

Subject: Application to alter 70 Nicholas Street, a property designated under Part IV of the *Ontario Heritage Act*

File Number: ACS2022-PIE-RHU-0026

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

Contact Person: Luis Juarez, Planner II, Heritage Planning Branch

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Ward: Rideau-Vanier (12)

Objet : Demande de modification du 70, rue Nicholas, un bien-fonds désigné en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2022-PIE-RHU-0026

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 : Luis Juarez, Urbaniste II, Planification du patrimoine

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Quartier : Rideau-Vanier (12)

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to relocate the City Registry Office, 70 Nicholas Street, according to the Conservation Plan prepared by Commonwealth Historic Resource Management and Barry Padolsky Associates Inc., dated April 26, 2022, conditional upon:
 - a) The applicant providing a Letter of Credit in an amount to be determined through consultation between the applicant and City staff to ensure the protection, conservation, and rehabilitation of the historic building prior to the issuance of a building permit to relocate the resource; and,
 - b) The submission of a subsequent heritage permit under Part IV of the *Ontario Heritage Act* to consider an associated proposal to integrate the City Registry Office into a 21-storey mixed use development prior to the issuance of a building permit to relocate the resource.
2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department.
3. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.

RECOMMANDATIONS DU RAPPORT

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

1. Approuver la demande de déplacement du bureau d'enregistrement des actes de la Ville, situé au 70, rue Nicholas, conformément au plan de conservation élaboré par Commonwealth Historic Resource Management et Barry Padolsky Associates Inc., daté du 26 avril 2022, sous réserve des conditions suivantes :
 - a) Que le requérant fournisse une lettre de crédit d'un montant déterminé par suite d'une consultation entre le requérant et le personnel de la Ville, et permettant d'assurer la protection, la conservation et la réfection du bâtiment historique, avant la

délivrance d'un permis de construire nécessaire à son déplacement;
et

- b) **La demande d'un autre permis patrimonial en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, en vue d'un projet associé d'intégration du bureau d'enregistrement des actes de la Ville dans un aménagement polyvalent de 21 étages, avant la délivrance d'un permis de construire permettant le déplacement de la ressource.**
- 2. Déléguer au directeur général de Planification, Immobilier et Développement économique le pouvoir d'apporter des changements mineurs de conception.**
- 3. Approuver la délivrance des permis patrimoniaux pour chaque demande avec une date d'expiration de deux ans à compter de la date de délivrance, sauf prolongation contraire par le Conseil.**

EXECUTIVE SUMMARY

This report recommends the approval of the first of two heritage permit applications to alter 70 Nicholas Street, a property designated under Part IV of the *Ontario Heritage Act*. The proposed alterations considered in this report are for the on-site relocation of the City Registry Office ("CRO"), approximately 20 metres north of its existing position, and includes enabling work, stabilization, lifting and moving of the building, and restoration and rehabilitation works.

The applicant has submitted concurrent applications for a Zoning By-law Amendment and Site Plan Control under the *Planning Act* to facilitate a 21-storey mixed use development containing 280 residential units, ground floor retail integrated into the CRO and connected to the C.F. Rideau Centre, and a two-level underground parking garage on the property. An additional heritage permit application will be submitted to evaluate the proposed development and the CRO's integration into its base. The applicant also intends on applying for a grant under the Heritage Community Improvement Program to assist with conservation costs associated with the proposed works described in this report. Subsequent reports will be submitted to the Built Heritage Sub-Committee to consider the proposed development and the grant application.

This application was evaluated on its own merits and staff recommend approval as it meets the Standards and Guidelines for the Conservation of Historic Places in Canada,

maintains the property's cultural heritage value as described in its Statement of Cultural Heritage Value and provides an adaptive reuse for a long vacant building.

