

Subject: Heritage Permit – 267 O’Connor Street

File Number: ACS2026-PDB-RHU-0005

Report to Built Heritage Committee on 14 April 2026

And the Planning Housing Committee on 15 April 2026

and Council 22 April 2026

**Submitted on April 1, 2026 by Court Curry, Director, Right of Way, Heritage, and
Urban Design Services, Planning, Development and Building Services
Department**

Contact Person: Anne Fitzpatrick, Planner III, Heritage Planning Branch

613-580-2424 ext. 25651, Anne.Fitzpatrick@ottawa.ca

Ward: Somerset (14)

Objet: Permis patrimonial – 267, rue O’Connor

Dossier : ACS2026-PDB-RHU-0005

Rapport au Comité du patrimoine bâti

le 14 avril 2026

et au Comité de la planification et du logement le 15 avril 2026

et au Conseil le 22 avril 2026

**Soumis le 1 avril 2026 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: Anne Fitzpatrick, Urbaniste III, Planification du Patrimoine

613-580-2424 poste 25651, Anne.Fitzpatrick@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 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.**

RECOMMANDATION(S) DU RAPPORT

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

- 1. d'approuver 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;**
- 2. de déléguer 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. d'approuver la délivrance d'un permis patrimonial d'une validité de six ans.**

EXECUTIVE SUMMARY

This report recommends approval, with conditions, of an application under the *Ontario Heritage Act* to construct two mixed-use, high-rise, landmark buildings at 27 storeys (northern tower) and 25 storeys (southern tower), a four-level underground parking garage and a Privately Owned Public Space Owned (POPS) within the Centretown Heritage Conservation District (HCD).

The demolition of the existing six-storey building on site and the establishment of a

temporary POPS was approved by Built Heritage Committee and Council in May 2024 ([ACS2024-PRE-RHU-0044](#)). This report has been prepared because new construction on a property designated under Part V of the *Ontario Heritage Act* requires the approval of City Council. Applications for an Official Plan Amendment and Zoning By-law Amendment and are also required to facilitate the project and are expected to be considered by Council concurrently.

RÉSUMÉ

Le présent rapport recommande, sous certaines conditions, l'approbation d'une demande en vertu de la *Loi sur le patrimoine de l'Ontario* visant à aménager deux bâtiments emblématiques, polyvalents et de grande hauteur (27 étages pour la tour Nord et 25 étages pour la tour Sud), ainsi qu'un garage souterrain de quatre niveaux et un espace public appartenant à des intérêts privés dans le district de conservation du patrimoine du Centre-ville et du parc Minto.

La démolition du bâtiment actuel de six étages et l'établissement d'un espace public temporaire appartenant à des intérêts privés ont été approuvés par le Comité du patrimoine bâti et le Conseil en mai 2024 (ACS2024-PRE-RHU-0044). Le présent rapport a été rédigé parce que l'aménagement d'une nouvelle construction sur toute propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* exige l'approbation du Conseil municipal. Des demandes de modifications du *Règlement de zonage* et de modification du Plan officiel doivent également être présentées pour ce projet, et devraient être examinées en même temps par le Conseil.

BACKGROUND

The property at 267 O'Connor Street is designated under Part V of the *Ontario Heritage Act (OHA)* as part of the Centretown HCD. The property is located on the east side of O'Connor Street between MacLaren and Gilmour Streets (Location Map - Document 1).

The demolition of the existing six-storey building on site and the establishment of a temporary POPS was approved by Built Heritage Committee and Council in May 2024 (ACS2024-PRE-RHU-0044). The existing building has not been demolished and there are still tenants in the building (Site photos – Document 2).

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 3 – Statement of Cultural Heritage Value.

The proposed development is to construct two high-rise, mixed-use buildings with underground parking and a central POPS. This report has been prepared because new construction on a property designated under Part V of the *Ontario Heritage Act* requires the approval of City Council. The heritage permit application has been submitted concurrently with a Zoning By-Law and Official Plan Amendments (ACS2026-PDB-PSX-0013). The plans for the proposal, including the site plan, elevations, landscape plan and renderings are attached as Documents 4, 5, 6, and 7.

