

**Subject: Heritage Conservation District Plan for Centretown and Minto Park  
Heritage Conservation Districts**

**File Number: ACS2022-PIE-RHU-0020**

**Report to Built Heritage Sub-Committee on 20 June 2022**

**and Council 6 July 2022**

**Submitted on June 8, 2022 by Court Curry, Manager, Right of Way, Heritage and  
Urban Design Services, Planning, Real Estate and Economic Development  
Department**

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**Ward: SOMERSET (14)**

**Objet : Plan de district de conservation du patrimoine visant les districts de  
conservation du patrimoine du centre-ville et du parc Minto**

**Dossier : ACS2022-PIE-RHU-0020**

**Rapport au Sous-comité du patrimoine bâti**

**le 20 juin 2022**

**et au Conseil le 6 juillet 2022**

**Soumis le 8 juin 2022 par Court Curry, Gestionnaire, Services des emprises, du  
patrimoine et du design urbain, Direction générale de la planification, de  
l'immobilier et du développement économique**

**Personne ressource : MacKenzie Kimm, Urbaniste III, Planification du Patrimoine**

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**Quartier: Somerset (14)**

## REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. **Adopt the proposed Heritage Conservation District Plan for the Centretown Heritage Conservation District and for the Minto Park Heritage Conservation District by by-law as shown in Document 1;**
2. **Direct Planning, Real Estate and Economic Development staff to update the Landmark Buildings Policy (Policy 55) in Section 4.4.9 of the Central and East Downtown Core Secondary Plan as approved by Council, in the context of the proposed Heritage Conservation District Plan for Centretown and Minto Park and bring forward related amendments as necessary;**
3. **Direct Heritage Planning Staff with Legal Services staff to register the designation by-law for the Centretown Heritage Conservation District (By-law 269-97) on title for the individually designated properties listed in Document 2; and**
4. **Direct Heritage Planning staff to undertake Heritage Conservation District studies, in consultation with the community, for the Golden Triangle and for the blocks surrounding Dundonald Park.**

## RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :

1. **Adopter par voie de règlement municipal le Plan de district de conservation du patrimoine proposé pour les districts de conservation du patrimoine du centre-ville et du parc Minto, comme l'illustre le document 1;**
2. **Enjoindre au personnel de Planification, Immobilier et Développement économique d'actualiser la politique sur les bâtiments d'intérêt (Politique 55) de la section 4.4.9 du Plan secondaire du cœur et de l'est du centre-ville, approuvé par le Conseil, dans le contexte du Plan de district de conservation du patrimoine proposé pour le centre-ville et le parc Minto, et mettre en place au besoin des modifications en ce sens;**
3. **Enjoindre au personnel de Planification du patrimoine et des Services juridiques d'inscrire au titre foncier le règlement de désignation applicable au district de conservation du patrimoine du centre-ville (Règlement 269-**

**97) pour les propriétés désignées individuellement et énumérées dans le document 2; et**

- 4. Enjoindre au personnel de Planification du patrimoine d'entreprendre des études du district de conservation du patrimoine, en consultation avec les membres de la collectivité, visant le Triangle d'or et les îlots ceinturant le parc Dundonald.**

## **EXECUTIVE SUMMARY**

As a result of the Centretown Heritage Study, this report recommends the adoption of the proposed Heritage Conservation District Plan (HCD Plan) for the Centretown and Minto Park Heritage Conservation Districts. The HCD Plan has been prepared in accordance with the requirements of the *Ontario Heritage Act* (OHA) for both HCDs, which if adopted by Council, will provide the direction to help conserve their cultural heritage resources and manage change within the HCDs. If the proposed HCD Plan is adopted by City Council, a by-law for each HCD will be prepared for Council approval.

The Ward Councillor is aware of this report. Heritage Ottawa, the Centretown Community Association, individuals who had previously indicated interest in the project and all property owners within the boundaries of each HCD were notified of this report.

## **RÉSUMÉ**

Par suite de l'étude du patrimoine du centre-ville, le présent rapport recommande l'adoption du Plan de district de conservation du patrimoine (DCP) proposé pour les districts de conservation du patrimoine du centre-ville et du parc Minto. Le Plan de DCP a été élaboré conformément aux exigences de la *Loi sur le patrimoine de l'Ontario* pour les deux DCP. S'il est adopté par le Conseil, ce plan fournira les directives permettant de conserver les ressources du patrimoine culturel s'y trouvant et de gérer les changements dans les DCP. Si le Plan de DCP proposé est adopté par le Conseil municipal, un règlement propre à chaque DCP sera élaboré et soumis à l'approbation du Conseil.