RÉSUMÉ

Le présent rapport recommande l'approbation de la première de deux demandes de permis patrimonial ayant pour objet de permettre la modification du 70, rue Nicholas, un bien-fonds désigné en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*. Les modifications examinées dans le présent rapport concernent le déplacement du bureau d'enregistrement des actes de la Ville à environ 20 mètres au nord de sa position actuelle, sur le même emplacement. Il s'agirait notamment de stabiliser, soulever et déplacer le bâtiment, puis de procéder à des travaux de restauration et de réfection.

Le requérant a présenté en parallèle des demandes de modification du Règlement de zonage et de réglementation du plan d'implantation, aux termes de la *Loi sur l'aménagement du territoire*, afin de permettre la réalisation d'un aménagement polyvalent de 21 étages abritant 280 logements, une utilisation de vente au détail au rez-de-chaussée intégrée dans le bureau d'enregistrement des actes et reliée au Centre Rideau ainsi qu'un garage de stationnement souterrain sur place. Une autre demande de permis patrimonial sera soumise pour évaluer l'aménagement proposé et l'intégration du bureau d'enregistrement des actes dans son socle. Le requérant prévoit en outre demander une subvention en vertu du Plan d'améliorations communautaires des édifices à valeur patrimoniale en prévision des coûts de conservation associés aux travaux décrits dans le présent rapport. D'autres rapports seront présentés au Sous-comité du patrimoine bâti pour lui permettre d'examiner l'aménagement proposé et la demande de subvention.

Cette demande a été évaluée au regard de ses qualités intrinsèques et le personnel recommande son approbation au motif qu'elle respecte les Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada, qu'elle préserve la valeur sur le plan du patrimoine culturel de la propriété telle que le décrit la déclaration de valeur de patrimoine culturel et qu'elle permet une réutilisation adaptée d'un bâtiment vacant de longue date.

BACKGROUND

This report has been prepared because the alteration of a property designated under Part IV of the *Ontario Heritage Act* requires the approval of City Council after consultation with the Built Heritage Sub-Committee.

Associated Zoning By-law Amendment and Site Plan Control applications have been submitted to facilitate the development of a 21-storey mixed use residential development containing 280 residential units, ground floor retail integrated into the CRO and connected to the C.F. Rideau Centre, and a two-level underground parking garage on the property (see Location Map, Document 1).

Description of site and surroundings

The subject property encompasses an entire city block bounded by Daly Avenue to the north, Colonel by Drive to the west, the Mackenzie King Bridge (an elevated crossing over Nicholas Street) to the south, and Nicholas Street to the east. The CRO is situated on the eastern part of the property, north of the C.F. Rideau Centre loading dock driveway, whereas the shopping centre is situated to the west and occupies most of the property.

The CRO, the Albion Hotel (incorporated into the Novotel Hotel), and the old Ottawa County Gaol (the Ottawa Jail Hostel) and Courthouse (incorporated into the Arts Court redevelopment) are all individually designated under Part IV of the *Ontario Heritage Act* and together form a nineteenth century judicial district.

Building History and Cultural Heritage Value

The CRO is a single-storey pale salmon-gold brick structure constructed in 1874 and designed similarly to other Registry Offices erected in Ontario in the 19th century, likely to the plans of Kivas Tully, Provincial Architect and Engineer. Some of its character defining elements include its classical temple massing, round headed windows and door arches with rusticated quoins, and three interior barrel vaults used to distinguish public, administrative, and storage functions (see Photos, Document 2). The CRO was designated under Part IV of the *Ontario Heritage Act* by City Council in 1978 as an integral component of Ottawa's 19th century judicial district (see Statement of Reasons for Designation, Document 4).

Summary of proposed works

The applicant ultimately proposes to relocate the CRO on-site, rehabilitating and incorporating it into the commercial base of a proposed 21-storey mixed use development containing 280 residential units, two levels of underground parking, and a connection to the C.F. Rideau Centre. Due to the complexity of the proposed relocation and its sensitive timeline, the proposed scope has been divided into two phases, allowing for the relocation of the structure to occur in good weather in advance of the approval of the associated applications related to the proposed mixed-use development. As such, this report focuses on the first phase of the proposed works, which include the relocation and rehabilitation of the CRO, whilst a subsequent report will consider and make recommendations related to the compatibility of the proposed development with the CRO and adjacent Part IV properties that make up the judicial district.