Description of Site and Surroundings

The subject site is located in the Centretown neighbourhood. The property is a rectangular-shaped lot with frontage on O'Connor Street to the west, MacLaren Street to the north and Gilmour Street to the south. Originally, the site consisted of six residential lots: four fronting onto O'Connor, one onto MacLaren and one onto Gilmour. The buildings were demolished to make way for the construction c.1958 of the six-storey office building and surface parking area that are currently on site.

To the north of the property are two detached dwellings, 261 O'Connor Street and 293 MacLaren Street, both of which are contributing buildings in the HCD, and mid-rise apartment buildings. The property at 261 O'Connor is also designated under Part IV of the *Ontario Heritage Act*. To the east of the property, along MacLaren are two detached dwellings, 270 and 264 MacLaren, both of which are both contributing properties. Along Gilmour to the east at 320 O'Connor Street, there is one detached dwelling that is a contributing property, followed by mid-rise and high-rise buildings. To the south, most of the block is occupied by 330 Gilmour, the former Ottawa Board of Education Building, which is a contributing building in the HCD. The building is currently vacant and is on the City's watch list. To the west, on the other side of O'Connor, are two contributing detached dwellings with a mid-rise infill and a non-contributing mid-rise building.

DISCUSSION

Project Description

The proposed development consists of two residential high-rise buildings with a total of 513 residential dwelling units and commercial uses on the ground floor along O'Connor Street. The tower to the north is 27 storeys (273 units) and the tower to the south is 25 storeys (240 units). Both buildings feature a four-storey podium clad with red brick and a mix of glass and aluminum panels on the upper floors. The towers maintain a 20.0 metre separation to provide for natural light and to minimize shadow impact on the surrounding neighbourhood. With a total of 513 residential dwelling units, the buildings have a mix of unit typologies ranging from studio apartments to two bedrooms plus den layouts. There is 4,000 square feet of commercial/retail space at grade along O'Connor Street.

The project includes four levels of below grade parking with 319 vehicular parking spaces accessed off MacLaren Street. A total of 514 bike-parking spaces is provided.

There is an outdoor space, which will operate as a POPS, that will occupy 40 per cent of the site, located in the centre of the site, which will provide open space and connections to a pedestrian pathway that runs north-south on the east side of the site. The POPS features plantings, curved concrete walls, wood benches and raised planters.

The proposal is intended to be constructed in phases: the first phase would contain the north tower and a portion of the parking garage and phase two would include the southern portion of the parking garage and the south tower.

Planning Act Applications

In the Central and East Downtown Core Secondary Plan, the subject property is within the Centretown Character Area and is designated "Local Mixed-Use" with a height maximum of 9 storeys, except where the Landmark Building policies allow for consideration of taller buildings. The secondary plan has a site-specific policy (53), which applies to 267 O'Connor and allows for taller buildings in accordance with the Landmark provisions.

The proposed development requires an Official Plan Amendment to the Central and East Downtown Core Secondary Plan, to replace the existing site-specific policy with a

new site-specific policy to reflect the current proposal. The policy includes requirements for Urban Design Review Panel (UDRP) attendance, a POPS of at least 40% of the total lot area (post-conveyances), a mix of active uses and animation on the ground floor, and a complete application submission including supporting material to demonstrate leadership and advances in sustainable design and energy efficiency. Through the requested Zoning By-law Amendment, the subject property will be rezoned to permit two Landmark Buildings up to a maximum building height of 27 and 25 storeys, subject to site-specific zoning provisions.

In accordance with the Secondary Plan policies for a Landmark Building, the Zoning By-law Amendment application was subject to review by a Special Design Review Panel (SDRP). The SDRP was comprised of four expert design professionals with experience both within Canada and internationally. A total of three review sessions were held with the SDRP. More information about the SDRP sessions can be found in the report for the Official Plan Amendment and Zoning By-Law Amendment (ACS2026-PDB-PSX-0013).

