

Subject: Ontario Heritage Act Changes - Implementation Update

File Number: ACS2026-PDB-RHU-0030

Report to Built Heritage Committee on 14 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**

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Ward: Citywide

**Objet: Modifications apportées à la Loi sur le patrimoine de l'Ontario - Le
point sur la mise en œuvre**

Dossier : ACS2026-PDB-RHU-0030

Rapport au Comité du patrimoine bâti

le 14 avril 2026

et au Conseil le 22 avril 2026

**Soumis le 1 avril 2026 par Court Curry, Gestionnaire, Services des emprises, du
patrimoine, et du design urbain, Direction générale des services de la
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REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

1. Receive for information the update related to the review of the City of Ottawa Heritage Register.
2. Approve the creation of the City of Ottawa Heritage Inventory.
3. Remove the remaining properties listed under Section 27 of the *Ontario Heritage Act* from the City of Ottawa Heritage Register effective January 1, 2027, or a date as prescribed for the purpose of Section 27(16) of the *Ontario Heritage Act*, whichever comes later.
4. Receive for information the updated Heritage Conservation District Study Work Plan prioritization as outlined in this report.
5. Approve the following related to Heritage Conservation Districts:
 - a. The updated boundary for the Centretown West HCD Study as shown in Document 1.
 - b. New Heritage Conservation District Feasibility assessment for Chinatown

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

1. De prendre connaissance, à titre d'information, de la mise à jour concernant la révision du Registre du patrimoine de la Ville d'Ottawa.
2. D'approuver la création de l'Inventaire du patrimoine de la Ville d'Ottawa.
3. De retirer les propriétés restantes inscrites en vertu de l'article 27 de la Loi sur le patrimoine de l'Ontario du Registre du patrimoine de la Ville d'Ottawa à compter du 1er janvier 2027, ou à la date prévue aux fins de l'article 27(16) de la Loi sur le patrimoine de l'Ontario, selon la date la plus tardive.
4. De prendre connaissance, à titre d'information, de la mise à jour des priorités du plan de travail de l'étude sur les districts de conservation du patrimoine, telle que présentée dans le présent rapport.

5. D'approuver ce qui suit concernant les districts de conservation du patrimoine :

- a) La délimitation mise à jour de l'étude sur le district de conservation du patrimoine (DCP) de Centretown West, telle qu'illustrée dans le document 1.**
- b) De nouvelle évaluation de faisabilité pour la création de district de conservation du patrimoine à Chinatown**

EXECUTIVE SUMMARY

This report provides an update on the City's implementation of recent changes to the *Ontario Heritage Act (OHA)* and the resulting adjustments required to the City of Ottawa's heritage planning program. Provincial amendments introduced through Bills 23 and 185 significantly altered the management of listed properties, most notably imposing a deadline of January 1, 2027, for municipalities to designate or remove all properties currently listed on their Heritage Registers. In response, the Department has undertaken an extensive, multi-year review of the City's 4600 listed properties to identify priority candidates for designation under Parts IV and V of the *OHA* and to plan for the removal of remaining listings by the legislative deadline.

Staff recommend establishing a new City of Ottawa Heritage Inventory. While not a candidates under the *OHA*, the Inventory will serve as a publicly accessible mechanism to recognize properties of cultural heritage interest, track potential designation candidates, and maintain heritage information across multiple platforms. Staff will conduct additional screening of approximately 1,300 remaining listed properties as well as 1,600 formerly listed properties to determine appropriate candidates for inclusion.

The review of the City's Heritage Register has resulted in a renewed focus on the designation program; 71 individual properties have been designated since 2023, representing an approximately 25 per cent increase in the number of individual designations in the City. There is also renewed focus on Heritage Conservation Districts (HCD) and this report includes an updated prioritization of upcoming projects, recommendations for a future HCD Feasibility Assessment in Chinatown, and a revised recommended boundary for the forthcoming Centretown West HCD Study.

Approval of the recommendations in this report will ensure the City maintains compliance with the *OHA*, continues progress on priority designations and HCD studies, and preserves a strong and comprehensive heritage planning framework beyond the 2027 legislative transition.

RÉSUMÉ

Le présent rapport fait le point sur la mise en œuvre par la Ville des récentes

modifications apportées à la Loi sur le patrimoine de l'Ontario (LPO) et sur les ajustements qui en découlent pour le programme de planification du patrimoine de la Ville d'Ottawa. Les modifications provinciales introduites par les projets de loi 23 et 185 ont considérablement modifié la gestion des biens inscrits, notamment en imposant aux municipalités la date limite du 1 janvier 2027 pour désigner ou retirer tous les biens actuellement inscrits sur leurs registres du patrimoine. En réponse, le Service a entrepris un examen approfondi, s'étalant sur plusieurs années, des 4 600 biens inscrits de la Ville afin d'identifier les candidats prioritaires à la désignation en vertu des parties IV et V de *la Loi sur le patrimoine* de l'Ontario et de planifier le retrait des inscriptions restantes avant la date limite fixée par la loi.

