

110-116 York Street Official Plan and Zoning By-law Amendments



Subject property in
the gap between the
Andaz Hotel (right)
and the 126 York Street
redevelopment (left)

March 2025

Heritage Impact Assessment

Prepared for:

Claridge Homes

Prepared by:

Bray Heritage

TABLE OF CONTENTS

1.0 Introduction	1
1.1 Property Information.....	1
1.2 Study Scope and Methodology	1
1.3 Right of Use	3
1.4 Definitions.....	3
1.5 HIA Purpose and Function.....	6
2.0 General Information	8
3.0 Development Site.....	9
4.0 Description of the Proposed Development	12
5.0 History of Site and Environs.....	15
6.0 Policy Context.....	16
6.1 Provincial Planning Statement (2024).....	16
6.2 City of Ottawa Official Plan (2022).....	16
6.3 Byward Market Heritage Conservation District Plan (Fall 2024).....	18
6.4 Official Plan and Zoning.....	23
7.0 Heritage Conservation Approach	24
8.0 Impact of the Proposed Development	25
8.1 Impact on Adjacent Properties and the Streetscape.....	25
8.2 Conformity with Heritage Policies and Guidelines.....	25
9.0 Alternatives and Mitigation Strategies	27
10.0 Conclusion and Recommendations	28

Appendices29

A. Architectural Drawings31

B. Bray Heritage 2012 CHIS39

C. References and Persons Consulted.....119

1.0 Introduction

1.1 Property Information

Municipal Address:

110-116 York Street, Ottawa, Ontario

Legal Description:

110-116 York Street: Plan 42482 Part of Lot 19 (South York Street) and part of Plan 42482 and Part of Lot 20 (South York Street)

Lot Area (Combined lots):

141 George Street = 3,109.10m²
110 York = 520.72m²
116 York = 1,015.88m²
= 4,645.70m²

Current Uses:

Former restaurant/bar building has been demolished, its site (110) and that of the adjacent surface parking lot (116) are now in the process of being excavated.

Current owner and contact information:

Claridge Homes
505 Preston Street, Ottawa ON K1S 4N7

Contact person:

Shawn Malhotra (613) 233-6030
<shawn.malhotra@claridgehomes.com>

1.2 Study Scope and Methodology

This HIA was prepared in accordance with the City of Ottawa's Guidelines for the Preparation of Heritage Impact Assessments and following the process for the inventory and evaluation of cultural heritage properties outlined in the Provincial Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Culture and Sport's "Ontario Heritage Tool Kit" and specified in Ontario Regulation 9/06. The research and conclusions contained therein used information gathered from two earlier Bray Heritage CHIS reports - for 321 Dalhousie Street, 110 York Street and 137-141 George Street (December 2012) and for 110 York Street and 137 George Street (September, 2019) - as augmented by a single site inspection of 110-116

York Street (December, 2024). The historical research relied on information from secondary sources, collected within the study scope of work, time and budget limitations and summarized in the Bray Heritage CHIS of 2012 (see Appendix B for the full report). That study scope did not include a condition or structural assessment conducted by a professional structural engineer, or an assessment of archaeological resource potential conducted by a registered archaeologist. With respect to historical research, the purpose of that work was to evaluate the property. The authors are fully aware that there may possibly be additional historical information. Nevertheless, the consultants believe that the information collected, reviewed, and analyzed is sufficient to conduct a defensible evaluation using O. Reg. 9/06 criteria.

This report reflects the professional opinion of the author's and the requirements of their membership in various professional and licensing bodies.

The scope of research for the report includes:

- Research into the historical evolution of the property and its environs, based on available secondary sources (fire insurance plans, directories, local histories, historical photographs) found in the City of Ottawa Archives and in published materials;
- Site reconnaissance of the property and surrounding area;
- Review of adopted City of Ottawa planning policies and urban design guidelines for the subject property and area (Official Plan, Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada);
- Review of the ByWard Market Heritage Conservation District Plan (Fall 2024), its recommendations, guidelines, as well as the heritage property inventory and evaluation listings from the earlier HCD Study (September 1990); and

Review of the proponent's proposed design for the new building to be constructed on the property.

Review of comments made on the proposed design by the City of Ottawa's Urban Design Review Panel and City heritage planning staff will follow their review.

The results of this research inform the study conclusions and recommendations. The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review (for that, refer to the planning justification report that accompanies the complete planning application).

1.3 Right of Use

The information, recommendations and opinions expressed in this report are for the sole benefit of the 'Owners'. Any other use of this report by others without permission is prohibited and is without responsibility to Bray Heritage. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Bray Heritage are considered its professional work product and shall remain the copyright property of Bray Heritage, who authorizes only the Owners and approved users (including municipal review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

1.4 Definitions

The following definitions relevant to this report include those quoted from the City of Ottawa's current terms of reference for HIAs.

Adjacent

For the purposes of this document, adjacent means contiguous to.

Adversely impact

A project has the potential to adversely impact the cultural heritage value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the defined cultural heritage value of a resource.

Archaeological resources

Includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Built Heritage

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

Conservation (Heritage): A broad range of activities used to identify, protect, maintain, and revitalize a property. Conservation seeks to retain elements of the built environment which are recognized as having heritage value (*City of Ottawa Official Plan, 2003*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS, 2024*).

Cultural Heritage Resources

Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people.

Cultural Heritage Landscape

means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (*PPS, 2024*).

Development: The construction of an addition to buildings, changes of or intensification in use, the addition of units on existing lands, and the creation of new lots. Development also includes redevelopment, and for the purposes of this Official Plan is meant to indicate where a planning application under the Planning Act is required. (*City of Ottawa Official Plan, 2022*).

Heritage: Buildings, structures, sites, landscapes, areas, and environments of historic, architectural, contextual, cultural, and/or natural interest, which are or should be conserved for the benefit of the community and posterity (*City of Ottawa Official Plan, 2003*).

Heritage attributes are the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (*PPS, 2020*).

Heritage conservation district: An area or environment, usually an aggregate of buildings, open spaces, and streets, which has been designated by by-law by City Council under the authority of Part V of the Ontario Municipal Act (*City of Ottawa Official Plan, 2003*).

Protected heritage property:

means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (*PPS, 2024*).

Redevelopment: The construction of new residential units or mixed-use development to replace the current development of the area (*City of Ottawa Official Plan, 2003*).

MCM refers to the Ministry of Citizenship and Multiculturalism.

Significant means e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*PPS, 2024*).

1.5 HIA Purpose and Function

Heritage Impact Assessment (HIA) is an independent study to determine the impacts of proposed future development on a cultural heritage resource; it is not intended to form the City's professional opinion.

An HIA will:

- Provide comprehensive written and visual research and analysis to identify and describe the cultural heritage value or interest of the heritage resource;
- Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected to result from the proposed development;
- Describe the actions that may reasonably be required to prevent, minimize or mitigate the adverse impacts;
- Demonstrate that the proposal will not adversely impact the defined cultural heritage value of the property, Heritage Conservation District, and/or its streetscape/neighbourhood.

The objective of a HIA is to provide a critical and objective review of a proposed development or site alteration from a heritage conservation planning perspective. A HIA is a comprehensive document designed to clearly articulate the cultural heritage values of a property (if any), respond to a proposed intervention, outline steps to mitigate impact, and provide recommendations to conserve the identified heritage value and attributes of the property and/or any adjacent properties (or if within a Heritage Conservation District (HCD), the area as a whole). It considers a project not only in terms of its heritage conservation principles and how to guide a cultural heritage resource through the process of change but also examines it from a planning and regulatory perspective. Its purpose is not to justify a particular course of action, but to evaluate its appropriateness and compliance.

The authority for the HIA is derived from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, and Section 4.6 of the *Provincial Planning Statement*, 2024 as well as the City of Ottawa's Official Plan, Section 4.5.2.2.

As defined by the City of Ottawa Official Plan Section 4. 5.2 Policy 2, a Heritage Impact Assessment is a required to evaluate the impact of a proposed intervention (alteration, addition, partial demolition, demolition, relocation, or new construction) on cultural heritage resources;

- 2) *Where development or an application under the Ontario Heritage Act is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment, if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.*

Since the subject properties are within the boundaries of the ByWard Market Heritage Conservation District (a “protected heritage property” according to the PPS definition), an HIA is required.

The City of Ottawa, in its Guide to preparing Heritage Impact Assessments, contains the following requirements that are relevant to this site and proposed development (note that the 2019 CHIS provided background research and analysis):

- General information: municipal address, present owner contact information;
- Current conditions/Introduction to the development site: location plan, written and visual description of the cultural heritage value of the development site and/or adjacent sites, noting (in this case) the designation under Part V of the OHA, existing heritage descriptions and reference to relevant Council-approved heritage policy and guideline documents.;
- Description of the proposed development: written and visual description;
- Impact of the proposed development: an assessment of the positive and negative impacts that the proposed development may have on cultural heritage resources;
- Alternatives and mitigation strategies; alternative development approaches that result in compatible development and limit adverse impacts; and
- Other: bibliography and list of people contacted during the study.

2.0 General Information

Address:

110-116 York Street, Ottawa, Ontario

Location plan:

Aerial view to SE showing York Street properties and the eastern part of the ByWard Market.
Source: Google Earth



3.0 Development Site

The site is located on the eastern edge of the ByWard Market Heritage Conservation District within Lowertown in downtown Ottawa. Nearby land uses include hotels, restaurants, offices and apartments that are part of the mixed-use character of this District. The subject property occupies a site along the south side of York Street, the centre of which contains a wide, landscaped boulevard (site of a former hay market and Bywash link to the Rideau Canal). This part of York Street slopes gently to the east towards King Edward Avenue.