Le conseiller municipal du quartier connaît l'existence du présent rapport. Patrimoine Ottawa, l'Association communautaire du centre-ville, les personnes qui avaient manifesté leur intérêt pour ce projet et tous les propriétaires à l'intérieur des limites de chaque DCP ont été avisés de l'élaboration du présent rapport.

## **BACKGROUND**

The Centretown Heritage Conservation District (HCD) was designated under Part V of the OHA in 1997 by By-law 269-97. It consists of the central core of the larger Centretown neighbourhood, located immediately south of Parliament Hill. At the time of designation, City Council adopted a set of guidelines for managing how the area should evolve and change over time.

The Minto Park Heritage Conservation District (HCD) was designated under Part V of the OHA in 1988 by By-law 142-88 as a result of a community advocacy initiative. At the time, no guidelines were prepared or adopted, as there was no requirement under the OHA.

In 2005, the OHA was revised to include provisions that addressed the completion of heritage conservation district plans for previously designated HCDs. There is no requirement to update older HCDs to include heritage conservation district plans; however, Section 41.1 (2) of the OHA provides the ability for Council to pass a new by-law adopting an HCD plan for existing HCDs. An HCD plan, adopted by by-law, provides tools to manage change in an HCD and a greater level of protection for the cultural heritage character of the HCD.

The attached HCD Plan for Centretown and Minto Park HCDs (Document 1) has been prepared in accordance with the post-2005 OHA. The Plan replaces the previous guidelines for Centretown passed by Council in 1997.

### **The Centretown Heritage Study**

The Centretown Heritage Study was initiated in 2018 in response to Council's direction within the Centretown Secondary Plan adopted in 2013. As part of the City's new Official Plan (approved by Council in 2021), the Centertown Secondary Plan was consolidated with other downtown secondary plans to form the Central and East Downtown Core Secondary Plan ("the Secondary Plan"). The Secondary Plan directed that the City undertake the development of a Heritage Conservation District Plan according to the requirements of the OHA. Section 3.7.1.1 directed that the new HCD Plan consider:

- The diversity of buildings within the existing CHCD [Centretown Heritage Conservation District] and the objective of this Plan to accommodate population growth and new, contemporary buildings within the CHCD and shall develop appropriate infill guidelines;

- More comprehensive descriptions and guidelines for individual buildings and streetscapes;
- Architectural guidelines for new buildings, and additions to existing buildings;
- Modifications to the current boundaries of the CHCD as deemed appropriate by the study findings.

The City retained ERA Architects Inc. to undertake a heritage inventory as the first phase of the study. The inventory included the review and evaluation of all the properties within the [study boundaries](#), both inside and outside the existing HCDs. The consultant also provided a number of recommendations for how to proceed with drafting of the HCD plans for Centretown and Minto Park, for potential future HCD studies, and for further evaluation of properties outside of the existing HCDs. They did not recommend any changes to the current boundaries of either Centretown or Minto Park HCD.

In 2021, the City retained Sally Coutts Heritage Consulting Inc. to draft and prepare a heritage conservation district plan for both HCDs.

This report has been prepared to fulfil the requirements of the direction in the Secondary Plan. It is also necessary as City Council approval is required to adopt an HCD plan under Part V of the OHA, after consultation with Built Heritage Subcommittee.

If City Council adopts the proposed HCD Plan for the Centretown and Minto Park HCDs attached as Document 1, staff will bring forward a by-law for adoption to City Council at a future meeting. After Council passes the by-law there is a 30-day appeal period during which any member of the public can appeal the by-law. Appeals are forwarded to the Ontario Land Tribunal for a hearing.

## **DISCUSSION**

### **Recommendation 1**

The *Ontario Heritage Act* allows municipalities to adopt, by by-law, an HCD plan for districts that were designated prior to 2005. Section 41.1 (5) of the OHA, notes that an HCD plan must include:

- A statement of the objectives to be achieved in designating the area as a heritage conservation district;

- A statement explaining the cultural heritage value or interest of the heritage conservation district;
- A description of the heritage attributes of the heritage conservation district and of properties in the district;
- Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- A description of the alterations or classes of alterations that are minor in nature and do not require a heritage permit.

The HCD Plan, attached as Document 1, that meets the above requirements has been prepared for both the Centretown and Minto Park HCDs. It is intended to provide direction and guidance for the management of both the Centretown and Minto Park HCDs to help planners, homeowners, architects, policy makers and developers to conserve and honour their heritage resources into the future.