Le personnel recommande la création d'un nouvel inventaire du patrimoine de la Ville d'Ottawa. Bien qu'il ne s'agisse pas d'un outil prévu par la *Loi sur la protection du patrimoine de l'Ontario*, cet inventaire servira de mécanisme accessible au public pour recenser les biens présentant un intérêt patrimonial, suivre les candidats potentiels à une désignation et gérer les informations relatives au patrimoine sur plusieurs plateformes. Le personnel procédera à un examen complémentaire des quelque 1 300 biens encore inscrits ainsi que des 1 600 biens anciennement inscrits afin de déterminer les candidats appropriés à l'inclusion.

La révision du registre du patrimoine de la Ville a conduit à un regain d'intérêt pour le programme de classement ; 71 biens immobiliers ont été classés depuis 2023, ce qui représente une augmentation d'environ 25 pour cent du nombre de classements individuels dans la Ville. Une attention renouvelée est également accordée aux districts de conservation du patrimoine (DCP) et le présent rapport comprend une mise à jour des priorités pour les projets à venir, des recommandations pour la future étude de faisabilité des DCP à Chinatown, ainsi qu'une délimitation révisée recommandée pour la prochaine étude sur le DCP de Centretown West.

L'approbation des recommandations contenues dans ce rapport permettra à la Ville de rester en conformité avec la *Loi sur la protection du patrimoine*, de poursuivre ses progrès en matière de désignations prioritaires et d'études sur les HCD, et de préserver un cadre de planification patrimoniale solide et complet au-delà de la transition législative de 2027.

BACKGROUND

Beginning in late 2019, the provincial government introduced several bills that changed the process for the designation and management of cultural heritage resources in Ontario. These changes included amendments to the *OHA* and its associated regulations, as well as the Provincial Planning Statement.

In 2023, through report [ACS2023-PDB-RHU-0019](#), staff outlined the changes to the *OHA* and recommended an approach to address the most significant shifts. The most substantial of these changes was through Bill 23, which created a time limitation on listing of properties under Section 27 of the *OHA*. Under the current framework, a property can only remain listed on the Heritage Register for a period of two years. If the municipality has not issued a Notice of Intention to Designate the property before the end of the two-year period, it must be removed from the Register and may not be re-listed for five years. This does not mean that a property cannot still be designated; if there are no associated applications under the *Planning Act*, the municipality can continue to designate properties under Parts IV and V of the *OHA* even if they are not listed. However, if a property that is not listed is subject to certain applications under the *Planning Act* there are limitations on Council's ability to designate.

For properties that were listed on the Heritage Register prior to January 1, 2023, the initial two-year timeline was set to expire on December 31, 2025. In June 2024, this date was extended by two years to January 1, 2027. This means that all properties currently listed on the Heritage Register must be designated or removed by January 1, 2027. None of these properties will be eligible to be re-listed until 2032.

Over the past several years, municipalities across Ontario have been focusing on reviewing their respective Registers and designating new individual properties and HCDs at record pace.

Heritage Framework Transformation Initiative

In November 2024, the Ministry of Citizenship and Multiculturalism announced the Heritage Framework Transformation Initiative. The initial correspondence from the Ministry noted that the heritage framework had not undergone comprehensive review and reform in over a decade and it announced a phased, multi-year initiative to create a stronger regulatory framework to achieve the province's goals. Staff participated in three focus groups in the spring of 2025 related to some proposed process changes. There has been no further correspondence on this project.

This report has been prepared to:

- Provide an update on the Register Review project and implementation of the changes to the *OHA*;
- Provide an update on the work plan for Heritage Conservation Districts Studies and seek approval for boundary update for the Centretown West HCD Study;
- Seek advance approval for the removal of all remaining listed properties as of January 1, 2027; and

- Seek approval for the creation of the new City of Ottawa Heritage Inventory under the authority of the City of Ottawa Official Plan.

DISCUSSION

Recommendation 1: Receive for information the update on the Heritage Register Review Project

In January 2023 there were approximately 4,600 properties listed on the City of Ottawa Heritage Register. These properties are located in all wards in the City and were primarily added through the Citywide Heritage Inventory Project between 2016 and 2020. Given this comprehensive inventory, the City of Ottawa had the largest Heritage Register in Ontario.