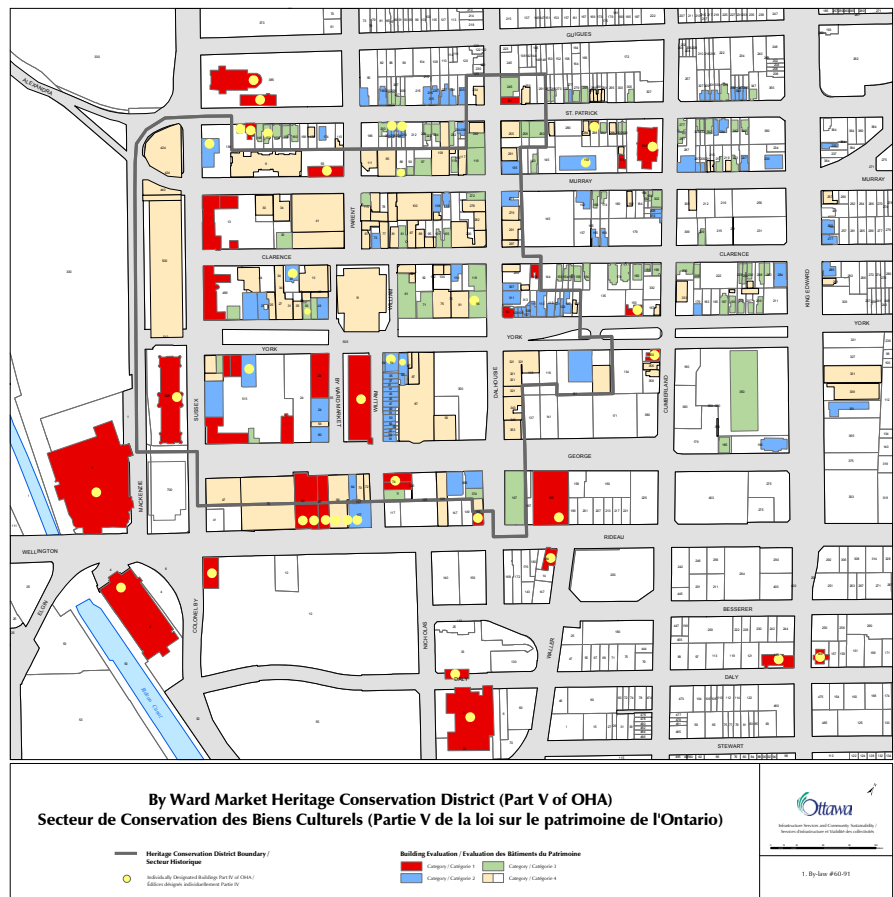
The proposed development is an addition to the existing 15-storey Andaz Hotel located at the southeast corner of Dalhousie and York Streets. It replaces a surface parking lot and a three-storey commercial building (both now demolished). Abutting the subject property to the south are 22-storey residential buildings. To the east, under construction, is a hotel and rental apartment building that has been approved but has not completed construction. It incorporates the existing 5-storey warehouse at 126 York Street and which steps upwards from York Street to a height of 22 storeys on the tallest portion facing George Street.

The subject property does not contain any cultural heritage resources but is partially within the ByWard Market Heritage Conservation District (see the Site Plan in Appendix A for the HCD District boundary within the subject property). It is across, and along, the street from significant built heritage resources. The property formerly contained a low-rise commercial structure that was evaluated as having no heritage significance (see the aerial view in Section 2, above). It has since been demolished and the site is in the process of being excavated for underground parking. The subject site is adjacent to the Andaz Hotel at the corner of Dalhousie and York Streets and faces the treed central median of the latter street, across from which is a streetscape of low-mid-rise buildings.

The nearest properties of heritage significance are:

- 126 York Street: 5 storey brick warehouse evaluated in the HCD Study as being Category 2, the second highest level of heritage significance and evaluated as part of the Bray Heritage CHIS for that property (February 2022); recommended for designation under Part IV of the *Ontario Heritage Act*.
- 103-127 York Street: 2-3 storey brick house-form and apartment structures on the north side of York Street. These properties are also evaluated in the HCD Study as being Category 2, the second highest level of heritage significance.
- 101 York Street: 3 storey brick commercial/residential structure at the northeast corner of Dalhousie and York Street. It was evaluated in the HCD Study as Category 1, the highest level of heritage significance.

- 153 (-161) York Street: 2 storey stucco-clad frame commercial terrace on the north side of York Street east of the HCD. This property is designated under Part IV of the *Ontario Heritage Act*.
- 350 (-352) Cumberland Street: 2 storey brick-clad frame residential terrace on the southwest corner of York and Cumberland Streets east of the HCD. This property is designated under Part IV of the *Ontario Heritage Act*.



ByWard Market HCD



*View SW from York Street showing
126 York and the Andaz Hotel*



*View W from York Street showing
properties opposite*

4.0 Description of the Proposed Development



View to S from York Street



View to E from Dalhousie Street



*View to SW from lane shared with
126 York Street*

The proposed building consists of a three-storey podium base atop which is a 14-storey hotel, the tower being set back 10.0 m. from the York Street property line. Underground parking is accessed from the rear. The podium contains the hotel entrance and lobby along with a restaurant, ballroom and assembly rooms.

The podium is designed to be compatible with the “consistently low-rise height of buildings” (HCD Plan SCHVI, p. 12). Its three-storey height is similar to that of the commercial building it replaced, as is its materiality and flat roof. It is clad with limestone coursing along its podium base above which is red brick with regular indentations in the masonry to provide articulation. The fenestration pattern divides the façade into six bays with a seventh bay containing the hotel entrance one the ground floor inset from the street next to the existing hotel building. Windows are curtain walls with a spandrel panel at the floor plate and black mullions. The hotel entrance is a full-height curtain wall over an inset entry, with signage anchored to the curtain wall mullions. The laneway (east) elevation has three similar windows on its southern half with the remainder of the wall reserved for a “light or art installation”.

The tower is set back from the podium and is clad in dark brick and is otherwise a glazed façade, with small openings for mechanical equipment louvers. The other elevations have punched windows and full height louvers. All windows have black frames. The variation in the façade cladding treatment is provided by a light-coloured reverse “U” shape aluminum panel that runs around the inside of the tower edges. The mechanical penthouse is set back from the tower roof and is clad in dark-coloured, pre-painted horizontal steel panels.

5.0 History of Site and Environs

The CHIS prepared for the subject properties (Bray Heritage, December, 2012) provides a chronology of site development for the properties at 321 Dalhousie Street, 110 York Street and 137-141 George Streets (see Appendix B for the full report). Section 2 of that report provides a history and summary of heritage significance for the area within which the subject properties are located, while Section 3 is a history and summary of heritage significance of the subject properties themselves; it also assesses the heritage significance of adjacent properties in the HCD.

6.0 Policy Context

The Planning Rationale prepared for this project by Fotenn Planning and Design consultants provides a detailed policy analysis. The following text augments this analysis with a summary of the Provincial and City of Ottawa heritage planning policies that are applicable to this development. The ways in which the proposed development addresses these policies are shown in bold text after each set of policies and guidelines. A summary of impact is found in Section 8.2 of this HIA.

6.1 Provincial Planning Statement (2024)

The specific cultural heritage policies of the PPS apply to this property. Since the ByWard Market HCD includes the north part of the properties, Policy 4.6.1 applies as it directs “protected heritage property” to be conserved, since property within an HCD is defined as “protected” under this policy. Should 126 York Street be designated under Part IV of the *Ontario Heritage Act*, Policy 4.6.3 states that “Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” **The proposed development is within an HCD and adjacent to a potentially significant built heritage resource, thus the relevant PPS policies apply and an evaluation of impact is required.**

6.2 City of Ottawa Official Plan (2022)

Policies for the conservation of cultural heritage resources are found in Section 4.5. Section 4.5.2 has policies relevant to the subject properties:

- 1) When reviewing development applications affecting lands and properties on, or adjacent to a designated property, the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape or Heritage Conservation District as defined by the associated designation bylaw or Heritage Conservation District Plan and having regard for the Standards and Guidelines for the Conservation of Historic Places in Canada.
- 2) Where development or an application under the *Ontario Heritage Act* is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment, if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.

This HIA addresses this policy and those of the ByWard Market HCD Plan.

The Official Plan also identifies the ByWard Market as a Special District (Section 6.6.2.3. Heritage policies are found in Section 6.6.2.3.5:

- a) Development within the ByWard Market or Lowertown West Heritage Conservation District will conform with the applicable Heritage Conservation District Guidelines or Plan and the policies in Subsection 4.5;
- b) Development will conserve cultural heritage resources including properties designated under the *Ontario Heritage Act*, and those federally designated by the Minister responsible for Parks Canada, on the advice of the Historic Sites and the Monuments Board of Canada, or by the Federal Heritage Buildings Review Office;
- e) Development throughout the ByWard Market Special District within and outside of heritage conservation districts: i) Will be sensitive to existing character through the use of architectural styles, expression and building materials that respect and reinforce the existing physical character, and may be the same as, and integrate with, those of the more prominent built elements of the Special District; ii) Will have consistent front yard setbacks with the existing buildings within the associated streetscape; and iii) Should consider the articulation of the historic lot divisions in the façade of the new buildings be considered when development takes place across several property lines so that the buildings read as a combination of smaller elements..

Section 6.3 of this HIA addresses the policies and guidelines of the HCD Plan, including the ways in which the proposed development meets subsection e), above.

Also of note is the recent ByWard Market Public Realm Plan (2021). This plan has York Street as a “grand boulevard” extending from Sussex Avenue to King Edward Avenue. In the Design Frameworks section, this is the Plan’s description of the York Street Character Area (p. 9):

York - as the preeminent destination in the Market, York Street will have its own unique identity, made distinct by its bold visual character, simplicity, and formal, symmetrical design elements.