### **Overview of the HCD Plan**

The HCD Plan is divided into four parts:

- Part A provides an overview of the policy framework that will support the HCDs and outlines their cultural heritage values, attributes and the statement of objectives of the Plan;
- Part B provides the policies and guidelines for managing conservation, repair and change in the HCDs. The policies provide direction for conserving the Districts' cultural heritage value and managing changes within them and are required components of the Plan; the guidelines provide both general guidance as well as specific technical instructions on achieving the associated policy, while acknowledging that there may be a variety of strategies for satisfying any policy.
- Part C provides an overview of how the Plan is intended to be implemented through the heritage permit process and when a heritage permit is required;
- Part D provides a glossary of defined terms used in the Plan (Appendix A) as well as Appendices B and B1 which list the properties by category (i.e Contributing or Non-contributing) and a list of properties designated under Part IV of the OHA. Appendix C provides additional information for owners outlining the process for a tree permit as per the City of Ottawa Tree Protection By-law.

As part of this project, the statement of cultural heritage value and attributes for the Centretown HCD have been updated to reflect the evolution of the area since its original designation. The statement and list of attributes also incorporate and reflect those for Minto Park HCD and its evolution, which did not have a statement or list originally.

Similarly to the City's other HCD plans, the document is divided into sections relating to the most common types of alterations: demolition and relocation (Section 5), conservation and repair (Section 6), alterations (Section 7), additions (Section 8), new construction (Section 9), as well as landscaping, parks and public realm considerations (Sections 11 and 12). The Plan provides direction in the form of policies, being the required components, and guidelines, which provide more flexibility with technical guidance in order to achieve the policies.

Given the variety of buildings and structures within the boundaries of the HCDs, the Plan provides specific direction according to building type (i.e. house-form buildings, historic apartment buildings, commercial or mixed use buildings that form part of the historic main streets in the HCDs) and depending on how a property contributes to the cultural heritage value of its HCD (i.e. "contributing" and "non-contributing").

The Plan will apply to both Centretown and Minto Park HCDs, however a special section is included that provides specific policies and guidelines for managing change within Minto Park and the buildings surrounding it (Section 10). Further, specific policies (Section 9.6) and guidelines have been included for the area surrounding the Museum of Nature, (formerly known as the Victoria Memorial Museum) in order to highlight its significance as a landmark within the Centretown neighbourhood and ensure that it remains the focal point.

### **Inventory Evaluation: Categories and Classifications**

As part of ERA Architects' inventory, all of the properties within both HCDs were reviewed and evaluated to determine their contribution to the neighborhood's cultural heritage value. A historic context statement and methodology was developed that involved on-site recording of resources and their subsequent classification into five groups: Significant Resources; Character-Defining Resources; Character-Supporting Resources; No Classification; and Vacant (at the time of the inventory).

The consultant recommended that properties classified as Significant Resources (SR), Character-Defining Resources (CDR) and select Character-Supporting Resources (CSR) be categorized as Contributing resources within the Centretown and Minto Park

HCDs. Properties in the remaining classifications would be categorized as Non-contributing resources. These recommendations and the classifications were carried forward by staff as part of the HCD Plan. Heritage Survey Forms were created for each property that indicate their classification are held on file with the City of Ottawa; copies are available upon request.

Contributing properties have design, historic, and/or associative value, or contextual value, and contribute to the area's heritage character and are intended to be conserved and retained. There may be cases where a "Character-Supporting Resource" may be contemplated for demolition, provided that certain criteria (as outlined in Section 5) can be met. Non-contributing properties are those which do not express or reflect the area's heritage character and may be contemplated for demolition. These categories are consistent with City's recent practices for HCD Plans and those of recently-approved HCDs across the province.

### **Alignment with Planning Policy**

In order to satisfy the direction in the Secondary Plan "to consider accommodations for population growth," the proposed HCD Plan includes direction and guidance for the construction of new buildings, specifically contemplating mid and high rise buildings and how those types of buildings can be compatible with, and sensitive to the cultural heritage value of the HCDs. The HCD Plan is informed by the Secondary Plan, in terms of where such growth and development is intended.

To ensure the planning and heritage frameworks align, the HCD Plan also provides additional context from a heritage perspective in addition to the direction in the Secondary Plan policies related to potential Landmark Buildings (Policy 55).

### **Official Plan**

City Council approved a new Official Plan in November 2021 and is awaiting Ministerial approval by the Province. Once approved by the Province, it will replace the previous Official Plan and will be a policy document that stakeholders must consider when dealing with cultural heritage resources. Section 2.5.5 of the existing Official Plan, "Cultural Heritage Resources," and Section 4.5 of the new Official Plan, "Cultural Heritage and Archaeology," contain policies to achieve the City's goal to protect cultural heritage resources. These sections provide the authority for Council to designate and manage heritage conservation districts.



