

- | |
|---|
| <p>2. Heritage Permit – 267 O’Connor Street

Permis patrimonial – 267, rue O’Connor</p> |
|---|

**Planning and Housing Committee and Agriculture and Built Heritage
Committee recommendation(s) as amended**

That Council :

1. Approve the application for new construction at 267 O’Connor Street in accordance with the plans submitted by UNS Unstudio dated December 1, 2025, subject to the conditions outlined in Document 9, **as amended by Motion N^o BHC 2026 31-01/PHC 2026-63-02; and**
2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Development; and
3. Approve the issuance of the heritage permit with a six-year expiry date.

**Recommandation(s) du Comité de la planification et du logement et
du Comité du patrimoine bâti telles que modifiées**

Que le Conseil :

1. Approuve la demande d’aménagement d’une nouvelle construction au 267, rue O’Connor, conformément aux plans soumis par UNS (UNStudio) en date du 1 décembre 2025, sous réserve des conditions établies dans le document 9; **telles que modifiées par le Motion N^o BHC 2026 31-01/PHC 2026-63-02; et**
2. Délègue au gestionnaire de programme, Direction de la planification du patrimoine, Direction générale des services de la planification, de l’aménagement et du bâtiment, le pouvoir d’apporter des changements mineurs de conception.

- 3. Approuve la délivrance d'un permis patrimonial d'une validité de six ans.**

Documentation/Documentation

1. Extract of draft Minutes, Built Heritage Committee, 14 April 2026.

Extrait de l'ébauche du procès-verbal du Comité du patrimoine bâti, le 14 avril 2026.

2. Extract of draft Minutes, Planning and Housing Committee, 15 April 2026.

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 15 avril 2026.

3. Director's report, Director, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services Department, dated 1 April, 2026. (ACS2026-PDB-RHU-0005)

Rapport du Directeur, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 1 avril 2026. (ACS2026-PDB-RHU-0005)

**Planning and Housing
Committee
Report 63
April 22, 2026**

3

**Comité de de la planification et
du logement
Rapport 63
Le 22 avril 2026**

**Extract of Draft Minutes 31
Built Heritage Committee

April 14, 2026**

**Extrait de l'ébauche
du procès-verbal 31
Comité du patrimoine bâti
Le 14 avril 2026**

Heritage Permit – 267 O'Connor Street

File No. ACS2026-PDB-RHU-0005 - Somerset (14)

This Item was considered by Planning and Housing Committee on April 15, 2026.

At the outset, the Committee received a detailed slide presentation overview of the report from Anne Fitzpatrick, Planner III, Heritage Planning, Planning, Development and Building Services (PDBS) Department. A copy of this presentation is held on file with the Office of the City Clerk.

The Committee then heard from the following delegations:

1. Erwin Dreessen
2. Martin Barclay, Vice-President, Centretown Community Association (CCA) and Co-Chair, CCA Planning Committee
3. Hunter McGill
4. Kyle Kazda, Development Manager, Taggart Group of Companies, who was accompanied by:
 - John Stewart, Commonwealth Heritage Resource Management
 - Timothy Beed, Hobin Architecture Inc. and
 - Patrick Bisson, Taggart Realty Management

Correspondence was also received from the following and is also held on file with the office of the City Clerk:

1. Rob Dekker, President, Centretown Community Association (letters dated 18 March 2025 and 16 January 2026)
2. Linda Hoad, Heritage Advocacy Committee, Heritage Ottawa (letter submitted via email, 13 April 2026)
3. Erwin Dreessen (comments submitted 14 April 2026, post-meeting, and also held on file)

Following questions to the delegations, Councillor Leiper put forth the following Motion:

Motion N^o BHC 2026 31-01

Moved by Councillor J. Leiper:

WHEREAS the report recommendation that approval be conditional upon “the applicant working with Heritage Planning staff to explore the feasibility of conserving the relief sculpture on the upper storey of the existing building,” and;

WHEREAS the relief sculpture is worthy of conservation as a heritage and cultural asset;

THEREFORE BE IT RESOLVED that the recommended condition c. be amended to read: “The applicant conserving the relief sculpture in a manner satisfactory to Heritage Planning staff.”

Following questions to staff, and with Committee discussions also having been concluded, Motion N^o 2026 31-01 was put before Committee and was ‘Carried’.