Through report [ACS2023-PDB-RHU-0019](#), Council endorsed an approach to reviewing the properties on the Heritage Register to determine priority candidates for designation under Parts IV and V of the *OHA*.

For Part IV designation, this approach included a Phase I screening that was a preliminary assessment to determine if a property is a potential candidate for designation based on the criteria in Regulation 9/06. This screening resulted in a 'yes' or 'no'. Properties that received a 'yes' moved to Phase II of the screening process where they were prioritized for detailed research and evaluation based on risk, program diversification, geography and architectural significance. There were 833 properties identified as potential candidates for Part IV designation through this exercise.

For Part V designation, staff outlined a work plan through [ACS2024-PDB-RHU-0046](#) that included the introduction of HCD Feasibility Assessments to determine the potential for a proposed HCD to meet the 25 per cent threshold of two or more criteria for designation under Part V of the *OHA*. Through this process, staff recommended that the City undertake two new HCD studies for Beaverbrook and Island Park Drive. Two additional feasibility assessments (Wellington Street West and Macdonald Gardens) resulted in a recommendation to not proceed with an HCD study.

Heritage Register Removals

Early in this project, the City adopted an approach of proactive removals of properties from the Heritage Register to move the City towards compliance with the *OHA* and also preserve the City's ability to strategically re-list specific properties and avoid the five-year limitation on re-listing. Beginning in early 2024 approximately 1,600 properties were proactively removed from the City's Heritage Register. These removals did not mean that the properties no longer had heritage value but that they were not high priorities for Part IV designation. In mid-2024, the *OHA* was changed to restrict

municipalities from strategically de-listing properties in advance of the deadline. At that time, the City shifted its approach and stopped proactively removing properties. All removed properties continue to be tracked by staff and are visible on GeoOttawa as “formerly listed”.

Part IV Designations

Since mid-2023, the Heritage Planning Branch has focused on individual designation under Part IV of the *OHA*. Prior to Bill 23, the Heritage Planning Branch typically brought forward approximately five designation recommendations per year. Since 2023, Council has approved 71 designations, which represents an increase of more than four times the Branch’s usual annual workload. This substantial rise in volume was matched by a renewed focus on the quality and depth of research provided to the Built Heritage Committee and Council, ensuring that each recommendation was well-founded and met all requirements of the *OHA*. In addition, since January 2023 there have been 17 objections, resulting in additional reporting requirements to Built Heritage Committee and City Council. Four appeals have been filed to the Ontario Land Tribunal related to designations and all have been settled without the need for a full hearing. The objection and appeals processes have put pressure on staff resources and reduced capacity to bring additional designations forward for Built Heritage Committee and Council approval.

In the designations brought forward since 2023, Heritage Planning staff have focused particularly on diversifying the City’s Heritage Designation program in alignment with the City’s Official Plan policy 4.5.1 (11) that states:

“The City shall promote equity and inclusivity by recognizing, protecting and honouring sites of cultural heritage value associated with the diverse historical experiences, and prioritizing the identification of underrepresented historic places”.

Council has moved forward with the designation of buildings that support this policy such as:

- Bell Telephone Exchanges, RCAF Officer’s Mess and the Rothesay Apartments that highlight stories of the changing status of women in the twentieth century;
- The Ottawa Mosque that highlights the history and contributions of Ottawa’s Muslim community;
- St. Margaret’s Church in Vanier that yields information about the history, community and culture of Inuit Anglicans in Ottawa who have worshipped at this

church since at least 2004;

- The former YMCA on Metcalfe Street that provides information about historically LGBTQ+ safe spaces; and
- Designations that highlight Ottawa's rich Francophone history in Vanier, Hintonburg, Mechanicsville and Orléans.

Advancing this work has helped the City illustrate more inclusive stories and contribute to a more representative and equitable heritage program. Staff will continue to seek opportunities to tell the whole story of Ottawa through its historic places.

Register Review Work Completed to Date

The following tables provide a summary of how staff have reviewed the properties on the Register for both potential Part IV and Part V designation and outlines the outstanding work and areas of focus moving forward.

Table 1 outlines the overall review of the 4,600 properties listed on Heritage Register as of January 1, 2023. Staff undertook a comprehensive review of the Register and identified 833 properties that were potential candidates for individual designation. In addition to this, approximately 1,600 properties were recommended for removal from the Register. These properties were not considered strong designation candidates, but may merit addition to the future Heritage Inventory for recognition and monitoring purposes. Approximately 900 properties are located in future HCD Study Areas or HCD Feasibility Areas. A handful of properties have been demolished or subject to Notice of Intention to Demolish. This means that there are approximately 1,300 properties remaining for staff to review. The proposed approach for these properties is outlined below related to the new Heritage Inventory.