Following from this, in Public Realm Design: York Street Lawn & Gardens (p. 29), the design concept shows additional street tree planting in the section of York Street that includes the subject properties, and street trees are shown along the north boundary of the subject properties. Also of relevance is

the Heritage Interpretation Strategy (p. 17) interprets the former Bywash and shows its approximate alignment running diagonally across the subject properties. The Plan indicates that the forms of interpretation could include special paving and a water feature, both shown as being located on George Street but potentially including the vicinity of the subject properties (e.g. the laneway to the east abutting 126 York Street). **Renderings of the proposed building show street trees in these locations (to be confirmed in the landscape plan). Interpretation of the Bywash is recommended and an opportunity for some of this is provided by space reserved on the laneway (east) elevation of the building's podium.**

Note also that the City of Ottawa adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. This document applies mostly to existing cultural heritage resources but its use includes all properties within the HCD. **Section 4.1 of the Standards and Guidelines addresses heritage districts and 4.1.5 recommends interpretation of heritage resources.**

6.3 Byward Market Heritage Conservation District Plan (Fall 2024)

The new HCD Plan replaces and updates the previous HCD Study of 1990. In Section 3.2 Statement of Objectives, the following apply to the subject lands:

- (13): To encourage compatible new conservation and development on vacant and/or underdeveloped lots, particularly those used for surface parking, that conserves the cultural heritage value of the District and reflects its history, character and development patterns.*
- (15): To maintain and enhance the historically mixed use and commercial streetscape character of Sussex Drive, York Street, Dalhousie Street, Murray Street between Dalhousie Street and Parent Avenue, as well as the streets surrounding the ByWard Market Building on three sides (George Street, ByWard Market Square and William Street) through the use of compatible materials and architectural details and through the maintenance of the HCD's consistent building height in new construction.*
- (16): To maintain and enhance the rich mixed use character of the HCD, through the use of compatible materials and architectural details for new construction, including those streets where houses have been converted to commercial uses.*

The proposed building removes a surface parking lot and a three-storey commercial building. The podium design has a three-storey height and brick cladding that is consistent with the massing and materiality of buildings in the vicinity, within the HCD. Its intended commercial uses continue the mixed-use character of the HCD.

In Section 3.4 Description of Heritage Attributes, several apply to new development within the context of the York Street streetscape character:

- The streetscapes made up of Contributing buildings surrounding the ByWard Market Building on William Street and ByWard Market Square, as well as those on York and George Streets, whose relationship together express and reflect the historic commercial character at the heart of the HCD
- Recognizable landmarks buildings and streetscapes in the HCD that reflect its historic, 19th commercial character, including:
 - The variety of commercial buildings on both sides of York and George Streets that establish the commercial character of the heart of the ByWard Market Heritage Conservation District, in particular the Major Building at 126 York Street

And for streetscape and public realm:

- Wide side walks and road allowances on George and York Streets reflecting the former remnants of the By Wash that ran down the middle of the streets, including the green landscaped median on York Street east of Dalhousie

The proposed development has the tower portion set well back and the three-storey commercial podium continues the commercial character of the HCD. The Bywash can be interpreted on or adjacent to the subject property.

The HCD Plan updated the evaluations from the 1990 Study and created a new list of Contributing and Non-contributing properties. In the chart on p. 62 of Appendix B, 110 and 116 York Street are shown as being Non-contributing, thus having no heritage value. Facing properties across York Street, as well as the Major warehouse at 126 York Street, are shown as being Contributing properties with heritage significance that could be impacted by the proposed development.

The proposed development replaces a building and surface parking lot of no heritage value. The three-storey podium provides a transition from the existing Andaz hotel to the existing five-storey building at 126 York.

Policies for new development are addressed in Section 9 of the HCD Plan. The following policies apply to the proposed development:

1. Ensure that new buildings contribute to, and do not detract from the heritage character of the area as outlined in the Statement of Cultural Heritage Value and the list of the District's heritage attributes.
2. In general, new construction shall remain low-rise.
3. New construction shall conserve and be sensitive to the character-defining historic street walls on which it is located.
4. Developments shall conserve and be sensitive to the Contributing buildings on, adjacent to and across the street from a proposed project to ensure the conservation of the historic streetscapes, particularly those identified as attributes of the HCD.
5. In order to consider impacts of overall height and mass of a new building on the cultural heritage value of the HCD and its attributes, rooftop projections (e.g. mechanical penthouses, pergolas, rooftop terrace elements, indoor amenity rooms etc.) shall be indicated on application drawings.
6. Where new development is proposed on a consolidated parcel made up of more than one lot, the design of the building[s] shall respect and reflect the fine-grained character of the street created by traditional building widths and/or patterns of storefronts on that street. This can be achieved by maintaining the pattern of entrances and windows, façade articulation, and massing of new structures. On corner lots, the character of both streets shall be considered.
7. New commercial or mixed use developments shall reflect traditional building proportions on the street. Historically, commercial ground floors were traditionally taller (approximately 4.5 metres) than each of the upper storeys to differentiate the ground and upper floor uses.
8. Respect and be sensitive to the HCD's cultural heritage value and attributes when designing new buildings particularly in terms of:
 - exterior materials and cladding, architectural elements and treatments such as window patterns and design, location of datum lines, roof profile and roof lines, overall vertical and/or horizontal proportions;
 - existing pattern of building setbacks, streetscape rhythm, including recessed storefront entrances, massing, height and scale.
8. [sic] Implement design measures such as stepbacks, setbacks, façade articulation and incorporating traditional façade elements to help mitigate impacts of increased mass and to reflect and be consistent with traditional building widths and streetscape patterns.

9. Ensure that the front yard setback of a new building is consistent with its adjacent neighbours to allow for the continuity of the streetscape character.
10. Respect the site's historic context and surrounding Contributing properties when constructing a new building by providing meaningful elements of transition between the new development, existing buildings on site and surrounding Contributing buildings. This can be accomplished through the use of design measures such as, but not limited to:
 - The incorporation of setbacks, stepbacks, architectural details and the use of complementary materials;
 - The sensitive placement of new buildings on the site to provide appropriate distance between them and existing heritage resources or surrounding Contributing buildings; and
 - Maintaining compatible architectural proportions and visual relationships within the streetscape.
11. Locate and design parking access in a manner that is compatible with adjacent Contributing properties and the streetscape.
12. Property owners are encouraged to retain an architect with experience in heritage conservation.

The proposed development meets the intent of these HCD policies in the following ways:

- 1. Its hotel and restaurant/entertainment facilities continue land uses common to, and supportive of, the market area, as noted in the SCHV.**
- 2. The podium is low-rise (3 storeys).**
- 3. The podium continues the street wall and setback established along York Street and the tower is set well back.**
- 4. The podium has massing that is consistent with buildings that are adjacent and opposite to the subject property.**
- 5. Tower rooftop elements are set back.**
- 6. The podium façade has bay divisions and fenestration patterns that recall the narrow lots and single detached dwellings that existed on the site prior to construction of a surface parking lot.**
- 7. The podium has similar proportions to traditional commercial buildings on the street.**
- 8. The podium has brick cladding, bay divisions, a recessed entrance, and low-rise massing. The tower is set well back from the street and**

has dark brick, glass and light aluminum cladding and fenestration patterns that mitigate its height and massing.

9. The podium maintains the front yard setback along the street.

10. The low-rise podium provides a height transition from the Andaz hotel tower to the five-storey building at 126 York Street. It uses brick cladding and details atop a limestone base, in common with 126 York Street.

11. Parking access is from the rear and does not impact York Street.

12. The project architect (Neuf) has experience in heritage conservation.

Guidelines for new construction as applied to the subject properties include:

- *New buildings should demonstrate an appropriate balance between replication of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD.*
- *To respect the traditional street walls throughout the District, new commercial buildings beside or between flat roofed structures should generally also have flat roofs.*
- *Traditional building materials in the District includes stone, brick and to a lesser extent some stucco or wood siding. New buildings should either include these materials or use compatible materials that complement them in colour and texture.*
- *Windows in a new building should be complementary to the character of the HCD in design. Window materials should be considered in consultation with Heritage staff.*
- *Cornices, parapets, columns and should be considered when designing new commercial buildings to reflect historic patterns of those elements on the HCD.*
- *If access to upper floors is separate from the principle entrance, consider providing this access from the street facing façade to reflect the historic pattern of entrances in the HCD.*
- *The height of the ground floor should respect the scale of the neighbouring Contributing buildings. Should taller interior floor to ceiling heights be desired, traditional proportions and datum lines of historic buildings should be reflected on the exterior; heights of entrances at the ground floor should be consistent with neighbouring Contributing buildings as well.*
- *Storefronts on the ground floor should generally have large windows with compatible divisions for a high proportion of transparent glazing, with recessed entrances and transom windows.*

- *Projecting cornices and smaller more decorative windows can be used to separate and distinguish between the ground and upper floors.*

The proposed development addresses these HCD guidelines in the following ways:

- **The building design has cladding, bays and fenestration patterns that are similar to, but not the same as, traditional buildings in the HCD.**
- **The podium is flat-roofed.**
- **The podium has a brick and glass façade (windows are curtain wall with dark spandrel panel at the floor plate and black mullions) on a limestone base. The recessed entrance has a glazed curtain wall similar to the materials of the adjacent Andaz hotel.**
- **The cornice is proposed to be a design feature wrapped in metal flashing.**
- **The podium entrance is recessed facing York Street.**
- **The podium three-storey massing, with a higher ground floor, is similar to existing commercial buildings in the HCD.**
- **The podium fenestration and entrance are similar to commercial storefronts in the HCD.**
- **The cornice is proposed to have a minimal projection due to the proximity of the property line.**

Section 10.4 also contains policies and guidelines for signage. As applied to new construction, they encourage minimal signage and lighting in order to be compatible with the heritage character of the HCD and its attributes.

The proposed podium has hotel signage anchored to the entrance curtain wall mullions. Interpretive signage and/or displays are proposed for the podium elevation facing the laneway (design to be determined).

6.4 Official Plan and Zoning

The proposed development will require an Official Plan and Zoning By-law amendment for maximum building height for the proposed tower portion. The subject properties are also subject to the Heritage Overlay (Section 60 of the City of Ottawa Zoning By-law) related to the HCD. Removal of the Heritage Overlay will be necessary to permit the proposed development. Please refer to the Planning Rationale report for details.

7.0 Heritage Conservation Approach

The proposed development does not include any structures of heritage significance. The former restaurant/bar has been demolished, as has the surface parking lot. Heritage policies and guidelines applicable to the subject property have been addressed by ensuring that the proposed development complies with these requirements.