A future Site Plan Control application will be required for site specific design considerations such as landscaping, service locations and building materiality. As part of the Site Plan Control Application there will be another review of the proposed Landmark Building and site development by the UDRP.

Recommendation 1: Approve the application for new construction at 267 O'Connor Street

Centretown and Minto Park HCD Plan

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

- Section 9.0: New Construction
- Section 9.3: Midrise and High-rise Buildings
- Section 9.5: Landmark Buildings
- Section 11.1: Street Trees

The HCD Plan incorporates the principles of the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines"), which were adopted by Council in 2008.

This proposal has been reviewed against the relevant policies and guidelines in the Centretown and Minto Park HCD Plan and heritage staff recommend approval of the application for the following reasons as outlined in the HCD Plan:

- **Height:** The development of Landmark Buildings, with heights up to 27 storeys, is contemplated in both the Central and East Downtown Core Secondary Plan and the Centretown HCD Plan, subject to specific criteria. Development Review Staff are recommending approval of the Official Plan and Zoning By-Law Amendment applications (ACS2026-PDB-PSX-0013), as the proposed development meets the criteria for Landmark Buildings as outlined in the Central and East Downtown Core Secondary Plan, including: frontage on three streets, the provision of a POPS of at least 40% of the total area of the subject property, a Landmark Building design that is suitable within this heritage context, appropriate transition to the surrounding neighbourhood with minimal shadowing impacts on public open spaces, commitment to a sustainable design and construction methods, and architectural design that has undergone specialized design review.
- **Demolition:** The proposal does not contemplate the demolition of a cultural heritage resource. The existing building on site is a non-contributing building in the HCD and its removal will not have a negative impact on the cultural heritage value of the HCD. As part of the Official Plan Amendment, related to Landmark policies, the application needs to demonstrate leadership in sustainable design and energy efficiency. A Construction Demolition and Waste Management Plan will be completed and a final report summarizing the results of the Construction Waste Management Plan will be provided.
- **Podium Height and Materiality:** Both buildings have a four-storey podium, which will be clad in red brick, which is visually compatible with the HCD and recognizes the material palette of adjacent buildings. The upper floors of the buildings are clad in a mix of glass and aluminum panels to provide a complementary and contemporary aesthetic for the building, which is secondary to the more solid podium base. The brick podium grounds the proposed development in the Centretown neighbourhood in its material and colour palette.

- **Transition:** The HCD Plan states that Landmark Buildings must provide a suitable transition to ensure the conservation of the cultural heritage value of surrounding properties and the HCD. It also notes that Landmark buildings should provide a visual break at or below the fourth storey to complement the existing scale of the District. The proposed four storey height of the podium provides an appropriate scaled transition to the detached dwellings to the east. The southern tower is set back between 2.0 metres to 2.4 metres from the east property line at the podium level, and above the fourth storey, the building is stepped back an additional 4.4 metres from the eastern façade with diagonal stepbacks on the southern and western facades. The northern tower is set back 5.1 metres from the eastern property line at the podium level with an angled stepback above the fourth storey, which ranges from an additional 1.88 metres to 7.28 metres. These setbacks and stepbacks provide an appropriate distance from and transition to the neighbouring properties to the east.
- **Façade articulation:** When new residential development is proposed across several lots, the HCD Plan notes that the development should be articulated to reflect the historic built form patterns and rhythms on the street. Both MacLaren Street and Gilmour Street to the east of O'Connor Street exhibit residential street characteristics. To reflect this, the podium along MacLaren and Gilmour has been articulated with vertical divisions, through a segmented fenestration pattern and balconies, to reflect the more residential character and traditional lot pattern that is associated with east-west streets in Centretown.
- **Design elements:** The HCD Plan prescribes that Landmark Buildings shall respect the character of the HCD. The proposal incorporates red brick masonry, repetitive arches interspersed with a regular spaced orthogonal fenestration pattern and defined cornice lines, which are specific design elements that were inspired by neighbouring properties within the Centertown HCD.
- **Contemporary expression:** Designs for Landmark Buildings should be an appropriate balance between contemporary expression and reference to the historic character of the HCD. Proposals for a Landmark Building should focus on integration and compatibility with the surrounding HCD for the lower floors/base of the building and there is more flexibility in architectural expression of the upper floors that have less of an impact on the public realm. The towers are point towers, which have defined podiums, middle, and upper sections. To achieve the