The proposed scope of work for the first phase includes relocating the CRO as an entire unit, approximately 20 metres north of its existing location on the property. The relocation work includes severing the building from its existing foundation, and securing, hoisting, moving, and placing it on temporary piles where it will be repositioned on its permanent foundation prior to the construction of the proposed development. The proposal also includes enabling works such as recording and temporarily removing the stone entrance steps and flagstone floor units, as well as conservation work such as the repair and reinstallation of non-fixed elements that will be removed during the relocation process. The conservation approach related to the relocation processes and its impact on the heritage resource will be discussed in detail below.

DISCUSSION

Recommendation 1: Approve the application to alter and relocate the City Registry Office, located at 70 Nicholas Street

Heritage staff recommend approval of the proposal to relocate the service station, rehabilitate the building in its new location, and integrate it into a new 21-storey mixed use building for the following reasons:

1. The overall cultural heritage value of 70 Nicholas Street and its attributes are conserved

Erected in 1874, the CRO has design value as a representative example of a 19th century Ontario Registry Office. It employs classical temple massing, round-headed windows and doors, and rusticated quoins to help exemplify its official function on what

is otherwise a modestly scaled and standard building. The CRO has historical value for its role in storing land instruments at a time when land ownership was considered sacred, and contextual value as an integral part of Ottawa's 19th century judicial district, demonstrated through the common architectural features displayed by its buildings. A list of the key attributes that embody the cultural heritage value of the property are listed in Document 4.

The CRO's design value will be maintained through the conservation of its character defining elements as part of the project's proposal to move and integrate the building into the base of the proposed development. The proposed conservation approach is outlined in detail in the conservation plan (see Document 5), and includes:

Restoration

- The exterior brick chimney will be reconstructed in matching brick to the original dimensions and details according to documentary evidence.
- The non-original asphalt roof shingles will be replaced with slate tiles to the original dimensions and details according to documentary evidence.

Rehabilitation

- Localized masonry repairs will be conducted to the interior red brick in areas affected by the installation of temporary stabilizing crossbeams. The existing plaster on the interior face of the walls and vaulted ceilings will be removed to expose the red brick.
- The existing wood roof rafters, collar ties, and decking will be replaced by a new non-combustible roof structure to comply with Ontario Building Code Standards.
- The stone masonry foundation will be reconstructed in its original position at the new location with any damaged stonework repaired or replaced with matching units. The grade difference between the Nicholas Street sidewalk and the CROs floor level will be slightly reduced in its new location, and thus a portion of the visible exterior stone foundation will be obscured.
- The cut stone entrance steps will be removed, repaired, and stored for future installation. Similar to the stone foundation, the reinstallation of the steps will accommodate a reduced grade differential resulting in the use of two rather than five risers. The additional three risers will be reset to match the grade of the Nicholas Street sidewalk acting as a stone entrance apron.

- The three-barrel vaulted interior ceiling is a character defining element and will be retained whilst new openings in the walls between the barrels will be introduced to accommodate universal access.

Preservation

- The metal eaves and soffit will be removed, repaired as necessary, and reinstated in its original location.
- Exterior salmon-gold brick cladding and ashlar stone trim will remain in situ with localized repair as required.
- The steel entrance door assembly, an interior steel door, and seven steel window units with interior steel shutters and iron bars will remain in situ during the move. The window glazing will be replaced with new insulated glass units that match the form of the existing units.
- Stone flag floor slabs will be catalogued, removed, repaired as necessary, stored, and reinstalled using their original positions on a new concrete structural slab.

