The owner will be required to provide financial securities through a Letter of Credit in an amount equal to the estimated cost to stabilize, repair and restore the façade in the event of a collapse. The securities would be held by the City until the work on the façade is completed. The amount of this security and the details of the agreement will be determined through negotiations between Heritage and Legal staff and the applicant.

LEGAL IMPLICATIONS

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

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. Sanitary capacity availability is only provided as a guide at time of rezoning. Allocation of sanitary capacity is typically committed on a first come first served basis at time of site plan application.

COMMENTS BY THE WARD COUNCILLOR(S)

To me, the heritage of this building is its relationship to Ottawa's arts community. This illustrates the limit of the way that the Ontario Heritage Act dictates how we, as

councillors, are to address heritage – all bricks, and very little to preserve the cultural use and life that makes buildings meaningful to a community. While the efforts to preserve the façade and ensure integration with Bank Street’s historic main street context are appreciated, we will still be losing a significant contributor to arts in Ottawa, and a historical link to our artistic community.

CONSULTATION

Plans and other material related to the proposal were posted on the City’s Development Application website on October 30, 2024.

Heritage Ottawa and the Centretown Community Association were notified of this application and offered the opportunity to provide comments/provided comments.

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

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

RURAL IMPLICATIONS

There are no rural implications.

TERM OF COUNCIL PRIORITIES

- A city that has affordable housing and is more liveable for all;
- A city with a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on January 21, 2025

SUPPORTING DOCUMENTATION

Document 1 - Location Map

Document 2 - Site Photos

Document 3 - Historic Photo

Document 4 - Heritage Survey Forms

Document 5 - Statement of Cultural Heritage Value

Document 6 - Site Plan

Document 7 - Elevations

Document 8 - Renderings

Document 9 - Heritage Impact Assessment and Conservation Plan

Document 10 - Masonry Façade Restoration Plan




Document 11 - Façade Rehabilitation and Conservation Conditions

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	
D09-01-BANK219-223	24-1223-L		219-223 rue Bank St. 178 rue Nepean St.
I:\CO\2024\Heritage\Bank_219			
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<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2024 / 10 / 31		 <small>NOT TO SCALE</small>	

Document 2 Site Photo



Bank Street looking south



North façade of 178 Nepean Street



West façade (Bank Street) of 178 Nepean Street



West façade (Bank Street) of 219-223 Bank Street



South façade of 223 Bank Street




Bank Street, looking north

Document 3 Historic Photo

Fire on Bank Street between Lisgar and Nepean. Circa 1950. Credit: City of Ottawa Archives, MG 393-NP47801, CA042820

Document 4 Heritage Survey Forms

219 Bank Street

Image	
ID	2925488000001028449
PIN	041150237
Multi-parcel split	
ADDRESS_NUMBER	219
ROAD_NAME	BANK
SUFFIX	ST
DIR	
Character Area	Central Centretown
Building Name (original/official)	
Year of construction	1903
Year of construction is:	Factual
Source(s) of Construction Year	Centretown HCD Form (various sources)
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	Flat
other roof shape:	
Cladding	Stone Brick Glass - curtain wall
Other/Specific Cladding	
Style	Italianate Romanesque Revival Vernacular
other style	
Centretown type	
Building Typology	Theatre/Cinema
other typology	
Conversion	
Property Features	
other property features	
Design: This property demonstrates a high degree of	Aesthetic merit
Design: This property's style, type or expression is	Early
Design comments	Early commercial form
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	Built as an early moving picture house before WWI. Converted into restaurant and offices by 1922. Has been storefront since WWII.
Context: How does this property contribute to the character of this sub-area?	Defines/establishes character
Context: This property is a component of a	

Context comments: see historic context statement for description of Centretown and area attributes	
Inventory Classification:	SR - Significant Resource
Final Inventory Category:	Contributing

223 Bank Street

Image	
ID	2925488000001022439
PIN	041150238
Multi-parcel split	
ADDRESS_NUMBER	223
ROAD_NAME	BANK
SUFFIX	ST
DIR	
Character Area	Central Centretown
Building Name (original/official)	
Year of construction	1878-1901
Year of construction is:	Factual
Source(s) of Construction Year	Centretown HCD Form (various sources)
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	Flat
other roof shape:	
Cladding	Brick Glass - curtain wall
Other/Specific Cladding	
Style	Edwardian Italianate Vernacular
other style	
Centretown type	
Building Typology	Mixed-use
other typology	
Conversion	
Property Features	
other property features	
Design: This property demonstrates a high degree of	
Design: This property's style, type or expression is	
Design comments	
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	This building exhibits several eras of slow change that records Bank St. in its transition to a major commercial thoroughfare. (HCD Study)
Context: How does this property contribute to the character of this sub-area?	Defines/establishes character
Context: This property is a component of a	
Context comments: see historic context statement	

for description of Centretown and area attributes	
Inventory Classification:	CDR - Character-Defining Resource
Final Inventory Category:	Contributing

178 Nepean

Image	
ID	2925488000001022438
PIN	041150236
Multi-parcel split	
ADDRESS_NUMBER	178
ROAD_NAME	NEPEAN
SUFFIX	ST
DIR	
Character Area	Central Centretown
Building Name (original/official)	
Year of construction	211-213: 1879-1901, 215-217: 1901-1912
Year of construction is:	Estimated
Source(s) of Construction Year	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	Flat
other roof shape:	
Cladding	Brick Concrete - block
Other/Specific Cladding	
Style	Edwardian Italianate Vernacular
other style	
Centretown type	
Building Typology	Mixed-use
other typology	
Conversion	
Property Features	Mature Tree (visible from public right of way)
other property features	
Design: This property demonstrates a high degree of	Aesthetic merit
Design: This property's style, type or expression is	Early
Design comments	Early, large multi-unit residential building. Facade interventions
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?	Defines/establishes character
Context: This property is a component of a	

Context comments: see historic context statement for description of Centretown and area attributes	Convenience addresses: 211-213, 215-217
Inventory Classification:	CDR - Character-Defining Resource
Final Inventory Category:	Contributing

Document 5 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.

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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.

Document 11 – Façade Rehabilitation and Conservation Conditions

This document outlines the conservation requirements and directions that form part of the conditions of approval of the application to alter 219-233 Bank Street and 178 Nepean Street.

At a minimum, the following measures are required as part of the bracing of the historic façades:

- Detailed shoring plans will be provided to the City as part of the permit process
- Crack and vibration monitoring must be installed based on advice from a qualified specialist

Additional protection measures will likely be identified by the masonry or heritage specialist and City of Ottawa Heritage or Building Code Services staff during the detailed design and permitting phase.

The applicant must retain a masonry specialist throughout the design and construction phase to do the following:

- advise on the shoring of the masonry walls during construction;
- work in consultation with the heritage specialist to identify areas where no clamping can be implemented;
- advise on required repairs and repointing of the masonry walls prior to installation of bracing framework;
- identify and advise on any small areas of dismantling/rebuilding required prior to installation of the bracing framework;
- advise on restoration and repairs to masonry elements such as crack and fracture repairs, Dutchmen repairs and repointing.

The applicant must retain a heritage specialist throughout the design and construction phase to do the following:

- Work in consultation with the masonry specialist on façade conservation issues including the clamping method to ensure minimal damage to the façades;
- Work in consultation with the masonry specialist to identify areas where no clamping can be implemented;

- Advise on restoration or replication of exterior elements including historic windows, metal panels, baluster, cornices, storefronts, masonry, etc
- Advise and supervise masonry cleaning test patch, for both paint removal, and cleaning prior to undertaking the entire cleaning process.