

Subject: Application for Demolition at 208 Slater Street, a property designated under Part V of the *Ontario Heritage Act* as part of the Bank Street Heritage Conservation District

File Number: ACS2025-PDB-RHU-0040

Report to Built Heritage Committee on December 9, 2025

and Council December 10, 2025

Submitted on November 28, 2025 by Court Curry, Director, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services

Contact Person: Taylor Quibell, Heritage Planner II, Heritage Planning Branch

613-580-2424, ext. 74708, Taylor.Quibell@ottawa.ca

Ward: Somerset (14)

Objet : Demande de démolition concernant le 208, rue Slater, propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de la rue Bank

Dossier : ACS2025-PDB-RHU-0040

Rapport au Comité du patrimoine bâti

le 9 décembre 2025

et au Conseil le 10 décembre 2025

Soumis le 28 novembre 2025 par Court Curry, Directeur, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource : Taylor Quibell, Urbaniste du patrimoine II, Planification du patrimoine

613-580-2424 poste 74708, Taylor.Quibell@ottawa.ca

Quartier : Somerset (14)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to demolish the building at 208-210 Slater Street conditional upon:

 - a. The applicant constructing a Privately Owned Public Space (POPS) in accordance with the requirements attached in Document seven (7).****
- 2. Delegate the authority to the General Manager, Planning, Development and Building Services Department to negotiate and execute a Development Agreement with the applicant for the design and construction of a temporary POPS.**
- 3. Delegate the authority for minor design changes to the POPS to the Program Manager, Heritage Planning, Planning, Development and Building Services.**
- 4. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**
- 5. Direct that the report be submitted to Council for consideration at its meeting of December 10, 2025, pursuant to Subsection 35(7) of the Procedure By-law.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande ce qui suit au Conseil :

- 1. Approuver la demande de démolition du bâtiment situé aux 208-210, rue Slater, sous réserve de la condition suivante :

 - a. Que le demandeur construise un espace public appartenant à des intérêts privés, conformément aux exigences décrites dans le document 7 ci-joint.****
- 2. Déléguer à la directrice générale de la Direction générale des services de la planification, de l'aménagement et du bâtiment (DGSPAB) le pouvoir de négocier et de signer une entente d'aménagement avec le demandeur en vue de concevoir et de construire un espace public temporaire appartenant à des intérêts privés.**
- 3. Déléguer à la gestionnaire de programme, Planification du patrimoine,**

DGSPAB, le pouvoir d'apporter des changements mineurs de conception à l'espace public appartenant à des intérêts privés.

- 4. Approuver la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance, sauf si la validité du permis est prolongée par le Conseil municipal.**
- 5. Demander que le rapport soit soumis à l'examen du Conseil lors de sa réunion du 10 décembre 2025, conformément au paragraphe 35(7) du *Règlement de procédure*.**

BACKGROUND

The building at 208 Slater Street was constructed circa 1898 and is located on the south side of Slater Street – one property parcel east of the intersection of Bank and Slater Streets. The building as it appears today is a two-storey, red brick building with commercial storefront projections, a carriageway and a drive aisle leading to parking at the rear. The building has been heavily altered since its original construction in the late nineteenth century. The original building was a three-storey brick row house with a limestone foundation and wood porches. Sometime between 1956 and 1962, the third-storey and porches were removed, and around 1962, the storefront projections were added (Document 2 – Site Photos Images 1-4). These changes have dramatically altered the character of the original building, undermining the building's ability to contribute to the character of the area.

The property is located in the Bank Street Heritage Conservation District (HCD), that was designated under Part V of the *Ontario Heritage Act* (OHA) in 2000 (By-law, 175-2000). This area was designated as a result of the recommendation from the Central Area West HCD Study. Currently, the study is the guiding document for assessing change in the area, and staff are currently working on developing an HCD Plan according to the requirements of the *Ontario Heritage Act* and anticipate bringing forward a draft for Council approval in 2026.

The applicant team has indicated that they intend to construct a high-rise building in the future. They have an active Site Plan Control Application, however do not wish to proceed currently. The submitted planning applications demonstrate progress towards the intended redevelopment of the site. The building is currently vacant and does not contain any residential units.