One of the property's heritage attributes is its three-section configuration defined by three vaults to delineate a public-facing entrance area, a centrally located administrative area, and a secured storage section in the rear. The three sections will be maintained through the conservation of the three-barrel vaults when the building is moved in its entirety, providing interpretation of its former role as an important public building, and maintaining its historical association with its function as a registry office.

The property has contextual value as one of five buildings that makeup a 19th century Ottawa judicial district. The CRO's existing location was selected for its proximity to the courthouse (constructed in 1870) and is considered one of the property's heritage attributes. The proposed relocation of the CRO on the same property will maintain its orientation along Nicholas Street thereby conserving its contextual value defined by its proximity and informal relationship to the historic Carleton County Court House and Gaol.

2. The conservation approach for the relocation and rehabilitation of the service station is appropriate

The applicant has submitted a detailed Conservation Plan, attached as Document 5, and associated relocation feasibility and procedure reports that outline the approach

that will be undertaken to relocate the service station. The conservation approach utilizes proper conservation practices and presents an acceptable level of risk to ensure that the proposed relocation of the CRO appropriately conserves the building. Staff have reviewed the conservation report and agree with its approach, which generally includes the following elements:

Enabling work

- Proceeding with the removal of the CRO's non-heritage interior fit-up and finishes, masonry maintenance, temporary removal of flagstone floor units and stone entrance steps, securing of the door and window units, and removal of the plaster and select masonry units (required to install steel supports) will be conducted.

Preparation for lifting

- The building will be secured and stabilized using the installation of cross beams, main beams, and needle beams that will be shored onto a supporting pier system.
- The temporary roadbed to move the CRO and the temporary piles that will support the structure in its new location will be constructed.

Lifting and moving

- The building will be secured, removed from its existing foundation, and lifted using a unified hydraulic jacking system.
- It will be rolled to its new location approximately 20 metres north using rolling beams, rollers, and hydraulic push jacks.
- The CRO will be placed onto a temporary piling structure consisting of 20 steel piles filled with concrete and installed through a mixture of bedrock and overburden. The piles will support the building in place and reduce risk of damage to the building during excavation of the underground parking structure below the building.

New structural support

- Following the construction of the proposed development's underground parking garage, the CRO will be set on its permanent concrete slab and the temporary steel supports and piles will be removed.

Conservation work

- Once the building is on its new foundation, a detailed assessment will identify any pre-existing or new conditions that require additional interventions other than those already considered in the conservation plan.
- Rehabilitation works such as the opening of support walls between vaults and the construction of a new steel roof structure and metal decking will be carried out.
- Restoration of missing or damaged elements including the exterior brick chimney and the reinstatement of slate roofing will be completed.
- Character defining elements that were removed, preserved, and repaired such as the stone floor slabs, and metal eaves will be reintroduced.

Interventions and adaptive reuse

- Following conservation work, additional interventions such as the interior fit-up, and the installation of mechanical and electrical systems will be carried out to facilitate the CRO's rehabilitation into a commercial unit to be integrated with the C.F. Rideau Centre.

The applicant conducted a detailed relocation options analysis to evaluate the feasibility and risk of four different relocation options ranging from dismantling and reconstructing the building to relocating the building as one unit within and outside of the site. The analysis concluded that although the costliest option, moving the CRO in its entirety to its new location on temporary piles as described above, was the most sensitive and least intrusive method of moving the CRO from a conservation approach, and agreed with heritage staff's advice to pursue this option. Supporting studies from CDS Building Movers, JCAL Consulting Engineers, and Heritage Grade Architectural Restoration Services concluded that the proposed relocation method is feasible with a low risk of damage to the building given its current condition, the expertise of the moving company, and the short distance between the single on-site move.

Notwithstanding, relocating the CRO is a complex procedure with potential risks to its heritage fabric. To ensure the conservation of the CRO, the submission of a Letter of Credit is being recommended as a condition of approval. The Letter of Credit would be required prior to the issuance of any permits under the *Building Code Act* and would be held by the city until the completion of the building's relocation and rehabilitation. The amount of this security and details of the agreement will be subsequently determined through negotiations between Heritage Planning and Legal staff and the Applicant.