Table 1: Heritage Register Review Summary

Total properties listed as of January 1, 2023	4577
Properties removed from the Register	1577
Properties identified as potential designation candidates (for breakdown see Table 2)	833
Demolitions and 60 Day Notice of Intent to Demolish	16
Properties in future HCD Study Areas	820
Properties in future HCD Feasibility Assessment Areas	29
Properties Remaining to review	1302

The following table provides further detail on the properties that were screened to Phase II and identified as potential candidates for Part IV designation. Of the 833 properties, all but 127 have been reviewed and screened to determine the most appropriate action. Council has issued 71 Notices of Intention to Designate; research and property owner discussions are ongoing for 95 properties and staff have reviewed an additional 81 properties and determined that they do not merit Part IV designation. The remaining properties have been identified for focused studies or HCD studies. In addition, there were several demolitions and a few Federally owned properties that were removed from the list of 833. Staff will review the remaining 127 properties to determine the most appropriate course of action for them by the end of the year. In the interim, they will be recommended for addition to the new Heritage Inventory as discussed below.

Table 2: Phase II Property Breakdown

Properties Screened to Phase II	833
Notice of Intention to Designate Issued	71
Properties reviewed and determined to not warrant designation	81
Properties in Future Part V HCD Study Areas	102
Properties in progress for Part IV Designation	95
Properties in rural wards remaining to be reviewed	188
Wards 15 and 17 Focus Area	132
Modernist Properties identified for potential designation	19
Federal Properties removed from triage	8
Bridges	7
Demolished	3
Remaining to review	127

Priority Areas for Future Review

While staff have made significant progress in the designation program over the past several years, the many years of slower progress before Bill 23 means that there remains significant work to be undertaken.

The section below provides additional context to the remaining properties left to review for potential Part IV designation. Staff have identified several priorities for review as outlined below:

Rural Heritage

Rural heritage properties comprise a significant portion of the remaining properties to be reviewed. These properties are primarily located in Wards 5, 19, 20 and 21 and include many properties in rural villages such as Osgoode, Metcalfe, Richmond and Carp, as well as rural farm properties. There are pockets of properties associated with rural history in other outer suburban wards as well.

Since amalgamation in 2001, there has not been a systematic review of heritage

resources in the rural areas of Ottawa. Ottawa's rural history is underrepresented as part of the overall designation program and with the loss of the Heritage Register as a tool to recognize properties of value, a comprehensive approach to rural heritage must be a higher priority in accordance with Official Plan policy 4.5.1 (12) that states:

12) Because Ottawa has a large and varied geography, the heritage conservation program shall reflect properties in all areas of the city to ensure that the histories of the urban, suburban and rural areas are recognized, honoured and protected.

Staff will develop a ward-by-ward approach to reviewing these properties in consultation with ward councillors, local communities and historical societies.

Underrepresented Urban Wards (15 and 17)

Staff have also identified Wards 15 and 17 for additional review. Both of these wards include high concentrations of listed properties but relatively low numbers of designations. To ensure that the heritage program reflects the broad history of the urban area over time, staff will undertake further study of the remaining properties to determine additional candidates for designation. Ward 17 will also be the subject of two additional HCD Studies in the coming years; Bank Street in the Glebe and Glebe and Powell Avenues between Bank Street and Bronson Avenue.

Modernism

Heritage Planning will undertake a review of modern buildings in Ottawa to identify priority candidates for future designation under Part IV of the *OHA*. This initiative responds to a gap identified by both staff and members of Built Heritage Committee over the past several years. This review will likely include thematic studies by architect, typology (ie. churches) and geography (i.e. former Federal campuses).

Recommendation 2: Approve the creation of the City of Ottawa Heritage Inventory

As of January 2, 2027, there will be no properties listed on the City of Ottawa Heritage Register. The loss of the Heritage Register as a tool for listing properties does not diminish the cultural or historical importance of these sites, nor the City's ongoing commitment to recognizing and conserving them through other available mechanisms under the *OHA*.

Both the Provincial Planning Statement and the Official Plan include policy direction to undertake strategies to proactively identify potential heritage resources:

Section 4.6 (4) (b) states:

Planning authorities are encouraged to develop and implement:

b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

Through Official Plan Amendment 46 the following policy was included in the City of Ottawa Official Plan. While these amendments are not yet approved by the provincial government, it is anticipated they will be approved before the end of this year:

The City may develop strategies to proactively conserve built heritage resources or cultural heritage landscapes that may have potential cultural heritage value or interest, but have not yet been evaluated. These strategies may include, but are not limited to, developing and maintaining a publicly accessible inventory of properties or areas of the city that may have potential cultural heritage value or interest but do not have status under the *Ontario Heritage Act*. Properties included in this inventory may be evaluated and, where appropriate, listed on the City's Heritage Register or designated under Part IV or V of the *Ontario Heritage Act*.