This report has been prepared because demolition of a property located in a HCD and designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

Central Area West Heritage Conservation District Study

Any application for demolition within the Bank Street Heritage Conservation District (HCD) is reviewed for consistency with the Central Area West HCD Study.

At the time the Bank Street HCD was designated in 2000, HCD Plans were not a requirement under the OHA and common practice was to establish recommended guidelines for change management within the subject HCD. These guidelines were adopted by City Council but are not a by-law. In the absence of an HCD Plan, the guidelines were used to assess the application.

Recommendation 1 – Approve the application to demolish the building at 208-210 Slater Street

The applicant's rationale for demolition is that the current market and the building's existing conditions make it uneconomical to continue to operate and the building would remain vacant until it was redeveloped (Document 4). The applicant has indicated that the target date for redevelopment of the property is within five years.

Heritage staff reviewed the application against the Central Area West HCD Study and have determined that the proposal is compliant and consistent with the study and recommend approval of the application for the following reasons:

- The extent of alterations to the building since its construction has diminished the legibility of the original building, reducing its contribution to the HCD and its streetscape.
- The Bank Street HCD's cultural heritage value is rooted in Bank Street's history as an early commercial main street in Ottawa. This building, that does not front on Bank Street and was not historically commercial, does not contribute or exhibit the defining attributes of the area. Its removal would have minimal impact on the heritage value of Bank Street.
- The Central Area West HCD Study speaks in large about the public environment and recommends enhancing spaces. The proposed Privately Owned Public Space (POPS) will provide a public amenity for the area.
- The study categorized this property as a Group three building (Document 3). This was the previous categorization method whereby buildings deemed to contribute to the character of the HCD were categorized as one through three, and those deemed not to contribute were categorized as four. Present practice is to

categorize properties as “contributing” to the character of the area or “non-contributing”. Staff have undertaken a preliminary assessment of all properties within the Bank Street HCD for the development of a new plan. Through this assessment we have determined that this property’s heritage value has been compromised due to the significant alterations and would categorize this as a non-contributing building in the district in a new plan.

- Since the existing building makes a limited contribution to the HCD, staff have no objection to the demolition application without a proposal for new construction. The applicant is aware that any new construction will require a heritage permit, a heritage impact assessment, and that it must adhere to the designating by-law in effect at the time of application. Staff will be working with the owner at that time to ensure that the new construction is compatible. Compatibility will be achieved through materials, podium design and could include a contemporary carriageway.

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 dated April 2025 and is attached as Document 6.

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 that the building’s extensive alterations have lessened the building’s design value. It also concludes that the temporary POPS and a future new construction that is sensitively and compatibility designed taking cues from the original building could contribute to the Bank Street HCD.

Heritage staff generally concur with the findings and conclusions of the HIA as it relates to the assessment of the property itself, but do not concur with the findings of the HIA as they relate to the cohesiveness of the Bank Street HCD as a whole.

Conditions – Recommendation 1 Privately Owned Public Space

In this instance, a replacement building is not proposed immediately and as such the applicant has submitted plans to temporarily green the property, through the construction of a Privately Owned Public Space (POPS) in accordance with the requirements attached in Document 7. These requirements include entering into a Development Agreement prior to the issuance of the demolition permit and executing the landscape plan within six months of the building being demolished. The landscape plan will include seating, canopy trees, and pathways into the site and serve as an

interim condition for the site in advance of the redevelopment.

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 demolition in accordance with Central Area West Heritage Conservation District Study and determined that it is consistent with the guidelines and therefore have no objections to its approval.

Recommendation 2 – Development Agreement

Delegate the authority to the General Manager, Planning, Development and Building Services Department to negotiate and execute a Development Agreement with the applicant for the design and construction of a temporary POPS.