Staff conclude that the proposed conservation works and relocation of the CRO will conserve its character-defining elements and maintain the resource's cultural heritage value. Further, the proposed conservation approach to relocate the building is appropriate and feasible and will be secured through a Letter of Credit. For these reasons, staff are of the opinion that the application to alter the property is appropriate.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage Planning staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

- Standard 1: Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character defining elements. Do not move a part of a historic place if its current location is a character-defining element.
- Standard 3: Conserve heritage value by adopting an approach calling for minimal intervention.
- Standard 4: Recognize each historic place as a physical record of its time, place, and use.
- Standard 5: Find a use for a historic place that requires minimal or no change to its character-defining elements.
- Standard 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Standard 10: Repair rather than replace character-defining elements. Where character defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material, and detailing of the new elements compatible with the character of the historic place.

- Standard 11: Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Standard 14: Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

The proposed alterations will conserve the cultural heritage value of 70 Nicholas Street, while balancing the requirements associated with the proposed development. The entire building will be conserved and rehabilitated, with its character-defining attributes evaluated, repaired, and maintained as outlined in the Conservation Plan. Further, missing architectural features such as the brick chimney and slate roof will be restored using documentary evidence, improving recognition of the CRO's original form.

Relocating the CRO is a major intervention, however the comprehensive and sensitive approach to transport the building in its entirety in one move ensures that the heritage value of the building and its attributes are maintained. The relocation of the building in its same orientation on the same property will maintain its proximity and relationship with the old Ottawa County Gaol and Courthouse, an attribute of the property, allowing for the continued and efficient adaptive reuse of the building.

The following Guidelines related to exterior form (Section 4.3) are applicable to this proposal:

- Guideline 12: Selecting a new use that suits the existing building form.
- Guideline 13: Selecting the location for a new addition that ensures that the heritage value of the place is maintained.
- Guideline 18: Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character defining elements and overall heritage value of the historic building.

The proposed interior rehabilitation of the CRO will facilitate its use as a commercial unit and eventual integration into the C.F. Rideau Centre. Two proposed interior openings will be introduced to provide universal access within the resource and to the shopping centre. The building's entire form including the interior barrel-vaulted ceilings will be maintained, providing an interpretation of the building's three functional components

(public, administrative and storage sections), and helping to identify the building's original use as a Registry Office.

A subsequent report will evaluate the proposed mixed-use development's conformity with the Standards and Guidelines and will discuss design interventions proposed by the applicant to ensure that the CRO remains the dominant feature on the site and that the addition is distinguishable from, compatible with and subordinate to the heritage resource.

Staff are of the opinion that the proposal to relocate and rehabilitate the CRO meets the aforementioned Standards and Guidelines.

Conclusion

The proposed relocation of the City Registry Office and its rehabilitation to facilitate its eventual integration into a new mixed-use development is appropriate and conserves the heritage value of the building. Staff have reviewed the application to alter 70 Nicholas Street in accordance with its Statement of Cultural Heritage Value and the Standards and Guidelines and have no objections to its approval. To ensure the protection of the building and to provide staff with the authority to finalize details of the integration of the building, staff recommend that the approval be made conditional upon the conditions outlined above.

Recommendation 2:

Minor changes to the relocation procedures may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development to approve these changes should they arise.

Recommendation 3:

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

The application materials were posted on the City's Development Application website on May 11, 2022.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Sub-Committee meeting.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor provided the following comments on this application:

“As the Councillor of one of Ottawa's oldest communities, I love that I represent an area that highlights its long-standing history and the buildings that tell its stories of how Ottawa came to be. Just as essential as having these stories, the buildings and their preservation are of utmost importance. Too often, we are faced with the predisposition of demolitions, significant alterations, or uncharacteristic design when discussing heritage buildings. I am pleased to say that this is not only not the case, but we are presented with a plan that protects, highlights, and empowers a historic building in the City of Ottawa's history with the residential expansion of the Rideau Centre along Nicholas Avenue.