balance between contemporary and historic character, the podium uses brick, a material that is common to the HCD, a regular window pattern with a more traditional solid-to-void ratio, and contemporary interpretations of character-defining elements such as arched windows and cornice. The contemporary expression of the mid and upper storeys is illustrated through the distinct change in materials between the masonry and the glazing, and the articulated tower breaks on the fourth and ninth storey.

- Landscape: The proposed landscaping plan includes the establishment of a central POPS with cross site access in the public pathways connecting MacLaren and Gilmour Street. The POPS features new plantings, wood benches, raised planters, and curved concrete walls. The reintroduction of street trees is proposed along O'Connor, Gilmour and MacLaren street. The pathway along Gilmour and MacLaren will be lined with low plantings. The landscape approach is compatible with the Centretown HCD.

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 HIA 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:

The proposed development at 267 O'Connor Street is a well-conceived reuse of this property, where the buildings offer visual porosity at ground level and a generous publicly accessible site. It is an appropriate location for a Landmark building that will support the identity of Centretown and contribute to the public realm and the city's need for housing... This project addresses the public realm, interfaces with the surrounding building stock, and introduces much-needed green space...

Heritage staff generally concur with the findings of the HIA.

Conditions

The following conditions, which are detailed in Document 9, are recommended as part of the approval:

a. The approval of the associated Official Plan Amendment and Zoning By-law Amendment applications and Site Plan Control application.

Landmark Building applications require coordination between Development Review and Heritage Planning Staff. In addition to the heritage permit application, the proposal requires an Official Plan Amendment, Zoning By-Law Amendment and Site Plan Control. Development Review Staff use the applicable planning policies and Heritage Planning Staff use the Centretown and Minto Park HCD Plan to evaluate the proposal and work together towards a coordinated staff recommendation. Because of this, the heritage permit is conditional upon the *Planning Act* approvals to ensure that the heritage and planning approvals remain consistent and connected.

b. The applicant submitting an engineering memo that outlines any necessary considerations and/or protective measures for the adjacent heritage buildings as it relates to construction activities.

The engineering memo will identify any considerations and/or protective measures for the adjacent heritage buildings associated with construction activities such as excavation, shoring or ground water management. The property at 267 O'Connor is located within an HCD and there are several contributing heritage properties in close proximity to, and surrounding, the proposed development, including a Part IV designated building at 261 O'Connor Street and the property at 330 Gilmour Street, which is currently vacant and on the Heritage Watch List. The proposed development will have four levels of underground parking, and while there is no blasting proposed for the project, there will be significant construction activity such as pile driving for temporary shoring, excavation and/or compaction methods. This condition will ensure that the construction activities on site are undertaken with consideration for the surrounding heritage properties.

c. The applicant working with Heritage Planning staff to explore the feasibility of conserving the relief sculpture on the upper storey of the existing building.

The HIA identifies the relief sculpture on the building as being of interest. The sculpture is located on the upper storey, of the northwest corner of the building and depicts a stylized figure of a mother and child. Heritage Planning staff undertook research on the feature and determined the sculpture appears to be original to the building and has remained on the building despite numerous alterations and recladding over the past seven decades. It is likely the sculpture was created to depict caregivers and children as it related to the use of the building as a medical centre. While further investigation is required regarding the condition of the sculpture and the practicalities of removal, the applicant is open to considering the conservation of the sculpture to be integrated into the existing landscape plan for the site or relocated elsewhere within the Centretown neighbourhood.

d. The applicant providing samples of all final material samples for approval by Heritage Staff in advance of the submission for Site Plan Control.