The report recommendations, as amended by Motion N^o 2026 31-01 were then put before Committee, and were ‘Lost’ on a division of four ‘Yeas’ to four ‘Nays’, subsequent to which Member Legault requested that her original ‘Nay’ vote be amended to a ‘Yea’. With the will of Committee, Member Legault’s vote was amended, and the report recommendations, as amended by Motion N^o 2026 31-01 were thus ‘Carried’, on a division of five ‘Yeas’ to three ‘Nays, as follows:

For (5): Members B. Bourns and C. Legault, and Councillors
C. Kelly, J. Leiper and Chair R. King

Against (3): Member C. Quinn, Councillor A. Troster and Vice-Chair
S. Plante

Report recommendation(s)

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

- 1. Approve the application for new construction at 267 O'Connor Street in accordance with the plans submitted by UNS Unstudio dated December 1,2025, subject to the conditions outlined in Document 9.**
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Development.**
- 3. Approve the issuance of the heritage permit with a six-year expiry date.**
- 4. Approve that the recommended condition c. be amended to read: "The applicant conserving the relief sculpture in a manner satisfactory to Heritage Planning staff.**

Carried, as amended

**Planning and Housing
Committee
Report 63
April 22, 2026**

6

**Comité de de la planification et
du logement
Rapport 63
Le 22 avril 2026**

**Extract of Minutes 63
Planning and Housing Committee
and Built Heritage Committee
April 15, 2026**

**Extrait du procès-verbal 63
Comité de la planification et du logement
et Comité du patrimoine bâti
Le 15 avril 2026**

Heritage Permit – 267 O’Connor Street

File No. ACS2026-PDB-RHU-0005 - Somerset (14)

This Item was considered by Built Heritage Committee on April 14, 2026.

The Committee considered this item concurrently with Official Plan Amendment and Zoning By-law Amendment - 267 O’Connor Street (ACS2026-PDB-PSX-0013)

Eric Forhan, Planner II, and Anne Fitzpatrick, Planner III, Planning, Development and Building Services Department (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following PDBS staff were also present and responded to questions:

- Marcia Wallace, General Manager
- Andrew McCreight, Manager, Development Review – Central

The Committee heard from the following delegations:

1. Erwin Dreessen asked the Committee to reject the application, stating that the proposed development does not qualify as a landmark property nor demonstrate leadership. He also raised concerns about cyclist safety, noting potential blind spots for cyclists traveling north that may make them difficult for exiting drivers to see. He emphasized that staff and consultants must ensure these concerns are addressed in the development.
2. Martin Barclay of the Centretown Community Association stated that the project lacks environmental leadership, noting the absence of mitigation measures or commitments to sustainability and

efficiency. He emphasized the importance of maintaining strong standards for landmark properties.

3. Liam O'Brien spoke in support of the proposed development, highlighting that future residents will be less car-dependent, more likely to use bike lanes and transit, support local businesses, and overall have a lower environmental impact.

The Applicant/Owner as represented by the following, provided an overview of the Application and responded to questions from Committee:

- Pauline Caubel, UnStudio
- Timothy Beed, Fotenn
- Kyle Kazda, Taggart

A copy of the slide presentation is filed with the Office of the City Clerk.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated April 13, 2026 from Francesco Balassone
- Email dated April 14, 2026 from Richard Beattie

Following discussions and questions of staff and the Applicant, the Committee carried the report recommendations as amended by Motion No. PHC 2026-04-02, as follows:

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council:

- 1. Approve the application for new construction at 267 O'Connor Street in accordance with the plans submitted by UNS Unstudio dated December 1, 2025, subject to the conditions outlined in Document 9.**
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Development.**

3. Approve the issuance of the heritage permit with a six-year expiry date.

Carried as amended

Motion No. PHC 2026-04-02

Moved by G. Gower

WHEREAS the report recommendation that approval be conditional upon “the applicant working with Heritage Planning staff to explore the feasibility of conserving the relief sculpture on the upper storey of the existing building,” and;

WHEREAS the relief sculpture is worthy of conservation as a heritage and cultural asset;

THEREFORE BE IT RESOLVED that the recommended condition c. be amended to read: “The applicant conserving the relief sculpture in a manner satisfactory to Heritage Planning staff.”

Carried