## Provincial Policy Statement

Staff have determined that the proposed HCD Plan for Centretown and Minto Park HCDs is consistent with the Provincial Policy Statement (PPS), 2020. Section 2.6.1 of the PPS stipulates that “significant cultural heritage landscapes shall be conserved.” The HCD plan provides clear direction regarding the conservation of both the Centretown and Minto Park Heritage Conservation Districts.

### **Recommendation 2**

While one of the objectives of the proposed HCD Plan is to ensure that new buildings are contextually appropriate and respect the cultural heritage values and attributes of the designated place, the Landmark Buildings policy (Section 4.4.9 Policy 55) in the Secondary Plan encourages buildings that may stand out architecturally. Staff are of the opinion that it will be a challenge for such a proposal to strike a successful balance and achieve the intent of both the HCD and Secondary Plans. Although the proposed HCD Plan has been prepared with companion policies and guidelines that are intended to provide additional context from a heritage perspective (Section 9.5) to guide how such a Landmark Building might achieve that balance, staff believe that this additional context should also be echoed in the Secondary Plan itself to ensure that the planning and heritage frameworks can appropriately support each other.

Section 40 (2) (d) of the OHA provides that as part of any study of an area for the purpose of district designation, the study shall make recommendations for any changes required to a municipality’s official plan or any municipal by-laws. Accordingly, a recommendation has been included with this report seeking direction to reassess Policy 55 of the Secondary Plan in the context of the proposed HCD Plan and bring forward amendments as necessary.

### **Recommendation 3**

The Centretown HCD was designated in 1997. Prior to amendments in 2005, the OHA did not permit properties to be both individually designated under Part IV and Part V of the OHA. As such, the designation by-law for the HCD was never registered on the title of properties that were individually designated at the time. Today, Section 41 (2.2) provides that properties may be designated under both Parts. Therefore, staff are recommending that the original designation by-law for the HCD be registered on title for the 15 properties listed in Document 2.

## **Recommendation 4**

As a result of the first phase of the Centretown Heritage study, the City's consultant made a number of recommendations for future designations in Centretown including to consider the properties surrounding Dundonald Park as an HCD under Part V of the OHA. The Centretown Community Association have indicated their support for a potential HCD in this area but have requested consideration be given to a wider boundary beyond the perimeter of Dundonald Park. They have also requested consideration of a potential HCD in the area east of Elgin Street and the Canal, known as the Golden Triangle. Staff have reviewed the consultant's recommendations and requests from the community and agree that the areas as generally shown in the maps attached as Documents 3 and 4 merit further study for potential designation as heritage conservation districts. This study will be included as part of the Heritage Planning Branch's workplan for the next term of Council. The boundaries may be further refined in consultation with the community through the study process.

## **Conclusion**

The Heritage Planning Branch recommends the adoption of the new HCD plan for Centretown and Minto Park HCDs as it complies with the requirements of a plan enumerated in the OHA. The HCD Plan will provide a stronger framework for the protection of the HCDs in the future that will more closely align with the Planning framework currently in place. The adoption of the HCD Plan will fulfill the direction in the Secondary Plan, two of the goals of the Centretown Heritage Study and will achieve the City's priority to update two pre-2005 HCDs.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **CONSULTATION**

### **Consultation Requirements**

Section 41.1 (6) of the OHA requires public consultation prior to City Council passing a by-law adopting an HCD Plan. As per Section 41.1 (6), the municipality must ensure that:

- a) Information related to the proposed heritage conservation district including a copy of the plan is made available to the public;

- b) At least one public meeting is held with respect to the proposed Heritage Conservation District Plan; and
- c) If the council of a municipality has established a municipal heritage committee under Section 28, the committee is consulted with respect to the proposed heritage conservation district plan.

Section 41.1 (7) and (8) require that notice of the public meeting be provided to anyone who may have an interest in the plan, at least 20 days prior to the meeting. The June 20, 2022 Built Heritage Sub-Committee (BHSC) meeting will serve as the public meeting required by the OHA. All property owners within the boundaries of each HCD were notified by mail on May 26, 2022. The Centretown Community Association, Heritage Ottawa, and members of the public who expressed interest in the HCD study previously were also notified of this report. A copy of the draft HCD Plan was posted on the City's project page for review and feedback in early March 2022; a revised draft has also posted online.