8.0 Impact of the Proposed Development

8.1 Impact on Adjacent Properties and the Streetscape

The proposed development will have minimal impact on adjacent properties and the streetscape, either visually or directly. The proposed building extends the existing Andaz Hotel building as well as redeveloping a surface parking lot and the podium replaces a non-heritage commercial building of similar size and character. The adjacent heritage property at 126 York is separated from the proposed development by a laneway, along which interpretation of local history can be placed (including on the side elevation of the building's podium). The podium maintains the setback along York Street and, at three storeys, is of comparable height to the existing house-form buildings across York Street within the HCD.

8.2 Conformity with Heritage Policies and Guidelines

While the tower portion of the building is higher than the generally low-rise character of the HCD, it is set well back from the street behind the three-storey podium. In the podium façade there is a single entrance (inset) and multiple bays containing fenestration, in somewhat similar fashion to the older streetscapes in the HCD that contain multiple entrances on smaller lots. The cladding materials and fenestration continue patterns found throughout the HCD.

In order to be in accord with the municipal planning policies and guidelines, including those of the HCD, the building design has been broken down into two main components: a podium base that abuts the sidewalk and a tower that is set well back from the street. This massing responds to the City's planning and urban design requirements for setbacks and angular planes. This setback design also reduces the visual impact and shadowing of the tower on the portion of York Street within the HCD. The podium is the most prominent part of the building when seen from the street, thus minimizing the tower's visual impact and enhancing the pedestrian scale of this part of the streetscape.

In terms of the HCD policies and guidelines, the current design of the proposed building shows several modifications made to better conform to these requirements and recommendations. The tower shape has been changed from a skewed footprint to a rectangular one to reduce its visual prominence.

Tower cladding has been changed from a predominance of glazing to dark brick and glass, with window dark mullions and frames, to better respond to the cladding materials found elsewhere in the HCD. The podium cladding has changed to provide a limestone base to the brick walls, a treatment found on many existing commercial buildings in the HCD, including the adjacent former warehouse at 126 York Street. The hotel entrance has been changed to a glazed link with the existing hotel, to distinguish it from the rest of the podium elevation and to incorporate hotel signage. Locations for interpretation of local history have been added to the podium's laneway elevation.

9.0 Alternatives and Mitigation Strategies

The building's massing has been largely determined in response to the City's planning and urban design policies. The current design slightly exceeds the required height limits. Mitigating the tower's overall size have been changes to the building exterior. As noted above, earlier tower designs had a more prominent appearance, with a skewed footprint and extensive glazing. Earlier podium designs had brick cladding extending to grade and an inset entrance with a brick hood. Discussions with the consultant team and City heritage planning staff have resulted in a design that reduces the visual prominence of the tower's exterior and brings the podium's exterior treatment more in line with that of existing buildings within the HCD, including those in the vicinity.

10.0 Conclusion and Recommendations

As discussed in detail in Section 6, above, the proposed development generally conforms to the Provincial and municipal policies and guidelines applicable to the ByWard Market HCD. It removes a surface parking lot and a non-heritage building, replacing them with a structure that has a tower set well back and a podium that augments the low-rise character of the HCD. Opportunities for historical interpretation are included.

Next steps in the heritage planning process include the following recommendations:

- That comments from the City's UDRP be addressed in any modifications to the building and any resulting design changes be addressed in the final HIA report.
- Once any modifications have been made to the satisfaction of the City (and reflected in the final HIA), that the Heritage Overlay affecting a portion of the property be removed to permit the proposed development.
- That opportunities for interpretation of local history, including the route of the former Bywash, be pursued. These can include, but are not limited to, the design and placement of interpretive panels on the laneway elevation of the podium, the design to be completed to the satisfaction of the City of Ottawa. Historical information for such interpretation can be found in the Bray Heritage CHIS of 2012, to be augmented by further research, as needed. Interpretation on the laneway surface should be considered (e.g. of the Bywash), in collaboration with the owner of 126 York, representatives of the local community, and City heritage staff.