C.F. Rideau Centre has delicately approached the vision of integrating the City Registry Office (CRO), located at 70 Nicholas St., into its redevelopment plans for the Rideau Centre, making this a focal point and welcoming atrium for its 21-storey building.

The Registry Building, a single-storey brick structure, formed the judicial district of 19th century Ottawa along with the former Carleton County Courthouse and County Jail.

For years, the Registry Building has remained closed and unused. This integration with the new development will allow this beautiful building to come alive again stylishly and thoughtfully.

With this proposal, the need to enable the planned development and allow construction to begin, the Registry Building is being proposed to move from its original site to a location at the approximate mid-point of the Nicholas Street frontage.

A delicate decision, I am encouraged that the same group who took on the delicate job of preserving and rebuilding another historical focal point for the Rideau Centre, the Ogilvy department store building, will also be handling this project.

Again, supportive of the decision to move the building in its entirety 20 metres north of its existing position.

At \$4.9 Million, this decision protects the building and puts risks of damage at a minimum and conservation at the top of mind for Ottawa's oldest community.

The proposal and move for the Registry building make it a focal point and reinvigorate and creates a welcoming public realm for Nicholas Street, a new welcoming entrance to Ottawa's most important commercial property."

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with implementing the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

The new building will be required to meet the accessibility criteria contained within the *Ontario Building Code*. The *Accessibility for Ontarians with Disabilities Act* requirements for site design will be reviewed through the subsequent application for Site Plan Control.

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.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on July 25, 2022.