Centretown Heritage Study and the preparation of the HCD plan for Centretown and Minto Park HCDs has benefited from a number of public consultation components to reach and engage with residents and to seek input from stakeholders. A summary of the consultation process and each component as well as a summary table of the comments received on the draft HCD Plan has been provided in Document 5.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Ward Councillor provided the following comments:

"Due to its proximity to Parliament, Centretown developed as a residential neighbourhood and played an important part in Ottawa's growth as the nation's capital. Through the decades, this area has retained its residential function and added a mix of other uses to create a walkable, accessible, and special 15-minute neighbourhood. This HCD plan is successful in identifying the things that make Centretown's heritage unique and recognizes that historic characteristics aren't just physical attributes of buildings but include the historic tree-lined streets and dense urban canopy, vibrant mainstreets full of small local businesses, the diversity of housing typologies, and the history of social movements and actions that have taken place in Centretown. These are all defining elements of this neighbourhood throughout its history and into present day.

Heritage conservation should add a sense of place to our neighbourhoods and contribute to the modern environment as it continues to grow and change. The

renewed Centretown and Minto Park HCDs provide opportunities to add new residents and uses to Centretown while incorporating and retaining the things that make this area special."

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications; the works can be completed from within existing resources.

### **ACCESSIBILITY IMPACTS**

One of the objectives of the proposed HCD Plan is to promote awareness of and to celebrate the cultural heritage values of the Centretown and Minto Park HCDs for everyone. The Plan also encourages the adaptive reuse of buildings so that current and future generations can continue to enjoy them. Accordingly, the proposed HCD plan includes policies and guidelines to guide how buildings and spaces can change and adapt for all users, while still conserving the Districts' history and significance.

### **ENVIRONMENTAL IMPLICATIONS**

This HCD Plan seeks to conserve and protect historic buildings and structures and the embodied carbon they contain. The proposed policies and guidelines provide direction to repair elements, before considering replacement, encourage salvaging historic material when possible, and generally discourage demolition. The Plan also provides appropriate flexibility for owners to explore opportunities to retrofit their properties and improve energy efficiency, while providing guidance to do in ways that are sensitive to the cultural heritage value of the HCDs.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

## **SUPPORTING DOCUMENTATION**

Document 1 Heritage Conservation District Plan for Centretown and Minto Park  
Heritage Conservation Districts

Document 2 List of Part IV Designated Properties

Document 3 Dundonald Park Heritage Conservation District Study Area

Document 4 Golden Triangle Heritage Conservation District Study Area

Document 5 Consultation Summary and Comments Received

## **DISPOSITION**

Following consultation with the Built Heritage Sub-committee (BHSC) and should Council adopt the HCD Plan for Centretown and Minto Park HCDs as shown in Document 1, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department to prepare the appropriate by-laws under Section 41.1 of the *Ontario Heritage Act*.

Should Council pass the above noted by-laws, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department to prepare the Notice of Passage of the By-laws to be served on each property owner and on the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to adopt the Heritage Conservation District Plan for Centretown and for Minto Park HCDs.

Heritage Planning Branch, Planning, Real Estate and Economic Development Department to cause the Notice of the Passage of the By-laws to be published in a newspaper having general circulation in the City of Ottawa.



Should Council adopt the proposed HCD Plan for the Centretown Heritage Conservation District, Legal Services, Innovative Client Services Department, shall ensure that a copy of the designating by-law (By-law 267-97) be registered for the properties identified in Document 2 in the appropriate land registry office.

**Document 2 – List of Part IV Designated Properties**

<b>Street Number</b>	<b>Street Name</b>	<b>Suffix</b>	<b>Common Name</b>
294	BANK	ST	Former Bank of Montreal Building
224	COOPER	ST	224 Cooper Street
310	COOPER	ST	310 Cooper Street
182-184	LISGAR	ST	182-184 Lisgar Street
275	MACLAREN	ST	275 MacLaren Street
216	METCALFE	ST	The Duncannon
252	METCALFE	ST	Booth House
324	SOMERSET	ST W	Butterworth House
326-328	SOMERSET	ST W	Chamberlain House
240	MCLEOD	ST	Victoria Memorial Museum
300	COOPER	ST	The Shefford
236	METCALFE	ST	Chelsea Club/Campbell House
301	METCALFE	ST	301 Metcalfe Street
306	METCALFE	ST	Birkett House
261	O'CONNOR	ST	263 O'Connor Street

Document 3 – Dundonald Park Heritage Conservation District Study Area



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
20-0450-A		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>Dundonald Park HCD Study Area / Secteur du parc Dundonald à l'étude en vue d'une éventuelle désignation de DCP</p> </div>	
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Document 4 – Golden Triangle Heritage Conservation District Study Area



	<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p>
<p>22-0481-L</p>	
<p>I:\CO\2022\Heritage\Golden_Triangle</p>	<p> Golden Triangle HCD Study Area / Aire de l'étude du DCP du Triangle d'or</p>
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## Document 5 – Consultation Summary and Comments Received

### Web Page

A Centretown Heritage Study project page was created on the [City's website](#) in 2018. The site was updated at the various project milestones. The project page provided updates on the study process as well as links to related information.