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. As some of the materials have not yet been finalized, this condition will ensure that the final chosen products will be consistent with the HCD. At this time, due to supply issues, various tones of brick are still being explored, Heritage staff recommend a medium or darker red brick tone be used.

e. 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.

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.

Conclusion:

The Department recommends approval of the application for new construction at 267 O'Connor Street. The proposal meets the applicable Policies and Guidelines in the Centretown and Minto Park HCD Plan. The proposal will replace a non-contributing building and surface parking lot with a sensitively designed, primarily residential, mixed-use development. The overall design of the proposal, including the materiality, podium height, setbacks and step backs, and design elements have been carefully considered to ensure that it is compatible with the neighbouring buildings and Centretown HCD. The conditions recommended in this report will help ensure that the proposed work will be undertaken in a manner that conserves the heritage value of the Centretown HCD.

Recommendation 2: Delegate authority for minor design changes to the General Manager, Planning, Development and Building Services.

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

As described above, a future Site Plan Control application will be required for site specific design considerations such as landscaping, service locations and building materiality. As part of the Site Plan Control Application there will be another review of the proposal by the Urban Design Review Panel, with a focus on the refinement of the design elements. The approval of the final elevations of the design will be delegated to the Program Manager, Heritage Planning as part of the minor design changes identified in this recommendation.

Recommendation 3: Issue the heritage permit with a six-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits; however, staff are proposing a six-year expiry date. The applicant requested this timeframe and given the scale, complexity, and scope of the project, as well as the additional planning approvals (Site Plan Control Application) that are required, staff believe this is a realistic timeframe for the proposal.

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 Ariel Troster is aware of the proposed development.

CONSULTATION

Application materials were posted on the City's Development Application website on January 28, 2026.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments on March 13, 2026.

The Centretown Community Association was notified of the application on March 13, 2026.

Neighbours within 60 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 implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset 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 May 31, 2026

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Statement of Cultural Heritage Value HCD