Respectfully submitted,

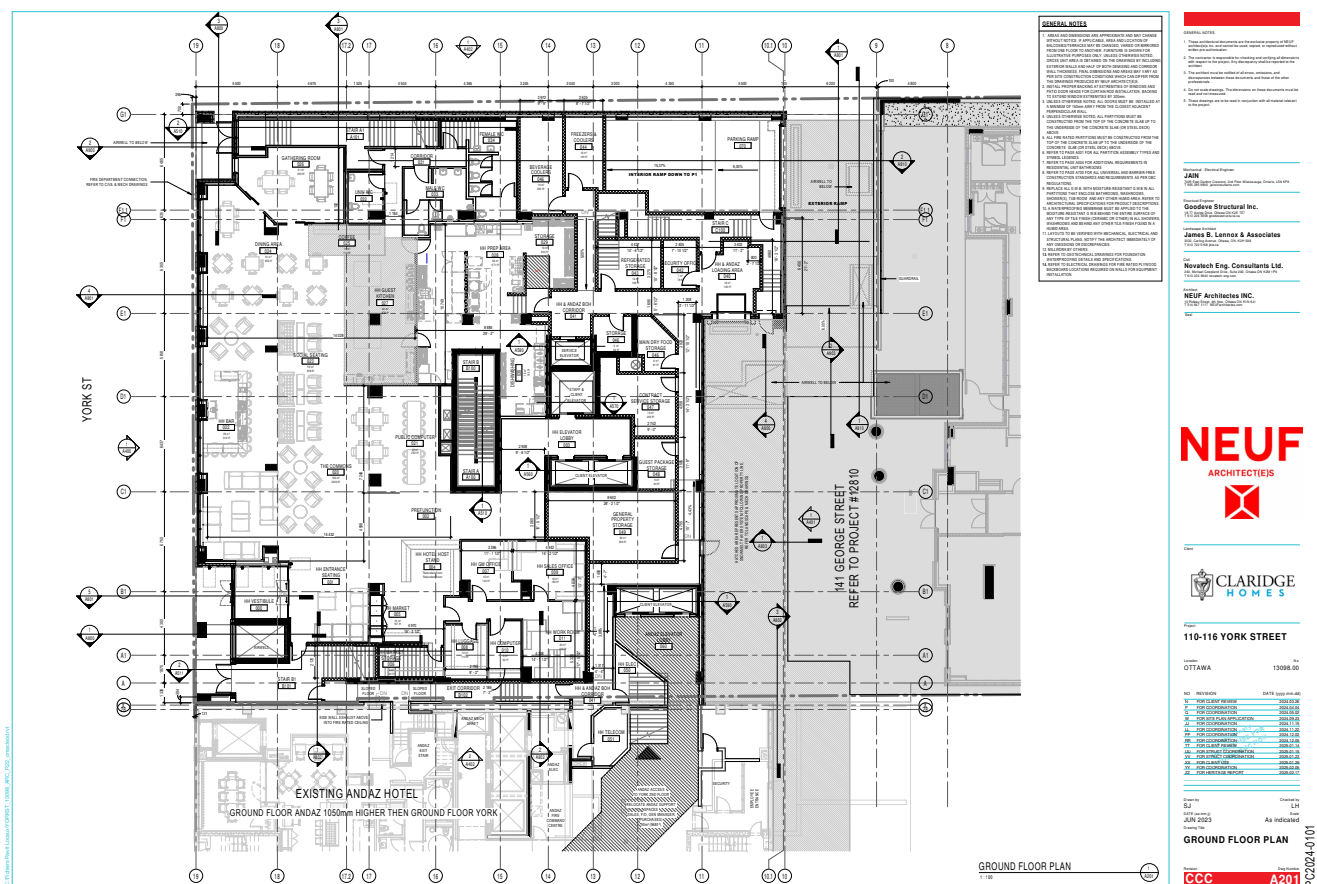


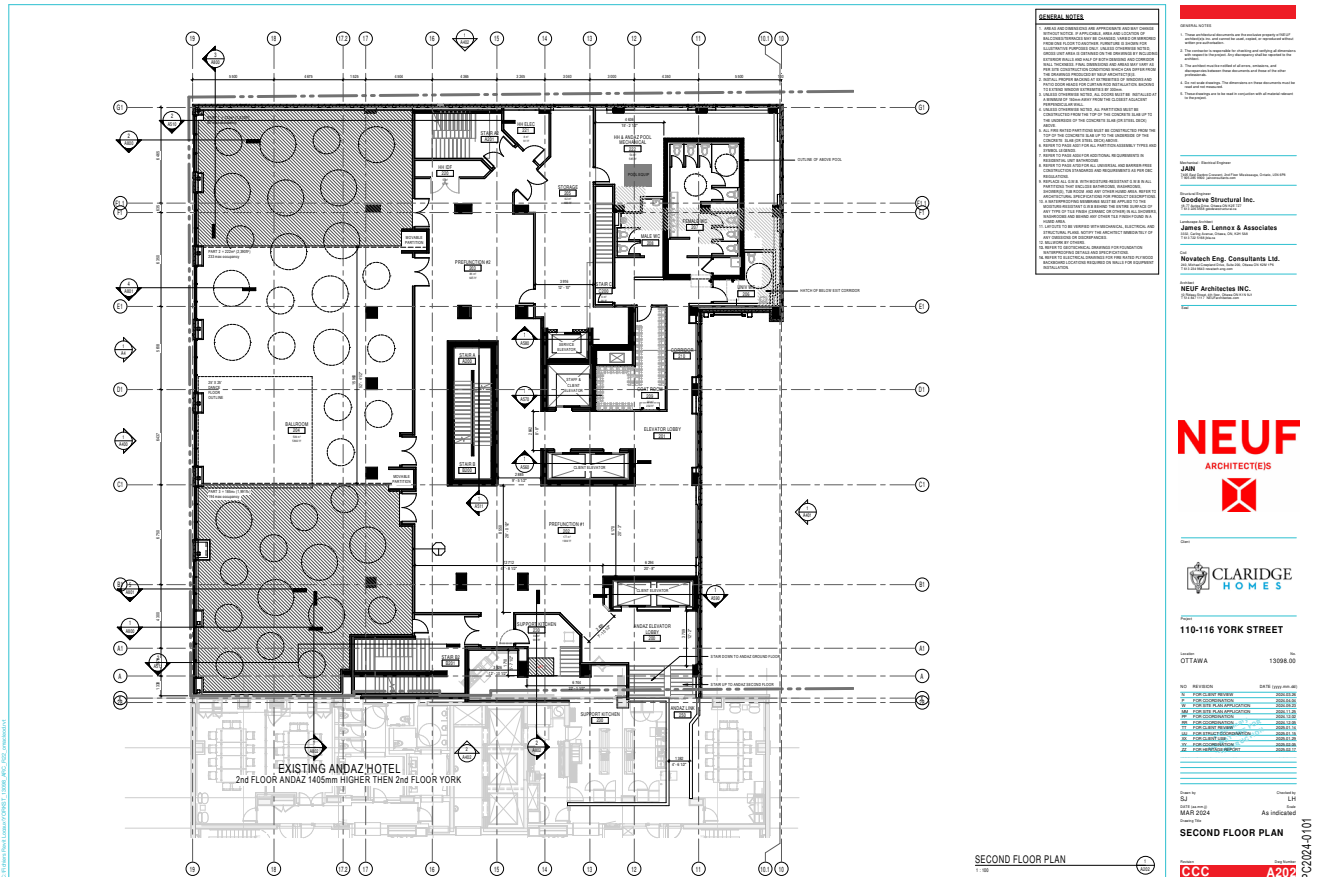
Carl Bray
Principal

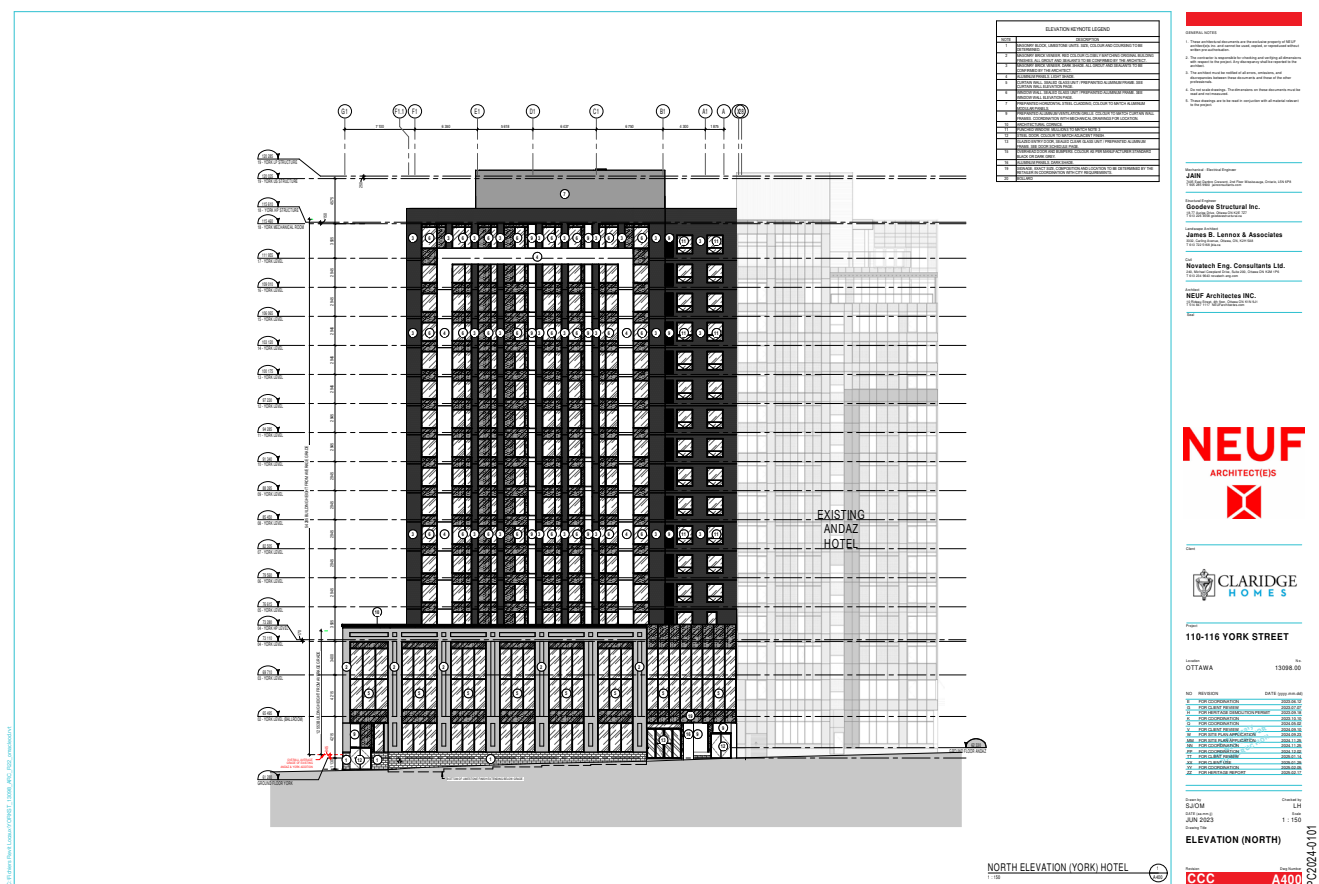
Bray Heritage

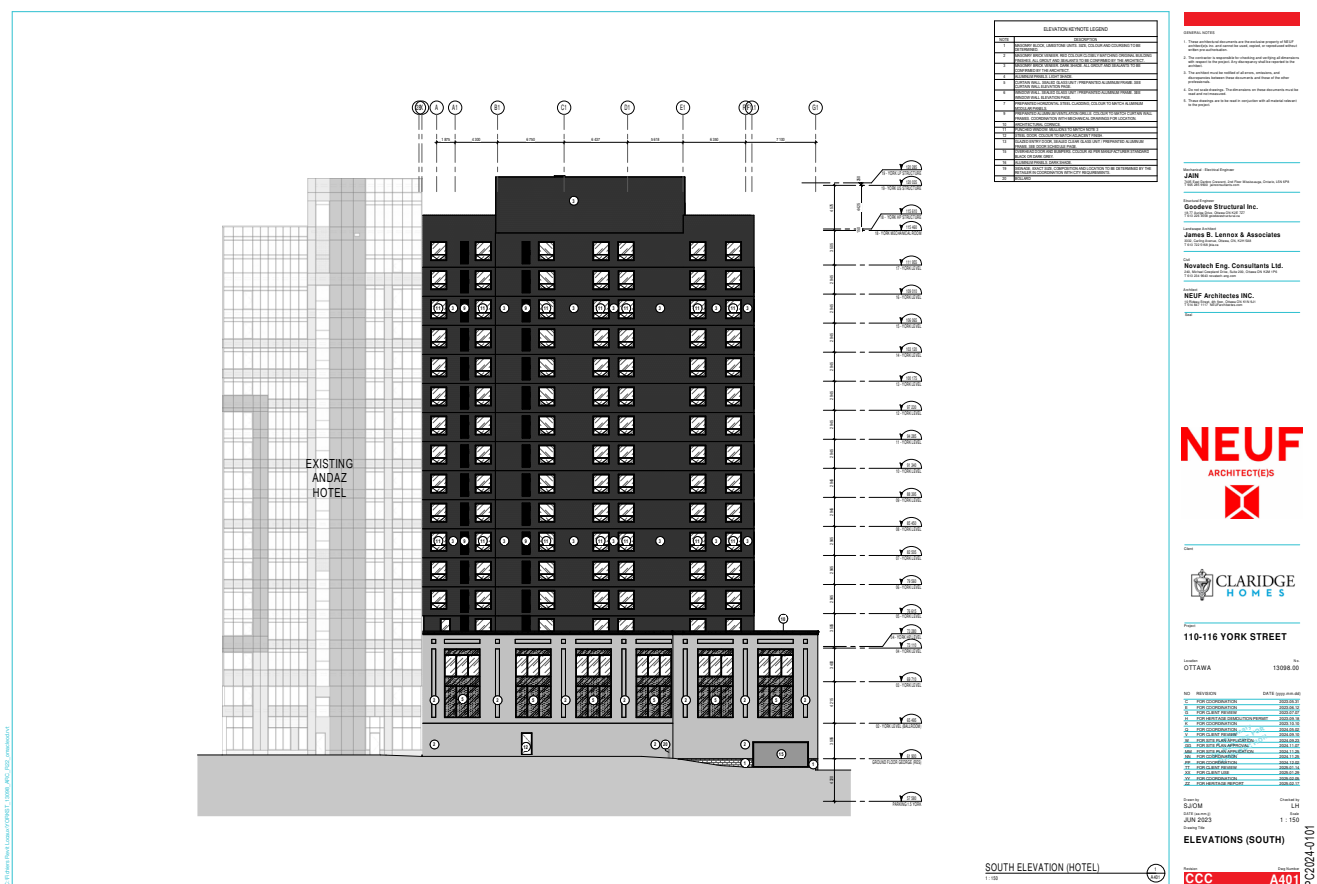
Appendices

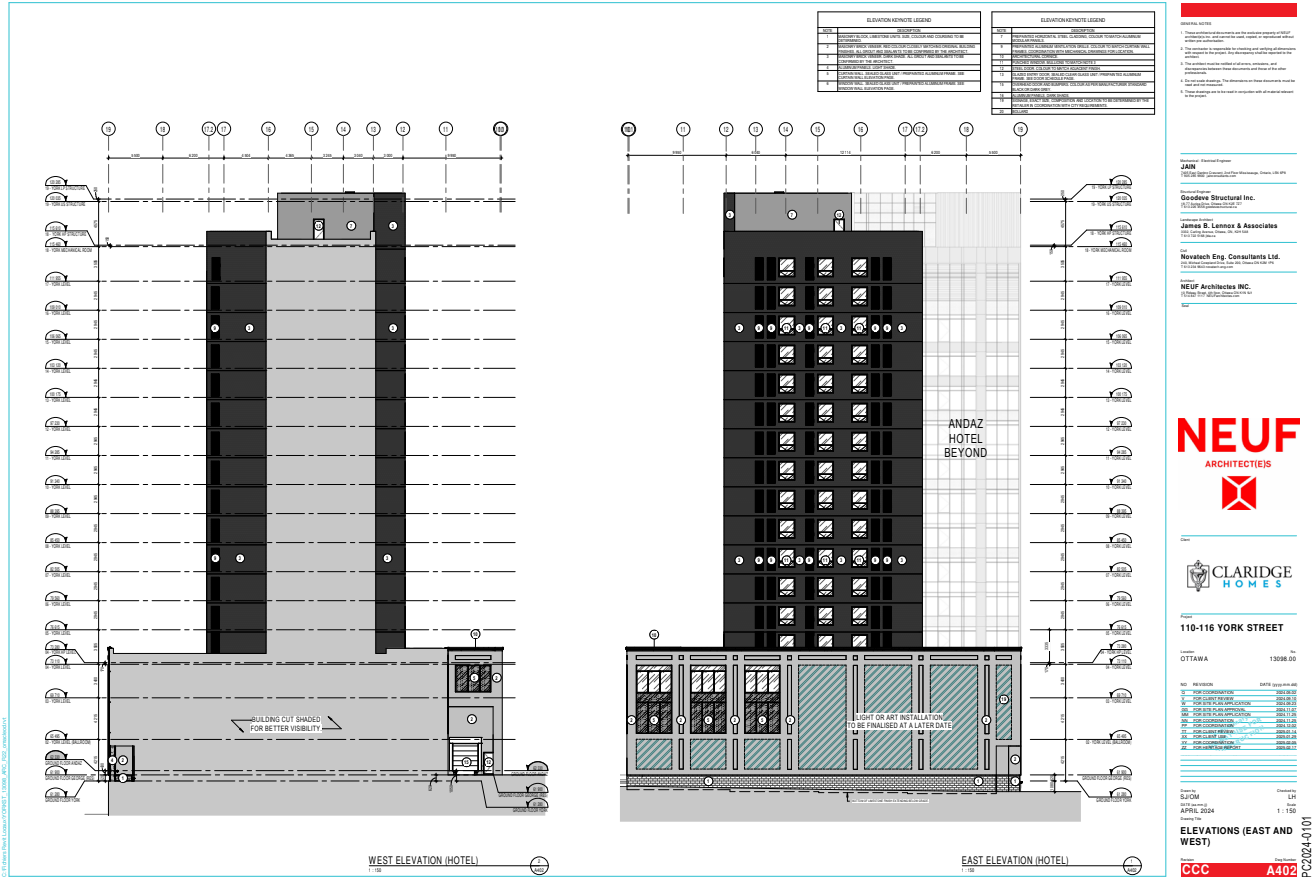












B. Bray Heritage 2012 CHIS

321 Dalhousie Street,
110 York Street,
137-141 George Street,
Ottawa, ON



DECEMBER
2012

CULTURAL HERITAGE IMPACT STATEMENT

PREPARED FOR:
Claridge Properties

PREPARED BY:
BRAY Heritage

with:
FoTenn Consulting

TABLE OF CONTENTS

1	Introduction.....	1
1.1	Property Information	1
1.2	Study Scope and Methodology	3
2	History and Heritage Significance of the Area	5
2.1	History	5
2.2	Heritage Significance.....	10
3	History and Heritage Significance of the Properties	13
3.1	History of 321 Dalhousie Street.....	13
3.2	Property Description.....	14
3.3	Heritage Significance.....	17
3.4	History of 110 York Street.....	17
3.5	Property Description.....	18
3.6	Heritage Significance.....	18
3.7	History of 137-141 George Street.....	21
3.8	Property Description.....	21
3.9	Heritage Significance.....	23
3.10	Adjacent Properties within the Heritage Conservation District.....	23
4	Current Heritage and Relevant Planning Policies.....	27
5	Impact of the Proposed Development	29
5.1	Conservation Principles	29
5.2	Conservation and Development Options.....	29
5.3	Description of Proposed Development and Impact Mitigation Measures	30
5.4	Rationale for the Chosen Development Option.....	39
5.5	Impact on Cultural Heritage Resources.....	39
5.6	Conclusion: Conservation and Development Strategy	40

Appendices

- Appendix A – Chronology of Site Occupation
- Appendix B – Excerpts from Byward Market HCD Study
- Appendix C – References

1 Introduction

At the request of Claridge Properties, Bray Heritage has been retained prepare a Cultural Heritage Impact Statement (CHIS) for the properties located at 321 Dalhousie Street, 110 York Street, and 137-141 George Street, in Byward Market area of the City of Ottawa, Ontario. The purpose of the CHIS is to determine the impact of the proposed development of an addition to an existing 11 storey office building on the existing heritage resources found on the property and adjacent properties, and on adjacent properties within the Byward Market Heritage Conservation District (HCD). The Statement also addresses the impact of the proposed development of a high rise condominium building on sites adjacent to the HCD along George Street. The Dalhousie and York Street properties are located within the Byward Market Heritage Conservation District (HCD), designated under Part V of the *Ontario Heritage Act*. The existing office tower and its adjacent and the existing mixed use building on York Street have been assessed for their potential heritage value by the City of Ottawa as part of the HCD planning process. The results of this evaluation show that the City does not consider either building to have heritage value (they both were rated level 4, the lowest rating). Properties adjacent to the subject properties along Dalhousie Street have been evaluated and all but one share the same low rating. The George Street properties are outside the HCD and they were not evaluated as part of the HCD planning process. The City has not indicated that the remaining building at No. 141 George Street has heritage significance. However, due to the presence of the proposed development within and adjacent to the Byward Market HCD, the City of Ottawa requires that a CHIS be prepared to accompany the proponent's development application to the City.

1.1 Property Information

Municipal Addresses: 321 Dalhousie Street, 110 York Street, 137 and 141 George Street, Ottawa, Ontario

Legal Descriptions:

- 321 Dalhousie Street (Union of Canada building plus parking area to south): Plan 42482 Lot 18 (South York Street) and Part of Lot 18 (North George Street)
 - Lot area: 1,092 sq. m.
- 110 York Street (existing bar/club building): Plan 42482 Part of Lot 19 (South York Street)
 - Lot area: 1,015.8 sq. m.
- 137 George Street (parking lot): Plan 42482 Lot 19 and Part of Lot 18 (North George Street), Part of Lot 19 (South York Street)
 - Lot area: 1, 074.7 sq. m.

- 141 George Street (existing bar/restaurant building): Plan 42482 Lot 20
 - Lot area: 1,092.6 sq. m.

Site Area: 0.12 hectares (approximately)

Current Uses:

- 321 Dalhousie Street: ground floor commercial (restaurant and office lobby); 10 upper floors commercial (offices; former headquarters of Union of Canada life insurance)
- 110 York Street: 2 storey commercial (Whiskey Bar; Caliente Club)
- 137 George Street: vacant (surface parking)
- 141 George Street: 1 storey commercial (Honest Lawyer bar)



1.2 Study Scope and Methodology