### Public Meetings

As part of the Centretown Heritage Study, three public meetings were held. The first two meetings provided opportunities for owners both inside and outside the existing HCD boundaries to participate and provide feedback on the initial inventory phase of the study.

The first meeting was an in-person open house, with two identical sessions held April 23 and 27, 2019. At this meeting, Heritage staff provided an overview and purpose of the project, explained the study process, the consultant provided a presentation about the inventory research. Members of the public participated in a cognitive mapping exercise and were able to ask questions informally of staff and the consultant in the open house. Approximately 156 participants attended the engagement sessions over the two days.

In the spring of 2020, due to the impacts of COVID-19, staff adjusted plans for a second in-person open house to instead provide an opportunity to view the results of the inventory on the City's website, which included an interactive map, searchable by address to determine the recommendation for each property. A copy of the final report from the consultant was also available online or by request.

A third meeting was held virtually on March 22, 2022. This meeting was to present the draft HCD Plan. Approximately 50 participants attended. Staff provided an overview of the draft statement of cultural heritage value, list of attributes, statement of objectives and a summary of policies and guidelines. A copy of the draft HCD plan was posted the City's website in advance of the meeting and made available by email to owners or other interested parties upon request. The individuals in attendance appeared to be supportive of the opportunity to protect the area's character. Questions and concerns were raised about the ability of owners to continue to obtain insurance for designated properties. Individuals also expressed interest in additional financial incentives and encouraged the City to explore increasing funding to the existing programs.

Notice of public meetings was delivered by mail to property owners, advertised in the local newspaper and circulated by the community association and Ward Councillor.

### “Office Hours”

Heritage staff held four virtual “office hour” sessions in addition to the public meeting in March 2022 so that individuals could meet with a heritage planner in a one-on-one setting to review questions about the HCD plan policies and guidelines. These sessions were attended by seven individuals.

### Working Groups

In early 2018, staff contacted stakeholders from a mix of perspectives in the local community to request their participation on a working group/advisory committee for the Study.

The group of eleven members included representatives from the Business Improvement Area, the development industry, owners/residents, the community association, heritage conservation experts as well as the Ward Councillor and their assistant. The group met for the first time in 2018. At this meeting, staff and the advisory committee discussed the concerns in the HCD, what the goals and objectives of the new plan should be and how those goals and objectives could be achieved.

Between 2018 and 2022, several in person and virtual working group meetings were held to discuss different sections of the plan as it evolved. Some correspondence was received via email as well. Staff shared summaries of the discussions and comments with the consultant to help inform the development of HCD Plan.

As the process proceeded, the Centretown Community Association (CCA) expressed an interest in having briefings with staff separately from the established working group. Several briefings were held as the project progressed. This group provided comments on behalf of the CCA on early directions for the Plan as well as the draft version in March 2022. Staff have worked with the CCA to address concerns, as appropriate, in the final revised HCD Plan.

### Consultation with Development Industry

Given the direction in the Centretown Secondary Plan to accommodate for growth within the HCD, in late 2021 and early 2022 staff also offered individual briefings as the Plan evolved with representatives of the development community who are property owners within the HCDs. Four briefings were held in total, and the comments received on the Plan’s direction were generally positive.

## **Changes since March 2022 Online Public Session**

Prior to the online session in March, a draft of the HCD plan was made available to the public. Following the meeting, staff received a number of comments, suggestions and questions regarding the draft plan. Since then Heritage staff have reviewed and considered all feedback and made changes to the plan when it was determined to be appropriate. A table summarizing the comments received from members of the public and stakeholder groups, notes from the working group meetings and from the public meeting in March 2022 was prepared (below).

Staff have also made several changes for accuracy, as well as consistency with other City of Ottawa documents, policies and practices. Some comments suggested elaborating on the history and development of Minto Park and recognizing some additional important buildings and streetscapes in the statement of value and list of attributes. Changes in those sections have been made to reflect those comments. A number of the draft policies and guidelines and images were also modified to ensure clarity as well as general formatting and copy edits throughout the document to ensure it could be more easily understood and implemented. The CCA also provided additional comments in April 2022 which were incorporated into the final draft.