Document 4 Site Plan

Document 5 Elevations

Document 6 Landscape Plan

Document 7 Renderings

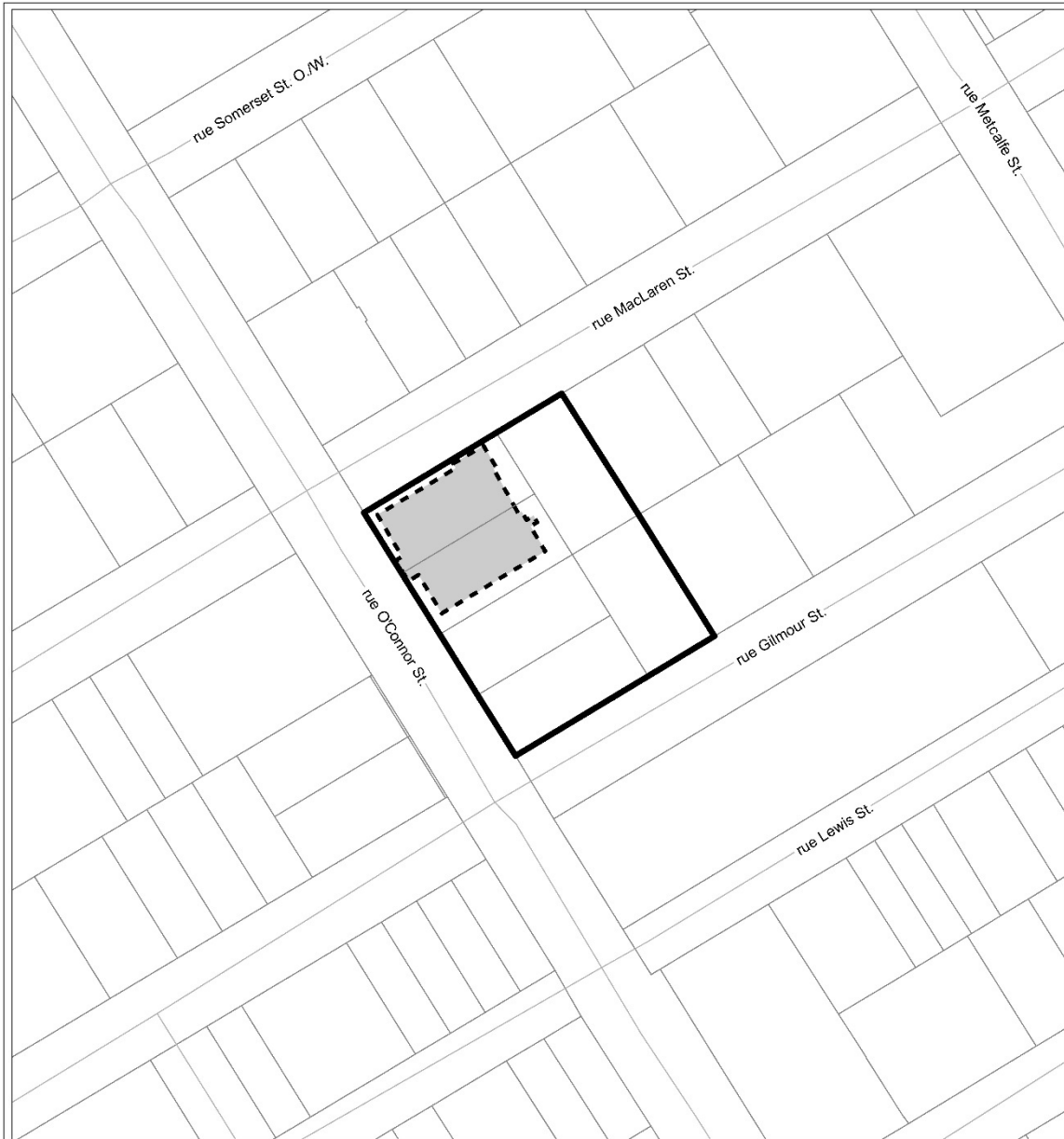
Document 8 Heritage Impact Assessment




Document 9 Conditions of Approval

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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-OCONN267	24-0368-L	 267 rue O'Connor St.	
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REVISION / RÉVISION - 2024 / 04 / 04		 <small>NOT TO SCALE</small>	

Document 2 Site Photos







Source: Centretown Buzz.

Document 3 Statement of Cultural Heritage Value HCD

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 nineteenth and twentieth 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 that 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 several local institutions that served the neighbourhood and the city as a whole. These included, the Protestant Orphan's Home (demolished 1935) that 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 nineteenth 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 twentieth 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 twentieth 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 cooperatives including the Shefford, 300 Cooper Street, an early twentieth century apartment building, and the Abiwin Cooperative, 299 Somerset Street West, which incorporates several historic buildings.