In order to recognize non-designated heritage properties, staff recommend the creation of the City of Ottawa Heritage Inventory.

Listing properties on the Heritage Register has always fulfilled three main functions within the City of Ottawa Heritage Program:

1. The recognition that the property may have cultural heritage value or interest;
2. Monitoring of properties of interest that may be subject to development applications or building permits; and
3. Interim demolition control.

The removal of all remaining properties from the Heritage Register does not mean that these properties no longer have cultural heritage value, but it does mean that there are no requirements for property owners related to heritage. While the proposed City of Ottawa Heritage Inventory will not have legal standing under the *OHA*, and can no longer provide interim demolition control, it can continue to fulfill the functions of listing in terms of recognition and monitoring of properties of potential cultural heritage value.

This proposed approach follows the approach that other municipalities across the province are taking including Hamilton and Toronto.

Staff recommend that the Inventory include the following categories of properties:

- Federally designated properties and National Historic Sites;

- Properties subject to other heritage legislation such as the *Heritage Railway Stations Protection Act*;
- Properties within HCD Study Areas;
- Properties of high significance that are intended for designation; and
- Properties of cultural heritage value that merit recognition through the Heritage Inventory.

Staff will undertake a secondary screening of the remaining approximately 1,300 remaining listed properties and the approximately 1,600 formerly listed properties and determine which properties should be added to the Heritage Inventory for recognition and monitoring.

Staff will continue to inform and provide information to members of the public on the implications of being included on the Inventory. In addition, staff will create a new section of the Heritage Planning web page to explain the City of Ottawa Heritage Inventory and its role within the overall heritage planning program. In addition, Heritage Planning will work to ensure that the data is available internally and externally on common platforms such as GeoOttawa, Otwin, Land Management System and open data.

Staff will report back to committee on the initial list of properties that are included by Q2 2027 and bring forward Terms of Reference for the ongoing management of the Inventory for approval by Built Heritage Committee and Council.

Recommendation 3: Remove remaining listed properties from the City of Ottawa Heritage Register effective January 1, 2027

Section 27 (16) of the *OHA* was amended in 2024 to include the following:

(16) In the case of a property included in the register under a predecessor of subsection (3), as of December 31, 2022, the council of a municipality shall remove the property from the register if the council of the municipality does not give a notice of intention to designate the property under subsection 29 (1) on or before January 1, 2027 or such later date as may be prescribed. 2022, c. 21, Sched. 6, s. 3 (4); 2024, c. 18, Sched. 2, s. 1 (1).

Given that 2026 is an election year, and committee and Council schedules may be disrupted near the end of the year, staff are seeking advance direction to remove the remaining properties from the Register as of January 1, 2027, in order to ensure compliance with the requirements of Section 27(16) of the *OHA*. Staff have included a caveat in the recommendation in the instance that the Province further extends the deadline for removal of listed properties.

Recommendation 4: Updated Heritage Conservation District Study Work Plan Prioritization

Heritage Conservation Districts under Part V of the *OHA* are an integral component of the City's Heritage Conservation Program, because they protect the city's unique character and cultural heritage while guiding thoughtful change that keeps neighbourhoods vibrant, livable, and connected to their past. Section 4.5.1 of the Official Plan directs the designation of HCDs and the City currently has 21 HCDs comprising approximately 3,500 properties.

Staff are in the final stages of work on an update for the Bank Street HCD Plan and the Golden Triangle HCD Study and Plan. Both projects are anticipated to be completed in late spring 2026.

Through report [ACS2024-PDB-RHU-0046](#), staff provided an update on the HCD Work Plan. This update included recommendations to undertake HCD Feasibility assessments for the following areas:

- Beaverbrook;
- Island Park Drive;
- Wellington Street West (Hintonburg);
- Macdonald Gardens; and
- Areas recommended for study through the Rideau Canal Cultural Landscape Study

Staff have now completed the Feasibility Assessments for Beaverbrook, Island Park Drive, Hintonburg and Macdonald Gardens, which have resulted in recommendations for two HCD Studies for Island Park Drive and Beaverbrook.