## Comments Summary

The following provides a summary of the comments received on the draft version of the HCD Plan posted on the City's website in March 2022. This includes comments received at the public information session, briefings provided the stakeholder groups and individual comments received separately. Comments have been modified for clarity or to preserve the commentors anonymity. In most cases, staff provided responses either at the meeting or briefing session, by email or, if necessary, coordinated virtual calls to review individually with the commentor.

Comments:
The 3-way distinction among Contributing buildings seems to count for little or nothing in the policies and guidelines is puzzling. Why then make the distinctions?
Policies and Guidelines are necessarily vague. Whether they are a help or a hinder therefore depends a lot on how their implementation is approached.
Consider reviewing the use of "adjacent" throughout the document. It is important to clarify if that means "surrounding" or "across the street from", particularly in the New Construction section.
Consider adding examples of historic apartment buildings, churches, other landmarks (PSAC Building?) in the list of attributes
Please review the categories for the following properties: 359 Kent; 240 Cooper; 277 Elgin; 340 Cooper; 263 Somerset (at corner); 222 Somerset; 254 Cooper; 218 MacLaren; 245 MacLaren.
To me "heritage" is living heritage, not just or primarily what happened before 1918. The plan should include more history and what is valued today.
The descriptive parts of the Plan seem to overemphasize the "important people" who have lived in Centretown; hang just about all of Centretown's heritage value on its relationship with Parliament Hill, and say very little about the social context within which Centretown's heritage has taken shape (e.g., how did Minto Park come about). These are serious oversimplifications and omissions, i.e. sell Centretown's heritage short.
Is the involvement of Sifton and Scott in the residential school system relevant to Centretown's heritage value?
The reference to the YMCA should specify it refers to the downtown location
Consider adding a "Buildings- General" heading to the list of attributes.
"Demolition by neglect" appears to be a commonly used expression but I find it awkward, especially when used in a sentence like "Demolition by neglect is not a justification for demolition". "Deterioration through neglect is no justification for demolition" appears to me more fortuitous.
Ensure that the language in the Plan related to the review of Landmark Building proposals with respect to UDRP reflects the most recent changes to the OP/Secondary Plan.
The Draft Plan document does not accommodate growth and new, contemporary buildings within the Centretown HCD. Largely it will prevent development of any significant scale, at least in part because of the intent to preserve all old building, whether they have heritage value or not.
The Minto and Centretown conservation plans shouldn't be together. They have different circumstances. There should be different goals and objectives for the Centretown HCD, particularly, the Centretown HCD should accommodate substantial development, Minto Park should not. If they can't be separated, at least identify the extra goal of accommodating growth and development and have it relate only to the Centretown area.

History section (3.3) is interesting. The CCCA is mentioned, although it was the CCA at the time. There is no mention of the Centretown Citizens Planning Committee which developed the first Centretown Plan in 1974, including the initial designation of heritage zones in Centretown – which were incorporated with distinctive zoning since the Heritage Act did not have districts at the time. The CCA became the CCCA when the two organizations merged.
There should be a difference between regular planning and the zoning that results, and heritage planning. The zoning by-law and the development that results should be about the form of development – the height, the type, the uses, the density. Heritage planning should have to do with preserving unique resources and areas within the community. Heritage planning should not be used as a substitute for community planning – as a way to prevent development, and that is what the proposed plan does in Centretown. It will prevent any substantial development through the centre of Centretown. The Plan also includes a statement that it has precedence over any municipal by-law, including the zoning by-law. Makes the rest of the planning exercise particularly irrelevant.
The plan references and requires compliance with the “The Standards and Guidelines for the Conservation of Historic Places in Canada”. It doesn’t repeat the provisions, but they sound important and relevant to the Fortress in Louisville and the Parliament Buildings. They don’t sound relevant to most of Centretown. They will apply to any interventions to properties within the HCD, according to the note. They sound scary.
The commercial discussion is all about traditional main streets – e.g. Bank and Elgin. None of it relates to Somerset, where many heritage buildings have been converted to commercial uses – or to Gladstone, which is also a designated “main street” in the Official Plan. The rules in the document should relate to Bank and Elgin, but not to Somerset and Gladstone. Different rules may be appropriate for Somerset and Gladstone and could be included, but it should be made clear the rules listed do not apply to Somerset or Gladstone.
The report uses the term “distinguishable” for additions and replacement buildings. This sounds like the Chateau Laurier debate which seemed to suggest new stuff should be clearly different than the “real heritage buildings” – at the same time that you are to encouraging people who have heritage buildings – of whatever category, to make them as much like they used to be as they can. I appreciate the use of “subtle” to describe the distinctions – but eliminating the word would be better.
The report recommends storm windows. I used to install storm windows every fall and remove them every spring - installing the screens that allowed air to pass through in the summer. It might be good social justice to have the young’uns today do it – but it is a lot of unproductive time and effort – particularly when so many properties have air conditioning these days.
You seem to recommend thermopane windows as a last resort. Everyone uses them these days. If you have a stained glass window – there might be a reason for some control. Some requirement that windows be compatible in terms of the type of window – but controlling the materials is not reasonable – not of any real value. Who is going to notice?
You need to recognize that homeowners and even small landlords will want to do renovations. To the extent you make it difficult and challenging, they will largely avoid consulting with heritage planners and getting a permit. Cut back the controls as much as you can, at least some categories of work and some types of buildings - and be specific about what documentation is required for what type of renovation/construction.
You have designated most of Bank Street – even though most of the ground floor has been altered. However you ask for renovations to restore the old look (I don’t see anything about the neon signs that used to stick out everywhere). The old look is likely inconsistent with current retailing requirements – so again you will force merchants to work without permits – or simply avoid doing renovations.
There is a reference to west of Bank Street generally being 4 stories. That is inconsistent with the zoning.
Will there be incentives as part of this project to prevent abandoned buildings ?
How does this Plan relate to the streetscape character rules under the zoning bylaw?
Does the plan include provisions for conversions of existing buildings to provide more units?