Recommendation 3 – Minor Design Changes

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

This recommendation is included to allow the Heritage Planning Branch to approve minor changes should they arise. The applicant has indicated that they may wish to add additional animation to the site that may include public art and/or amenity space such as a dog park, bocce ball court, or pickleball court. They may also wish to work with the local Business Improvement Area to create a more animated POPS. Staff are generally supportive of site improvements and are open to exploring these ideas with the applicant and internal and external stakeholders to ensure compliance with City policy.

Should changes to the landscape plan for the POPS be proposed, the applicant must submit a new plan with a list of changes from the original approval and clearly identify them on the plans. 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.

Recommendation 4 – Permit Expiry

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.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

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

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the application.

CONSULTATION

Plans and other material related to the proposal were posted on the City's Development Application website on October 24, 2025.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments/provided comments on November 3, 2025.

The Centretown Community Association was notified of the application on November 3, 2025 and provided comments (Document 8).

Neighbours within 60.0 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

A notice sign was posted on the subject property by the applicant on October 21, 2025.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no infrastructure servicing constraints associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

RURAL IMPLICATIONS

There are no rural 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 January 1, 2026

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Heritage Survey Form

Document 4 Project Description

Document 5 Proposed Landscape Plan

Document 6 Heritage Impact Assessment

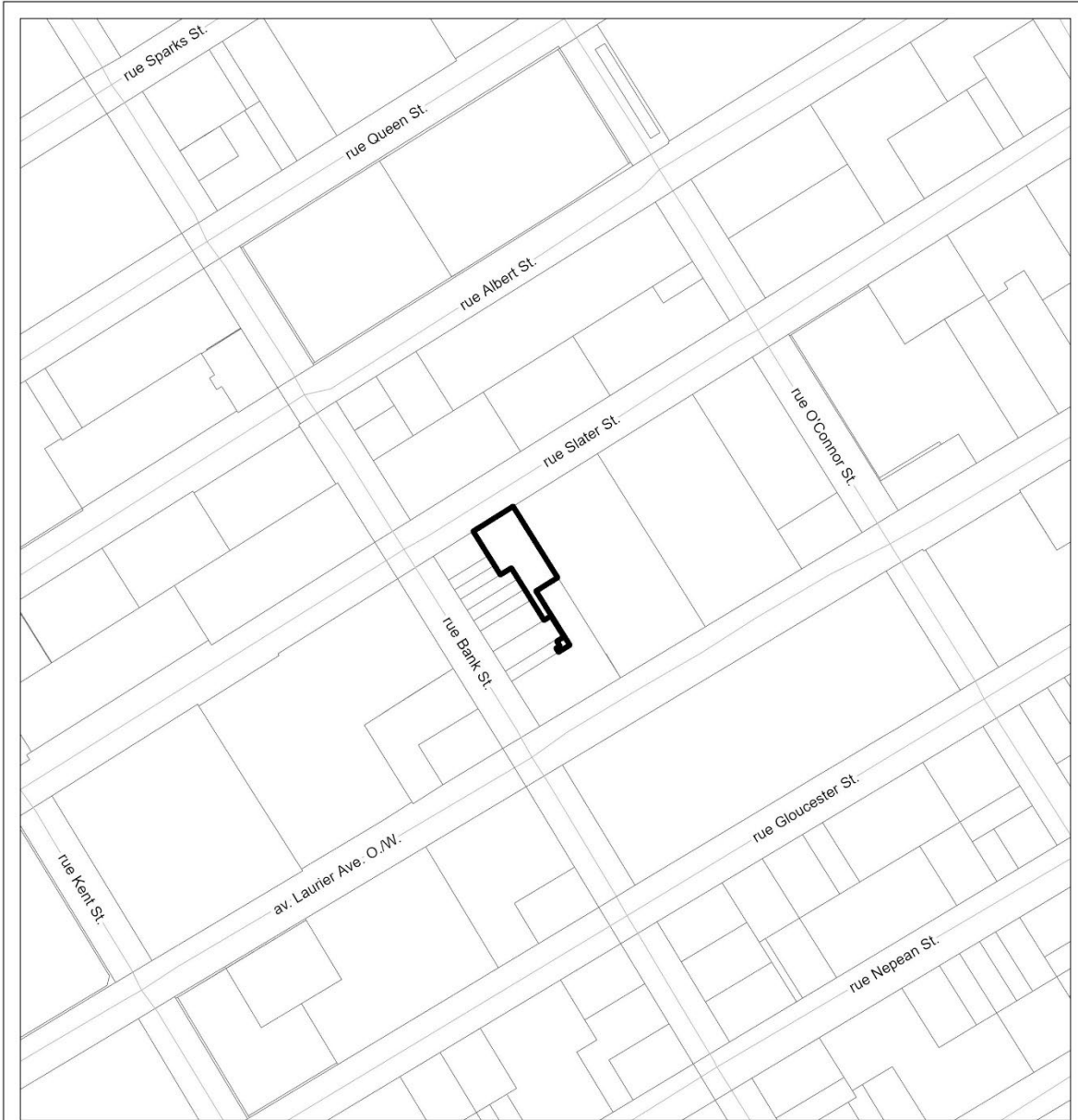
Document 7 Development Agreement Requirements