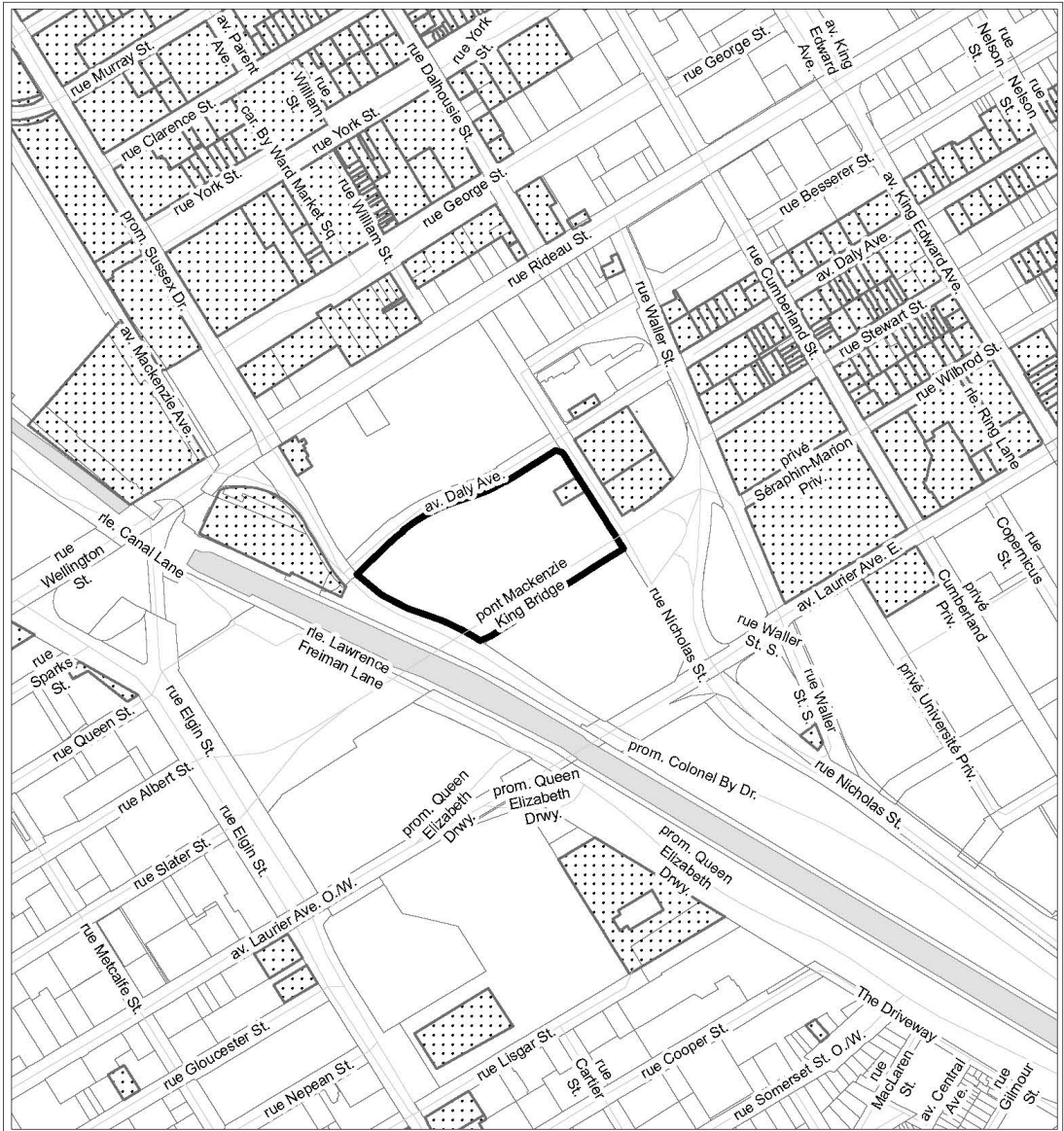
SUPPORTING DOCUMENTATION


Document 1	Location Map
Document 2	Subject Property Photos
Document 3	Proposed relocation plan
Document 4	Statement of Reasons for the Designation
Document 5	Conservation Plan
Document 6	Building Relocation Structural Feasibility Report
Document 7	Relocation Procedures (moving)
Document 8	Relocation Procedures (conservation)
Document 9	Conceptual Architectural Plans
Document 10	Cultural Heritage Impact Statement