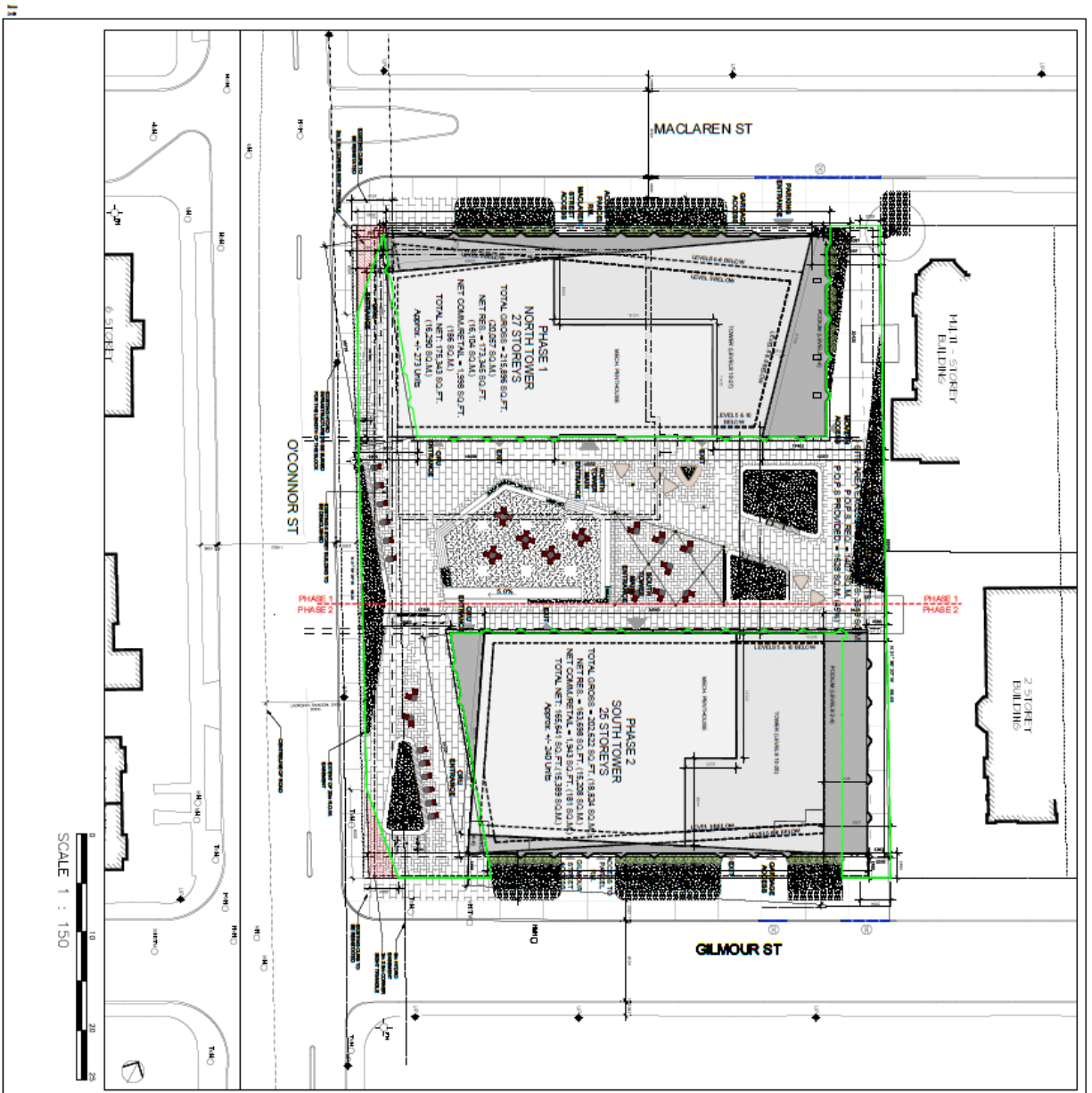
Over time, many residents chose to stay in the area because of its mixed character and eventually Centretown became associated with a diverse range of people. Ottawa's Gay Village was established here and many early events in the city's gay rights movement happened in the neighbourhood. Centretown continues 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 4 Site Plan



PHASE 1 NORTH TOWER (21 STORES)

Total Gross: 1,173,345 sq. ft.
 Net Res.: 1,173,345 sq. ft.
 Net Com. Rental: 1,173,345 sq. ft.
 Total Net: 1,173,345 sq. ft.
 Approved: 277,000 sq. ft.

PHASE 2 SOUTH TOWER (25 STORES)

Total Gross: 1,540,500 sq. ft.
 Net Res.: 1,540,500 sq. ft.
 Net Com. Rental: 1,540,500 sq. ft.
 Total Net: 1,540,500 sq. ft.
 Approved: 350,000 sq. ft.

GENERAL NOTES:

1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF HOUSTON.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON ZONING ORDINANCES AND THE HOUSTON BUILDING CODE.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE DEVELOPER SHALL PROVIDE ADEQUATE PAVEMENT AND UTILITIES FOR ALL DRIVEWAYS AND ALLEYS.
6. THE DEVELOPER SHALL PROVIDE ADEQUATE LIGHTING FOR ALL AREAS OF THE SITE.
7. THE DEVELOPER SHALL PROVIDE ADEQUATE LANDSCAPING FOR ALL AREAS OF THE SITE.
8. THE DEVELOPER SHALL PROVIDE ADEQUATE SIGNAGE FOR ALL AREAS OF THE SITE.
9. THE DEVELOPER SHALL PROVIDE ADEQUATE SECURITY FOR ALL AREAS OF THE SITE.
10. THE DEVELOPER SHALL PROVIDE ADEQUATE MAINTENANCE FOR ALL AREAS OF THE SITE.