For areas along the Rideau Canal, upon further analysis, staff now recommend that instead of undertaking Feasibility Assessments for the areas along Queen Elizabeth Driveway and Colonel By and Echo Drives, that these projects proceed directly to an HCD Study. The areas have long been identified for their heritage potential through the application of the Heritage Overlay under Zoning By-law 2008-250, the Rideau Canal Special District in the Official Plan and through a concentration of listed properties within the corridor. This potential has been confirmed through the forthcoming Rideau Canal Cultural Landscape Study that provides a comprehensive overview of the cultural landscape in this section of the Rideau Canal. Staff will bring forward proposed study area boundaries for these projects as they arise on the work plan.

HCD Work Plan

There are now nine HCD projects on the Heritage Planning Branch work plan. Staff recommend that the projects be prioritized as follows. A brief rationale is provided below for each item:

1. Beaverbrook Heritage Conservation District Study (Anticipated start Q2 2026)

The Beaverbrook HCD Study was first directed by Council in 2014 and an HCD Feasibility Assessment was completed in 2025. There appears to be broad community support and interest in the study and the designation of a district outside of the core of the city helps to diversify the designation program and ensure broad representation of the stories of Ottawa's growth and development.

2. Centretown West Heritage Conservation District Study (Anticipated start Q2 2026)

The Centretown West/Dundonald Park HCD Study and the Golden Triangle HCD Study were directed by Council coming out of the Centretown Heritage Study. The Golden Triangle HCD Study is almost complete. Staff anticipate being able to complete the Centretown West HCD Study more efficiently by leveraging the significant heritage work undertaken in the neighbourhood over the past eight years. Further details about this study and a proposed amendment to the boundary are included in Recommendation 4(b) of this report.

3. Sandy Hill West HCD Update and Sandy Hill Cultural Heritage Character Area HCD Study

The HCD fabric of Sandy Hill is complex. It includes five of the earliest HCDs in Ontario, designated in 1981, as well as the Sandy Hill West HCD, designated in 1994, the Besserer-Wurtemberg and Russell-Range HCDs designated in 2018. In 2015, Council recognized a large area of the undesignated portion of Sandy Hill as a Cultural Heritage Character Area (CHCA). As a result of changes to the *Planning Act* and the loss of the Heritage Register as a management tool, the Sandy Hill CHCA will be at significant risk of loss of heritage fabric through demolition and there is little ability to manage change through design guidelines in the absence of applications under the *Planning Act*.

This anticipated scope for this project is comprehensive:

- Updated heritage inventory for entire area;

- HCD Study for Sandy Hill CHCA;
- HCD Plan for Sandy Hill West HCD; and
- Exploration of opportunities to streamline the heritage policy framework across all existing eight HCDs and the CHCA potentially through a new common HCD Plan for the entire area.

It is anticipated that this project will take two to three years to complete based on current staffing levels. Staff recommend that this project be started as resources permit after the Beaverbrook and Centretown West studies are complete.

4. Rideau Canal (Queen Elizabeth Driveway, Colonel By and Echo Drive)

This study has been prioritized given the importance of the Canal and its surroundings to the identity of Ottawa as recognized through the Official Plan. In addition, the removal of the Heritage Overlay from the Zoning By-law will put this area at greater risk of loss of historic fabric without a designation. Finally, the City's work with Parks Canada and the National Capital Commission on the forthcoming Rideau Canal Cultural Landscape Study will provide a strong foundation for an HCD study in these areas.

The following studies areas share similar characteristics and have been prioritized in order of when they were first identified for potential designation.

1. Bank Street in the Glebe; (identified in 2019)
2. Glebe and Powell Avenues (identified in 2019); and
3. Island Park Drive (request 2023, Feasibility Assessment 2025).

Staff recognize the high level of community interest in moving these projects forward in a timely fashion, however, it is important to note that HCD studies are resource intensive projects that involve significant staff time for research, analysis, evaluation, community consultation and policy development, as well as potential appeals. Staff have had success in recent years in completing these studies (or large portions) of them in-house rather than hiring consultants. Given existing capacity, the work plan outlined above, plus the additional proposed HCD Feasibility Assessments outlined below, represents a 10 to 15-year time horizon.

There are two remaining HCDs that do not have post-2005 HCD Plans- Spark Street and Cathedral Hill. Staff do not recommend the development of HCD Plans for these areas at this time, as it is not an efficient use of staff resources. The Cathedral Hill HCD has been mostly redeveloped over the past 15 years and the Sparks Street HCD is

undergoing significant change due to the federal government's work in the Parliamentary Precinct.

Recommendation 5(a): Centretown West HCD Boundary

Council has directed staff to undertake an HCD Study in Centretown, west of Kent Street, in the blocks surrounding Dundonald Park. Staff had initially proposed a boundary for this study area in 2024 through report [ACS2024-PDB-RHU-0046](#). This study area was generally bounded by Cooper Street in the north, James Street in the South, Bay Street in the west and Kent Street in the east.