Document 8 Centretown Community Association Letter

DISPOSITION

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

Document 1 – Location Map



	
DO9-SLAT208	25-1444-G
I:\COI\2025\Heritage\Slater_208	
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>	
<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE.</small>	
REVISION / RÉVISION - 2025 / 11 / 03	

LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

 208 rue Slater St.



NOT TO SCALE

Document 2 – Site Photos



Image 1: 208-210-212 Slater Street/ 2 May 1956 City of Ottawa Archives/CA028342



Image 2: 208-210-212 Slater Street/14 May 1962, City of Ottawa Archives/CA028343



Image 3: 208 Slater Street, City of Ottawa 2025



Image 4: 208 Slater Street, City of Ottawa 2025

Document 3 – Heritage Survey Form

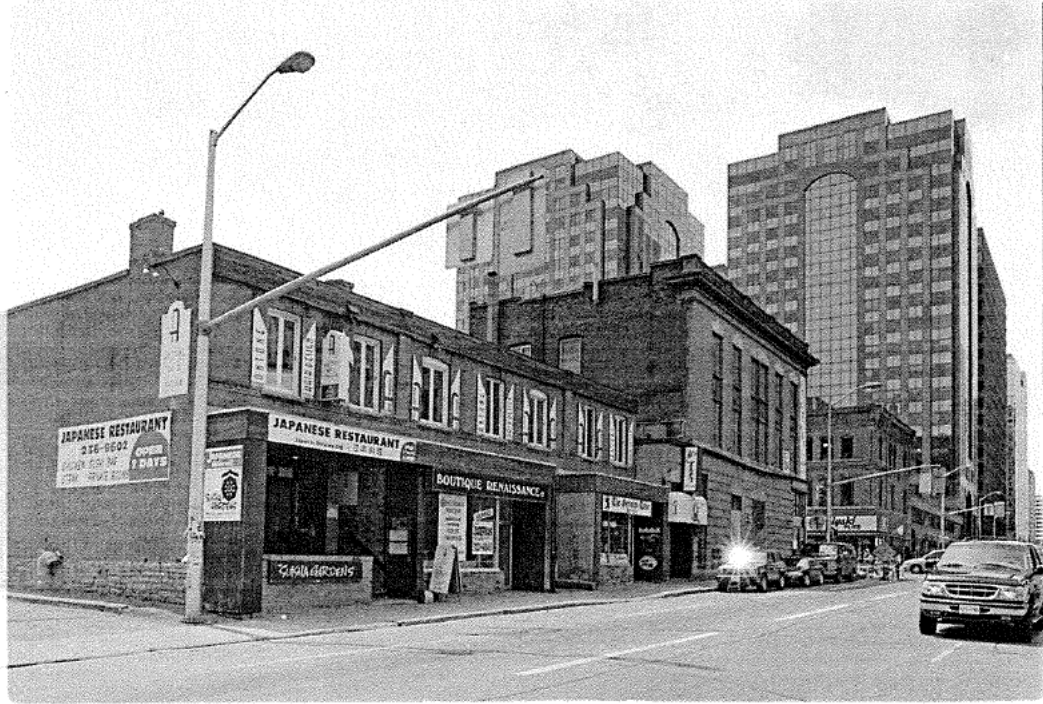
CITY OF OTTAWA HERITAGE SURVEY

CENTRAL AREA WEST HERITAGE STUDY

INVENTORY DATA, MARCH 1998

208-212 Slater St

—1898



208-212 Slater St

PRINCIPAL ADDRESS 208-212 Slater St	CONSTRUCTION DATE(S) ON FILE TO 1996 1898	ASSESSMENT ROLL 04180101900
ALTERNATE ADDRESS		CITY FILE NUMBER SLAT00208
SEE ALSO		CITY HERITAGE REFERENCE NUMBER
BUILDING NAME	CITY HERITAGE RESOURCE CATEGORY GROUP – 1998 3	CURRENT ZONING
	NATIONAL HISTORIC SITES FILE(S)	LEGAL DESCRIPTION Plan 3922 Lot 37 Slater S Irr 66.47fr 118.83d
OTHER CURRENT NAMES	FEDERAL HERITAGE BUILDING REVIEW OFFICE FILE(S)	CURRENT OWNERSHIP
	NCC PARLIAMENTARY PRECINCT FILE(S)	
	NCC HERITAGE FILE(S)	
ONTARIO HERITAGE ACT DESIGNATION BY-LAW	CITY RECENT HERITAGE SURVEY	

History

DATES OF CONSTRUCTION/ALTERATION

1898

DATE(S) ACTUAL OR ESTIMATED

Estimated

DATE SOURCES

F.I.P.: 1888 (corrected 1898). Ottawa City Directory: 1898.

EVENTS

There are no events known to be associated with 208-12 Slater St.

TRENDS

208-12 Slater St. was constructed during the 1890s as a modest, three-dwelling, residential row with a carriageway. The date and location of the houses reflects the popularity of Uppertown as a convenient, walk-to-work residential district during the late-nineteenth century. When constructed, 208-12 Slater was situated on a block of similar attached dwellings in a neighbourhood characterized by its varied activities. Among the buildings' early tenants were a group of nurses and widows who occupied