FACCART
IDENTITY MANAGEMENT

UNS
UNSTUDIO

HOBIN

287 O'CONNOR

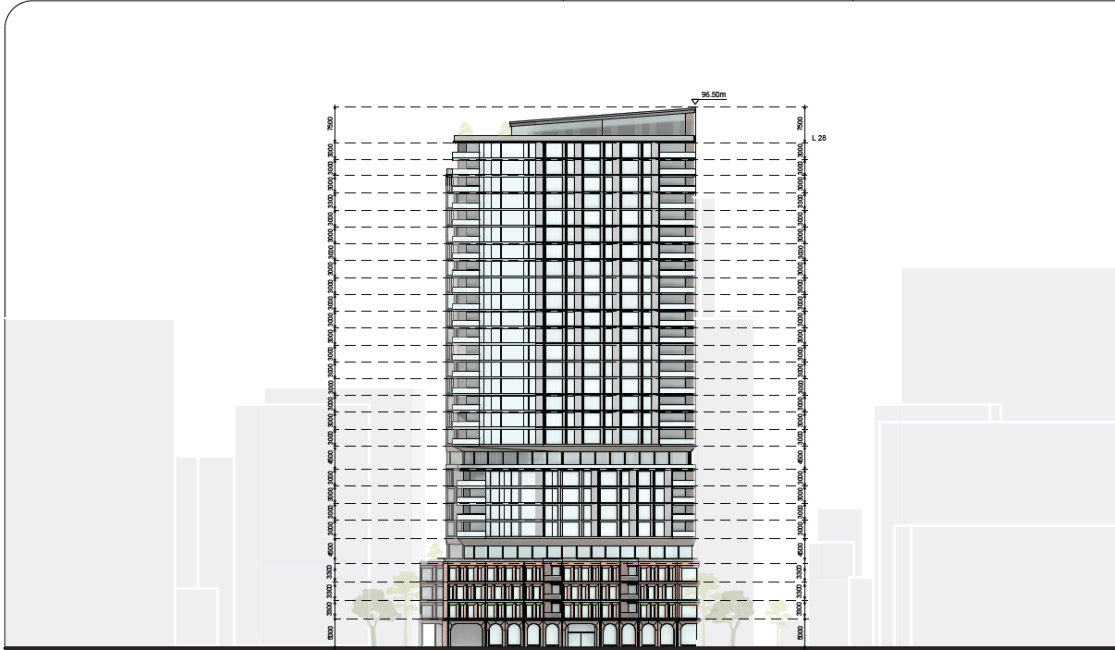
HOUSTON, TEXAS 77002

DATE: 10/10/2023

SCALE: 1:150

HOUSTON, TEXAS

Document 5 Elevations



uns
UNSTUDIO

project
267 O'CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT
DESIGN

date
01/12/2025
revision

NORTH ELEVATION



Document 7 Renderings



DECEMBER 2025 SUBMISSION



Document 9 Conditions of Approval

- a. The approval of the associated Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Application;**
- b. The applicant submitting an engineering memo in advance of or concurrent with the submission for a Site Plan Control application, which outlines any necessary considerations and/or protective measures for the adjacent heritage buildings as it relates to construction activities to the satisfaction of the Program Manager, Heritage Planning in consultation with staff in Development Review;**
- c. The applicant working with Heritage Planning staff to explore the feasibility of conserving the relief sculpture on the upper storey of the existing building in advance of the issuance of the building permit for the demolition of the existing building;**
- d. The applicant providing samples of all final material samples for approval by Heritage Staff in advance of the submission for the Site Plan Control Application;**
- e. 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.**