Over the course of the last 18 months, the Centretown Citizen's Association (CCA) has been undertaking their own review and analysis with the aim of proposing a revised boundary for the HCD Study. This work has included block by block surveying of the area and extensive consultation within the CCA. In late February 2026, staff received a formal letter from the CCA that included a proposed boundary.

Staff have reviewed the revised boundary proposed by the CCA along with supporting background materials. In addition, staff walked each block in the proposed study area in March 2026 and undertook additional historical analysis and policy review. Based on this analysis, staff recommend a revised boundary for the Centretown West HCD Study as attached in Document 1.

This revised boundary is recommended based on staff analysis and balancing of the following considerations:

- Extent of the existing Heritage Overlay in Centretown West
 - The Heritage Overlay, through Zoning By-law 2008-250, has existed in this neighbourhood since the 1970s, recognizing the heritage character of the area. The Overlay will be removed through the New Zoning By-law. The recommended boundary generally aligns with the extent of the Heritage Overlay with extensions of up to one block in the north, south and west.
- Understanding of the history of the development of the neighbourhood
 - The CCA recommended that staff consider a study area that extended west to Bronson Avenue, which is logical based on the historical development of this neighbourhood where Bronson Avenue functioned as a geographical boundary to Centretown. In addition, the CCA requested that the boundary be extended west to Percy Street to better capture the diversity of the neighbourhood's historic building stock. Staff do not

believe there is enough heritage integrity in the streetscapes between Percy and Bronson but do agree that extending the boundary to Percy Street in the west is warranted.

- The ERA Centretown Heritage Study identified the area as a potential HCD, but the recommended study area was more limited in scope to include Dundonald Park and the properties surrounding it.
- Highest concentrations of historic buildings
 - Through the review, staff considered which blocks had the highest architectural and streetscape integrity.
- Official Plan direction
 - The northern section of the neighbourhood beginning on Lisgar is envisioned for higher heights and densities. In addition, Bronson Avenue is designated as a Mainstreet Corridor that envisions heights of up to nine storeys.

Staff have reviewed this proposed revised boundary with the CCA's Heritage Committee. It is also important to note that this recommended boundary is for an HCD Study only. The final boundary for any proposed HCD designation will be determined through the HCD study as required by the *OHA*.

Recommendation 5 (b) Future HCD Feasibility Assessment

1. Chinatown

Through a number of recent initiatives including the Register review project, the new Bank Street HCD Plan and preparation for the upcoming Centretown West HCD Study, a new potential HCD has been identified. Staff recommend that, in consultation with the Ward Councillor and the community, a Feasibility Assessment be undertaken for Chinatown in Ward 14. The exact boundaries remain to be determined, but would generally follow Somerset Street West between Bay Street and Preston Street. There are 29 listed properties in this area and three individually designated properties along with a number of other individually designated properties nearby. A Feasibility Assessment for this area would further support the City's broader goal of diversifying its heritage program and ensuring that the places we recognize reflect the full breadth of Ottawa's cultural history. Chinatown has the potential to yield information about important aspects of Ottawa's history that are currently underrepresented within existing HCDs. A feasibility assessment would allow staff to explore the area's unique cultural

landscape, heritage values, and community identity, and determine whether an HCD is an appropriate tool to conserve these attributes.

An HCD study in this neighbourhood has the potential to reveal further information about Ottawa's Chinese and immigrant history.

Conclusion

The approval of the recommendations in this report will ensure that the City appropriately implements the changes to the *OHA* and will ensure the City's Heritage program continue to fulfill the goals of the Official Plan.

FINANCIAL IMPLICATIONS

The works will be done within existing resources.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing report recommendations 1, 2, 4 and 5. Properties that were listed on the Heritage Register and removed in accordance with Recommendation 3 cannot be re-listed for a period of five years in accordance with subsection 27(18) of the *OHA*. When a property is not listed on the Heritage Register, the *OHA* subsection 29(1.2) does not permit a Part IV designation in the wake of certain development applications.

COMMENTS BY THE WARD COUNCILLOR(S)

Not applicable – Citywide report.

CONSULTATION

No consultation was undertaken on the recommendations of this report. Future consultations will be undertaken on future HCD Feasibility Assessments, HCD Studies and individual designations. Staff will engage with Ward Councillors, community associations, property owners, Heritage Ottawa and historical societies as appropriate.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications for this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

RURAL IMPLICATIONS

Designating and recognizing rural heritage properties helps conserve the unique cultural landscapes, vernacular architecture, and settlement patterns that define the character of Ottawa's villages and rural countryside.