DISPOSITION

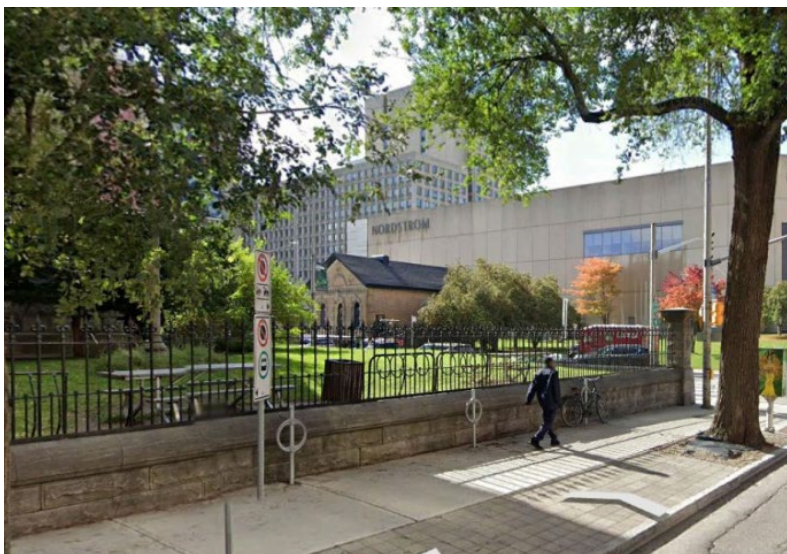
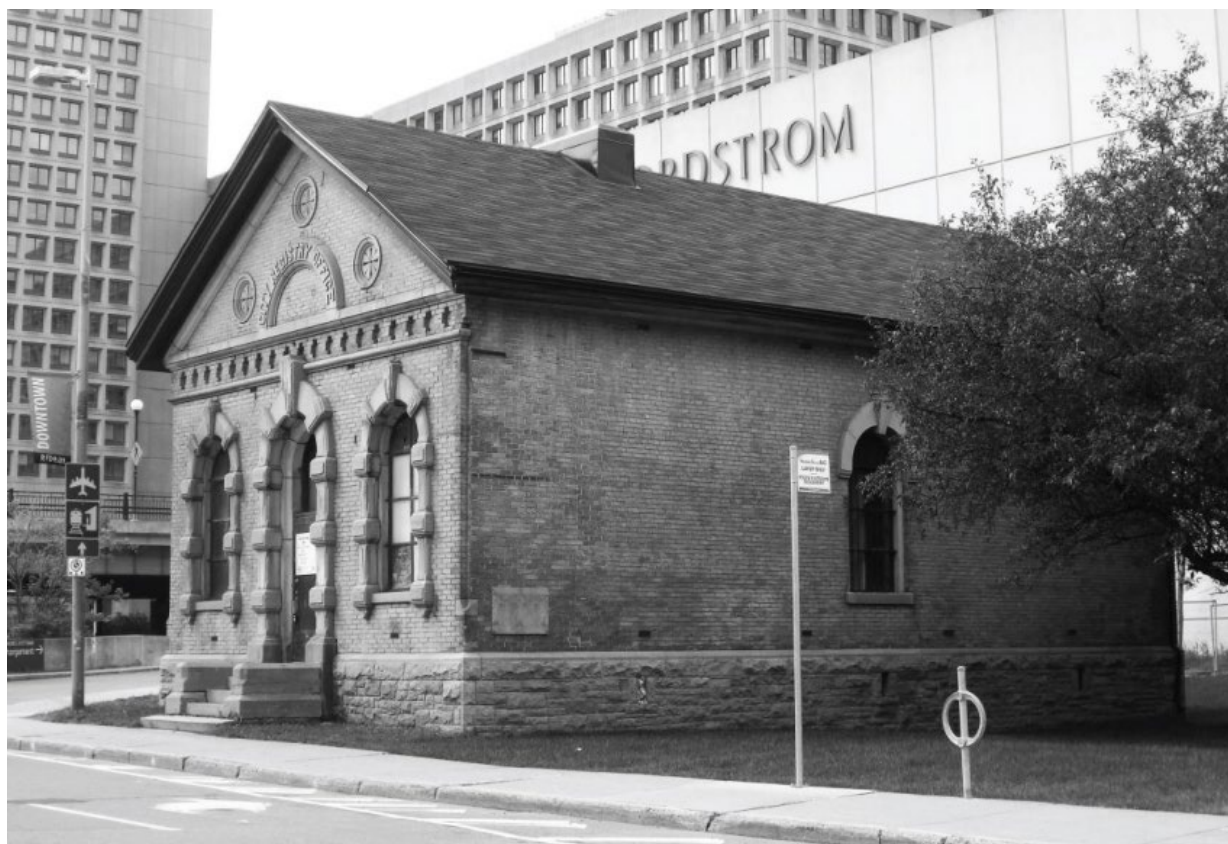
Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-NICH70	22-0465-D	<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 30px; height: 15px; margin-right: 5px;"></div> <div>70 rue. Nicholas Street</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px dotted black; width: 20px; height: 10px; margin-right: 5px;"></div> <div>Heritage (Section 60) Patrimoine (Article 60)</div> </div>	
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REVISION / RÉVISION - 2022 / 05 / 17		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	



Document 2 – Photographs

Images (top to bottom): Southwest perspective of CRO (Barry Padolsky Associates Inc.); front façade (City of Ottawa); view of CRO facing the old Ottawa Courthouse and Gaol

Document 3 – Proposed Relocation Plan



70 Nicholas Street – Proposed Relocation Plan (Barry Padolsky Associates Inc.)