This CHIS has been prepared in accordance with the City of Ottawa's Guidelines for the Preparation of Cultural Heritage Impact Statements (March, 2012) and following the process for the inventory and evaluation of cultural heritage properties outlined in the Provincial Ministry of Tourism, Culture and Sport's "Ontario Heritage Tool Kit" and specified in Ontario Regulation 9/06. The research and conclusions contained herein are based on information gathered from a limited historical review and site inspection. The historical research relies on information from secondary sources, collected within the study scope of work, time and budget limitations. The study scope did not include a condition or structural assessment conducted by a professional structural engineer, or an assessment of archaeological resource potential conducted by a registered archaeologist.

The scope of research included:

- Research into the historical evolution of the properties and their environs, based on available secondary sources (fire insurance plans, directories, local histories, historical photographs) found in the City of Ottawa Archives, and in published materials;
- Site reconnaissance of the properties and surrounding area;
- Review of the Byward Market Heritage Conservation District Plan and its heritage property inventory and evaluation listings; and
- Review of the proponent's proposed design for the new buildings to be constructed on the properties,

The results of this research inform the study conclusions and recommendations.

2 History and Heritage

Significance of the Area

The following is a summary of historical information compiled from the Byward Market Heritage Conservation District Study (Smith et. al. September, 1990), from City of Ottawa Directories, archives and fire insurance plans.

2.1 History

The subject properties are located in a part of Ottawa known as Lowertown. Before the area was settled, it was “a cedar swamp with occasional higher ridges occupied by white pine” (Smith, 17). The eastern part of the market area within which the subject properties are located was drained later than the western portion, in 1850, as part of the ByWash engineering works to provide overflow channels for the Rideau Canal (Smith, 17). Early settlement was hampered by the ownership of the land by the Ordnance Department, meaning that any private development was constructed either on short-term lease or was squatting (Smith, Appx. C, 8). Only when the titles to Ordnance lands were transferred to permit freehold ownership did the temporary wooden structures begin to be replaced by more permanent development in more durable materials, such as stone and brick.

The core of the area was the market, initially supplying the city with food and staples from the surrounding countryside, and evolving into processing and shipping goods farther afield. New market buildings were constructed in 1865 and 1875 and the drain that had formerly run along York Street was converted to a wide boulevard in which the hay and wood markets became established. The market activity stimulated development of related commercial enterprises as well as construction of housing for the managers and employees. Lands east of the market became predominantly residential and included hotels and boarding houses for those who travelled to do business in the market. But local work also included retail, industrial and institutional enterprises, such as the gas works east of Cumberland, and, within the subject block, a broom factory and soap factory, a carriage works, a coal yard, and a public school. By the late 19th century, “York and George Street east of Dalhousie were [sic] a mixed area of housing and industrial activity (op. cit. 11).

As the area developed, a block pattern emerged whereby the residential or house-form buildings lined the street frontage and either commercial or industrial activity took place behind, in rear yards or in larger structures located in the centre of the block (op. cit. 11). This pattern persisted well into the 20th century and is still evident in a few instances.

By the early 20th century, the demarcation of activities had become more evident. Dalhousie Street emerged as the eastern boundary of the commercial activity centred on the market. East of that street was where residential development began to predominate, and not just modest housing for workers. Instead, “some of the more successful market merchants built substantial houses on the adjacent eastern portions of George, York and Clarence Streets and remained in the area in a more residential environment” (op.cit. 15). Although some merchants still lived in the market over their shops, the next iteration of residential development spread eastward.