TERM OF COUNCIL PRIORITIES

There are no applicable Term of Council Priorities.

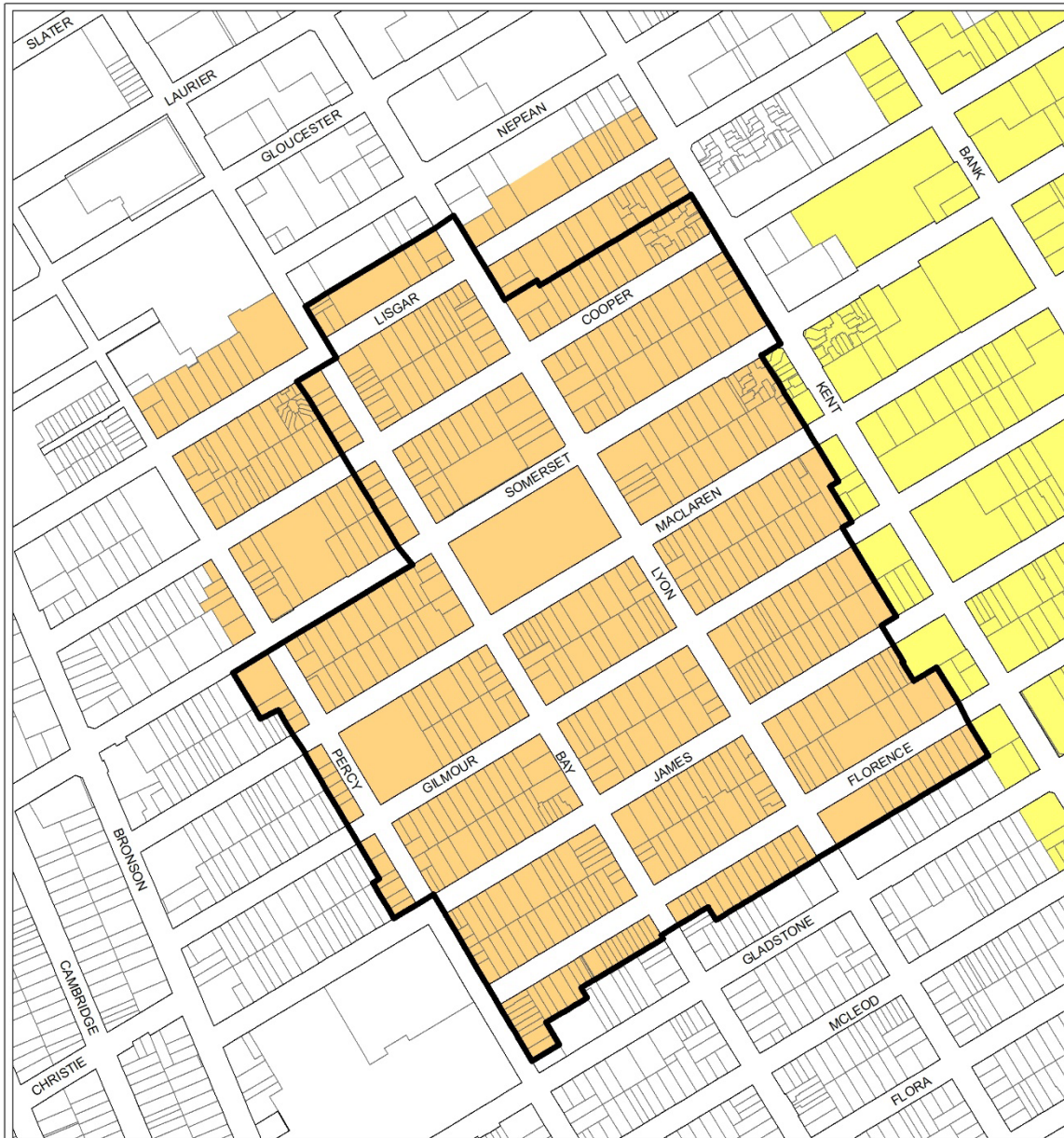
SUPPORTING DOCUMENTATION


Document 1 Recommended Centretown West HCD Study Area

DISPOSITION


The Planning, Development and Building Services Department will implement the recommendations of this report.

Document 1 Centretown West HCD Study Area



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
	2026-0290-A		
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REVISION / RÉVISION - 2026 / 03 / 16			

	Existing Centretown HCD Boundary / DCP du centre-ville
	Centretown Community Association Recommended Boundary / Limites recommandées par la CCA
	Revised Staff Recommended Boundary / Limites révisées recommandées par le personnel



NOT TO SCALE