



8 February 2019

To: Built Heritage Sub-Committee, City of Ottawa
By email: Eric Pelot (eric.pelot@ottawa.ca)

Re: ACS2019-PIE-RHU-0003 - Designation of the Booth Street Complex, 552-568 Booth Street and 405 Rochester Street, under Part IV of the *Ontario Heritage Act*

Heritage Ottawa supports the designation of the Booth Street Complex, and congratulates all parties involved — specifically the Canada Lands Company and the City — in bringing this designation to fruition. Heritage Ottawa welcomes the conservation and adaptive re-use of this site and supports the sensitive integration of historic buildings into the new development. We offer the following additional comments.

Regarding future development and the integration of new buildings to this carefully planned complex, Heritage Ottawa supports the recommendations provided by the Urban Design Review Panel (UDRP) (Document 7). Specifically, we support the recommendation to develop design guidelines with specific language and measurable guidance on the conservation of the existing buildings and complex, and the integration of new development. We also share the concern for careful treatment of the podiums — the selection of appropriate materials and careful use of glazing — adjacent to the heritage buildings. This advice is in keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Finally, we support the recommendation to protect key views through and towards the site, and recommend that these be specifically identified in the Statement of Cultural Heritage Value.

As noted in the Report, the Booth Street Complex was evaluated by the Federal Heritage Buildings Review Office (FHBRO) as an ensemble, and five of seven buildings were designated as “Recognized” heritage structures. While the choice of buildings for retention and heritage designation under the *OHA* is reasonable, it is nonetheless unfortunate to lose three FHBRO-designated buildings (buildings C, D and P). We recommend that these buildings be thoroughly documented — both inside and outside, including the surrounding context — prior to demolition. It is further recommended that, once completed, the building recordings be sent to FHBRO for their records.

Designation under Part IV of the *Ontario Heritage Act* allows for designation of building interiors. It appears that none of the building’s interior features are proposed for designation at this time. If this is the case, we recommend that the designation include an explicit statement noting that the interiors are not included in the designation.

Finally, it is our understanding that the Zoning By-law and Official Plan Amendment applications have been submitted but not yet considered by Council. To ensure the timely conservation and adaptive re-use of the heritage buildings, Heritage Ottawa recommends that, when the property is severed and rezoned, a Holding Zone be applied to the undeveloped parcels of land until such time as development approvals are granted for the rehabilitation of the heritage buildings.

Thank you for your consideration.

Heritage Ottawa

cc. Sally Coutts (by email)