Demographically, the area began as a predominantly Anglo-Scottish district that steadily evolved to include Irish and Jewish immigrants, but the increasing presence of French-Canadians made the area predominantly Francophone from the late 19th century well into the 20th. As a result, business and institutions reflected this trend, as did the population in local housing.

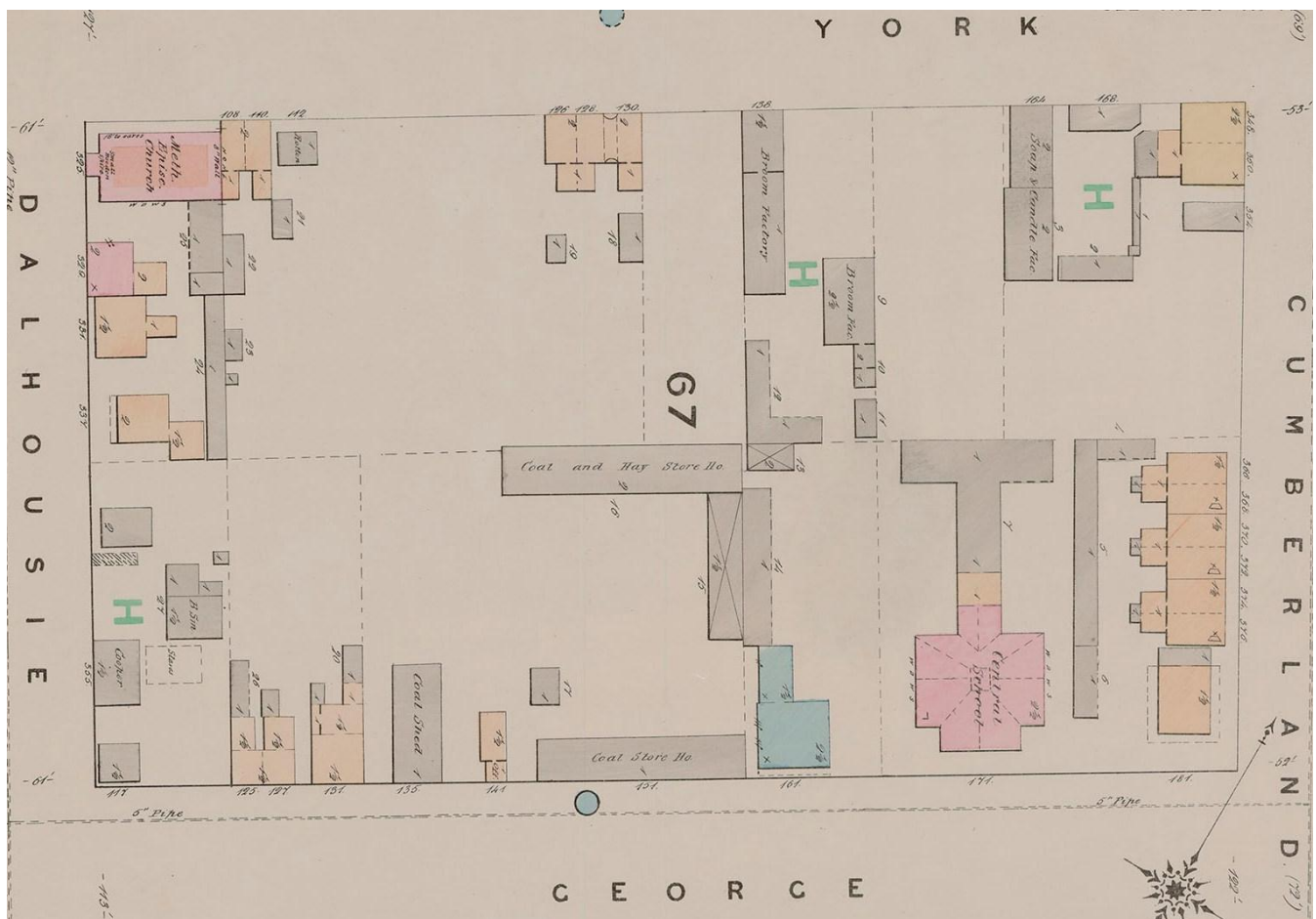
Change came slowly, as the market functions shifted more into warehousing and shipping, and as patterns of work and access changed under the influence of changing demographics and means of transportation. By the 1930s, the gas works had closed. Since the 1850s, the gasworks had been a magnet for light industry and tradespeople and its absence hastened the decline or departure of industrial activity, as well as residential occupation, of the area east of Dalhousie (op. cit. 15). World War II provided a brief jump in the local economy thanks to demands for storage, provisioning and war-related manufacturing, and local hotels benefited from the temporary influx of war workers. After the war, Lowertown increasingly became the place of entry for new Canadians, initially Italians and Eastern Europeans, later South Asians. This influx was juxtaposed with what had become a predominantly French-Canadian district, within which Dalhousie Street became its “main street” providing the full range of commercial services such a neighbourhood required. The loss of local work meant that many people still lived in the area but had to commute to jobs elsewhere (op.cit. 18, 20).

The physical setting changed also. The demands of the automobile saw the replacement of rear sheds with garages or surface parking, and the demolition of corner and mid-block businesses and housing for replacement by auto service garages and gas stations. The buoyant post-war economy provided the means and incentive to make major renovations to existing housing, or to create new apartments. At the same time, the reputation of the area as a place of cheap housing, common throughout its history and solidified during the Depression, meant that Lowertown east of Dalhousie became a destination for transient or homeless people. By the late 1950s, the old Central School had become a Salvation Army centre, the former gas works had added a municipal health clinic and daycare centre, and old hotels, tenements and boarding houses continued to supply inexpensive accommodation (op. cit. 18-20).

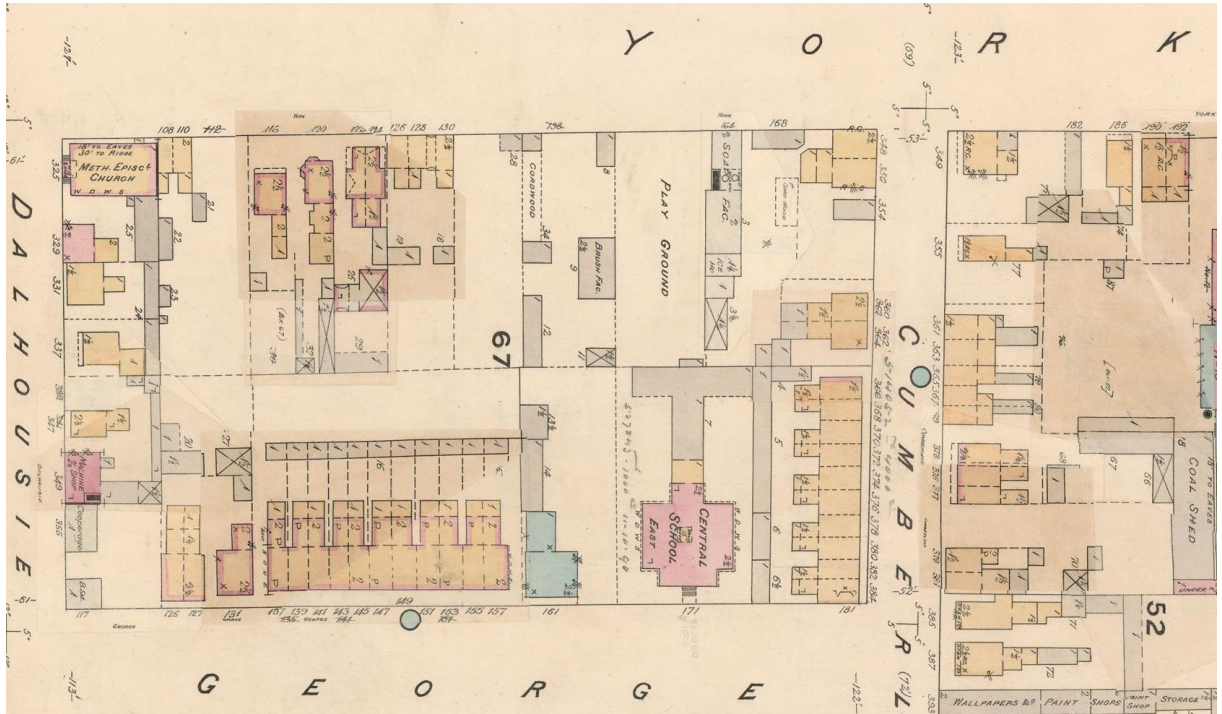
This pattern continued into the new century, with some elements, such as the Salvation Army, still in place today.

Lowertown has been undergoing a significant transition since the 1970s, again driven largely by the renewed importance of the Byward Market as well as by public efforts to enhance the downtown and Parliamentary Precinct. The Market's continuing role in supplying food and goods to the city's residents has been amplified by its role as a tourist attraction. The ambience of the market area, conserved and enhanced by a combination of public and private investment, has created a destination for residents and visitors alike. As before, this has made the market area an attractive investment for new commercial office and retail activity, and, more recently, for residential intensification.