all three dwellings for several years during the early twentieth century. Their presence reflects the association, during that period, of Uppertown with single, working women. These women often worked for the government as clerks and occupied apartments in the surrounding area. By 1968, the buildings were being used for commercial purposes, accommodating a beauty parlor, a clothing shop, and a grocery store. Retail businesses and restaurants continue to occupy the building.

PERSONS/INSTITUTIONS

There are no persons or institutions known to be associated with the buildings.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Constructed during the 1890s, 208-12 Slater St. was one of a number of modest attached dwellings constructed during this period in the area just east of Bank St. along the street. Industrial and commercial activities were located in the vicinity. The transition at 208-12 Slater St. from residential to commercial use during the 1960s is associated with the growing identification of the area as Ottawa's business district and service area for the residents of Centretown.

HISTORICAL SOURCES

F.I.P.s: 1878, 1888, 1902, 1912, 1922, 1956. Ottawa City Directories: 1888/9, 1900, 1902, 1912, 1922, 1948, 1956, 1968, 1980.

PREPARED BY

VA

PREPARATION DATE

971029

Architecture

ARCHITECTURAL DESIGN (PLANS, MATERIALS, ETC.)

Two-storey, seven-bay, (former) residential row. Rectangular in plan with large concrete and brick addition at the rear and a carriageway. Modern restaurant and storefront additions with offset entrances on ground floor of facade. Red brick construction on a stone foundation. Regularly spaced, rectangular (two are segmentally-arched), vousoired windows with stone sills on second storey. Dentil band below windows. Pilasters with decorative brickwork on second level. Modern, flat wood cornice at roof line. Chimney along side wall. Flat roof.

ARCHITECTURAL STYLE

Late-nineteenth century vernacular residential.

DESIGNER/BUILDER/ARCHITECT(S)

unknown

ARCHITECTURAL INTEGRITY

When constructed, the row was three storeys. F.I.P.s indicate that they were altered to two storeys between 1922 and 1956. Original ground floor facades have been modified with additions. Rear addition after 1956. Windows have been replaced on second storey.

OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)**SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE**

The buildings at 208-12 Slater are a rare surviving example of the modest residential buildings that were constructed along the street during the late-nineteenth century. They have been somewhat altered during the twentieth century.

PREPARED BY

VA

PREPARATION DATE

971029

Environment

PLANNING AREA

Central Area West

COMPATIBILITY WITH HERITAGE ENVIRONS

208-212 Slater Street relates to the Bank Street business strip. Built to sidewalk/lot lines; carriageway leading to parking area in backyard; large parking surface on east side; abuts heritage building on west side (rear of Bank frontage). Faces low Art Deco building opposite. Maintains and supports historic context; maintains commercial storefronts around corner from Bank.

COMMUNITY CONTEXT

The continuing use of this row as a residential/retail/commercial building makes it familiar, especially at its near-corner location; its varied occupancies over time are witness to a wide variety of local commercial and social history; rare survivor of strip commerce on east-west streets.

LANDMARK STATUS

Unusual as a long-surviving row of converted housing to commerce; it is a traditionally typical street-wall frontage; not visually distinctive as such, but a rare survivor amidst the sea of surface and off-street parking east of Bank.

SUMMARY/COMMENTS ON ENVIRONMENT

This area has experienced great transformations since the construction of 208-212 Slater. Around mid-century, the sector became increasingly associated with business activities as residents moved to suburban neighbourhoods.

PREPARED BY

CL*

PREPARATION DATE

971116

Document 7 - Development Agreement Requirements

The Development Agreement for the Publicly Owned Public Space (POPS) shall include, but not be limited to, the following key principles:

1. The Privately Owned Public Space will be designed in accordance with the landscape plan prepared by Novatech dated April 17, 2025 and submitted on September 29, 2025, attached to the staff report ACS2025-PDB-RHU-0040 as Document five (5) or in accordance with a revised plan submitted and approved by the PM, Heritage Planning in accordance with direction from Council included in staff report ACS2025-PDB-RHU-0040.
2. The applicant will enter into a Development Agreement with the City for the Privately Owned Public Space. The Development Agreement must be Registered prior to the issuance of the demolition permit.
3. The Privately Owned Public Space will be constructed six months from when the building is demolished.

Document 8 – Centretown Community Association Letter



Taylor Quibell
Heritage Planner, City of Ottawa
110 Laurier Avenue West
Ottawa, ON, K1P 1J1

210 Gloucester Street, Suite 101
Ottawa, Ontario, K2P 2K4
November 20, 2025

Re: 208-212 Slater

Dear Ms. Quibell,

The Centretown Community Association opposes the demolition of the heritage building at 208-212 Slater Street.

The proponent, with a better proposal, can achieve its goals, while conserving and respecting the heritage facade of this building.

Half the facade is heritage, beautiful and a visual delight, specifically, the second storey and the arch. They can and should be conserved. This portion of the facade can be the centrepiece of the podium of the tower that will be built here.

There are examples of the facade of a heritage building being saved and incorporated into a new building. The facade of the Metropolitan Church on Bank Street south of Gladstone was conserved and blended into new construction.

The development proposed for 254 Argyle would conserve and relocate the heritage Catholic church to the front of the property and incorporate it into the new building. The development proposed for 50 The Driveway would conserve and relocate the eastern facade of the existing building and integrate it into a new building.

There are many more examples.

We note the proponent appreciates and wishes to respect the heritage character of the existing building. In the *Project Description*, the proponent states, “A future residential tower could incorporate a podium of similar scale, materiality, use and character to the original building.” The best way to incorporate the scale, materials and character of the original building is to conserve the relevant portion of the original building.

Thank you for considering our submission.

Sincerely, Rob Dekker

President,

Centretown Community Association

c.c. Ariel Troster, Councillor and member, Built Heritage Committee Catherine McKenney, MPP

Yasir Naqvi, MP Rawlson King, Councillor and Chair, Built Heritage Committee Stéphanie

Plante, Councillor and Vice-chair, Built Heritage Committee Heritage Ottawa