There are concerns from business owners that the heritage designation holds them back. They are looking for flexibility and concerned that the city is restricting the vision for the area.
Is a permit required for minor brick repair?
Murals—are they required to be on a panel or no?
Vacant buildings-- what does the plan say about these?
Replica buildings should be ok but the plan must allow the true historic buildings to be the focal point. New replicas shouldn't detract from them.
Pleased to see the special zone around the Museum.
Consider changing the section on "pre-consultation" to "pre-application consultation" for clarity.
In 9.2 (4) the plan requires zero front and side yard setbacks for new commercial buildings on commercial streets like Gladstone and Somerset—is that appropriate?
In Section 8, consider linking the general policies about subordination to guidelines e) in 8.3 with respect to cantilevered proposals.
Consider elevating the guidelines about setbacks above the 4 <sup>th</sup> floor to a policy for Bank and Elgin.
Consider signalling greening and retrofitting existing buildings as part of the plan.
Consider being more explicit in the plan about how to incorporate accessibility.
Do the list of objectives have a ranking? Should there be?
<p>There are a number of important heritage streetscapes that should receive explicit attention. We suggest a wording below that might serve as a starting point for consideration:</p> <p><i>Some blocks in Centretown are composed almost entirely of beautiful vintage houses. The ambience of the block, the streetscape, powerfully evokes a past era. The entire block, not merely the individual houses, constitutes the heritage resource. These blocks include:</i></p> <p><i>Frank Street, between Metcalfe and O'Connor; Somerset Village (Somerset Street between Metcalfe and Bank); Metcalfe Street, between Waverley and Somerset; Cooper Street, on the south side, between Metcalfe and O'Connor; MacLaren Street, on the south side, between O'Connor and Bank; and Gilmour Street between Bank and Kent;</i></p> <p><i>Such streetscapes define the personality of the neighbourhood of which they are a part. They evoke a bygone era, a sense of the historic — and this is foundational to the neighbourhood's personality and cohesion. These streetscapes should have heritage worth and protection equivalent to individual buildings.</i></p>
<p>Insurance:</p> <p>Carriers don't seem to have too much of an issue with heritage overlay properties. It is anything tagged as contributing or strongly contributing. The issue has become more acute recently as carriers are having too many claim issues (not specific to heritage) and it limits their interest. My most recent episode wasn't specific to Ottawa but a building in Almonte which is designated "Strongly Contributing". I was acquiring it and spent 5 months finding a carrier to insure it. And the price wasn't pretty. This of course impacts costs to tenants and owners. This may be a temporary issue but it's hard to say with climate change claims happening in the insurance industry. Insurance renewals tend to be less problematic at the moment. A possible solution is to have the city co-insure in some manner to de-risk the carriers and thus they are more likely to insure and have a decent premium. Beyond that, we have to be very careful about designating buildings as "Contributing" to reduce unintended liabilities.</p>

On the point of the grants: The budget I believe is only around \$150k. And this is quickly consumed. We really do need to increase the size of this fund to truly encourage the maintenance of the heritage buildings. For example, previous owners of buildings we have bought have let their buildings fall apart. We have spent money to restore them because we have pride in what we own but there rarely is a good business case. I think \$150k budget is really far too small for a large pool of important properties.

How will the City treat applications or requests for electric vehicle parking spaces?

I was pleased to see that sections 11.3 and 11.4 discourage and prohibit front-yard parking, and I thought I should register that.