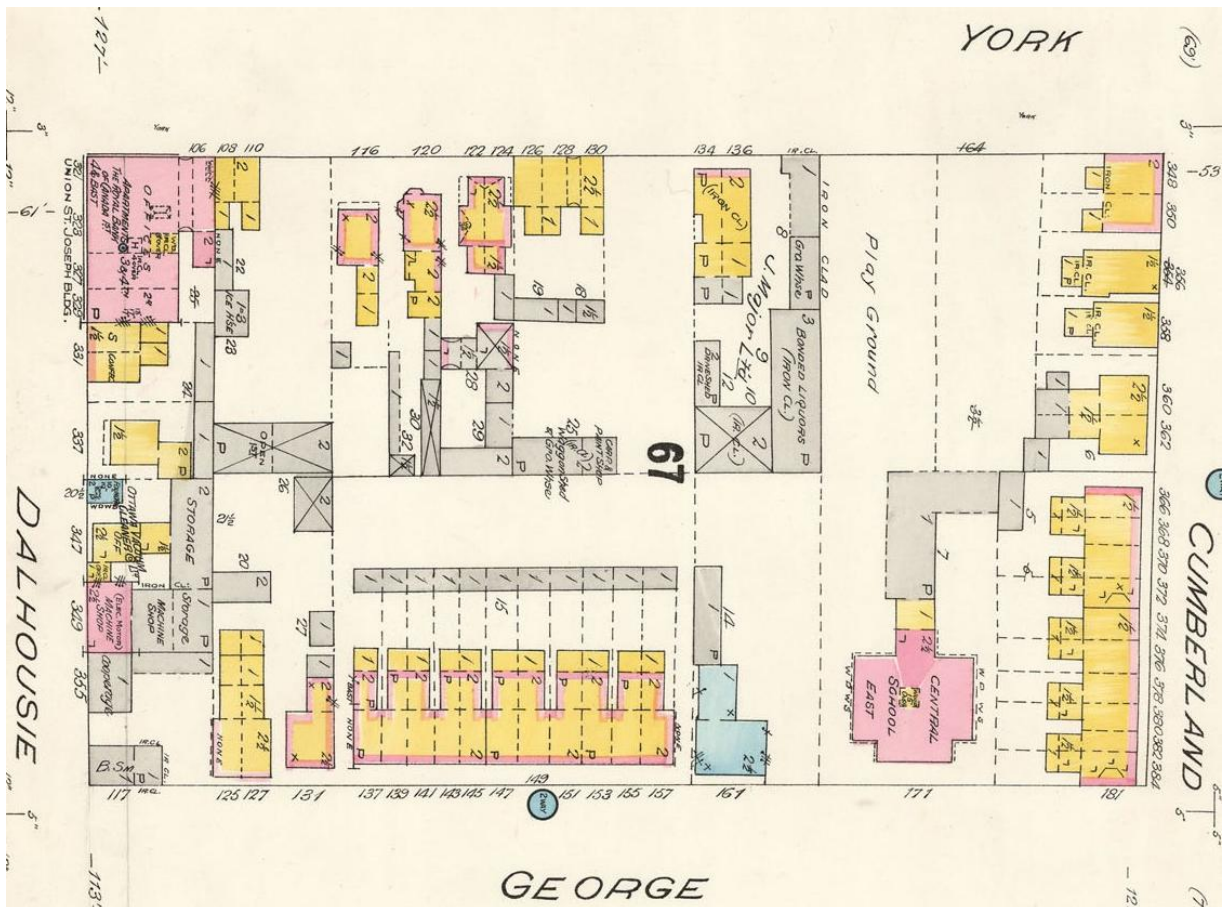
1878 FIRE INSURANCE PLAN (SHEET 18 EXCERPT)



1888 FIRE INSURANCE PLAN (SHEET 18 EXCERPT)



1902 FIRE INSURANCE PLAN (SHEET 18 EXCERPT)



[illegible]

2.2 Heritage Significance

According to the Heritage Character Statement in the Byward Market Heritage Conservation District Study (Smith, 61), the primary heritage values relate to the market and its supporting or ancillary functions. The reasons for designation as a Heritage Conservation District derive from the centrality of the market in Ottawa's economy and commercial activity. Character defining elements of the District address built form and land use, but there is no direct reference to the character of the area east of Dalhousie. The Study states the following character defining elements, some of which are relevant to the subject properties (op. cit. 61):

The market core is characterized by a low profile typical of its nineteenth century origins interspersed and largely respected by succeeding commercial development until the 1970's. Its development is extremely dense, covering full and sometimes multiple lots in many areas. Much of the space has been developed and redeveloped to provide services and support to its vital commerce. Secondary space in this area has traditionally been used for a variety of residential, storage, and office facilities. In form the architecture of this area is diverse and layered, having been renovated, renewed and re-formed frequently to adjust to changing commercial needs and priorities.

This Statement and list of character defining elements provides little guidance for development outside of the immediate vicinity of the market. It appears to imply that development should be varied ("diverse and layered") and of mixed use. Outside of the "market core" it does not comment on building massing. Aside from these excerpts, there is nothing further in this primary statement of heritage significance that addresses the proposed development.

Within the HCD Study, the subject properties are located within Area B, the Heritage Buffer zone. Recommendations for conservation and development within this buffer zone attempt to reconcile what is seen as a conflict between the City's zoning, which encourages higher density residential intensification, and the HCD, which encourages retention of existing heritage buildings and suggests zoning height limits restricting new infill to a 10.7 m. limit (op. cit. 73). The Study's proposed vision for the area is summarized as follows:

"Although a number of mid-rise apartment buildings have been built in this area since 1968, these still constitute a significant minority. Redevelopment of the remaining vacant land as low-scale infill projects, combined with aggressive streetscape improvements, particularly in terms of tree planning and road narrowing at corners, will put the heritage properties back into a compatible environment and result in a reasonable density of housing supply in the area" (op.cit. 74).

In summary, the heritage character statement found in the Study emphasizes the District's associations with the market as the primary heritage value. As defined in Ontario Regulation 9/06, this places the District's heritage significance as "historical/associative", with less emphasis on "design/physical" or "contextual" values. Outside of the "market core", there is little reference to the character of buildings and their settings. What this means is that, outside of the market area, there is less emphasis on built form than would be the case in the parts of the Heritage Conservation District that have a high proportion of significant heritage buildings. It appears that the pattern of development, as well as its land uses, constitutes the District's heritage significance. As a result, the heritage value of buildings within the District appears to be seen as being secondary to the economic activities of its residents and the urban development types resulting from those activities. Whereas the zoning recommendations within the HCD Study clearly support low-rise building massing, the Heritage Character Statement includes no such commentary for the area outside of the market proper. Rather, reference is made to the constantly evolving form of buildings in the area, in response to changing conditions.

If the Study had been conducted today, the District's character defining elements (or heritage attributes) could have been listed as follows:

- The primary importance of the market and its ancillary land uses
- The market's role in Ottawa's economy, and that of the Capital region
- A predominantly vernacular architectural context, with a few landmark buildings
- A longstanding development pattern of mixed use, low scaled buildings, now in transition

Given some of the other elements found in the 1990 research, the Study would probably add:

- Its associations with the Jewish and Francophone communities, and its role as a port of entry for new Canadians

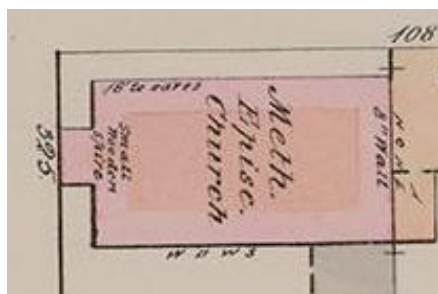
3 History and Heritage

Significance of the Properties

3.1 History of 321 Dalhousie Street

The earliest record of a permanent structure on the subject site, found in the 1863 City Directory and confirmed in the 1878 fire insurance plan, is an Episcopal Methodist Church. That building remained on the site until at least the early 1880s (it is shown on the 1888 fire insurance plan, but not listed in the 1884 City Directory). After that, the Soci  t   St. Joseph are listed as owners, and the 1902 fire insurance plan shows a new 4 storey brick building with offices on the ground floor and apartments above, named the "Union St. Joseph Building". On that plan, the building occupies the frontages from Nos. 321 to 329 Dalhousie Street and wraps around the corner to include No. 106 York Street (with a covered carriageway separating the main block from the York Street building), behind which are 1 and 2 storey outbuildings, including an ice house). That building appears to have survived in more or less its original form and use mix until a fire in the early 1960s, ca. 1963.

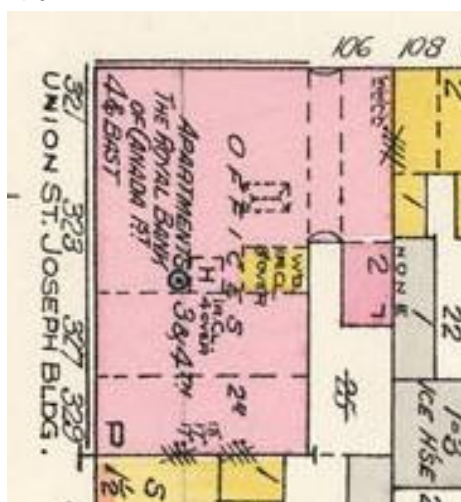
1878



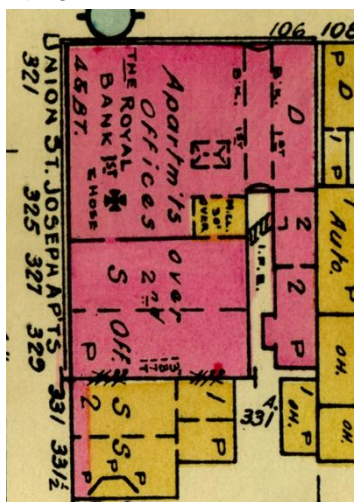
1888



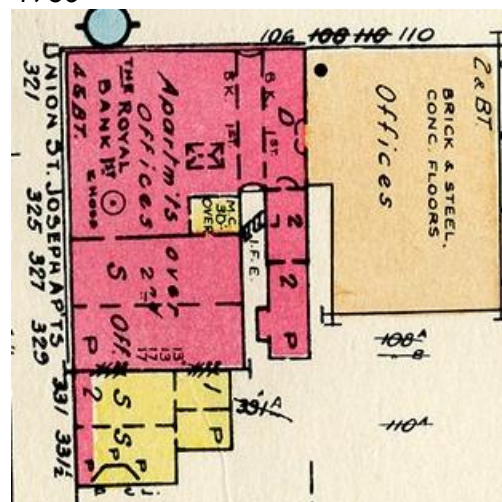
1902



1948



1956



The current property known as No. 321 Dalhousie Street incorporates the former Nos. 329, 331, and 337 Dalhousie properties. The 1878 fire insurance plan shows a brick 2 storey dwelling at No. 329 built to the street line, with a 2 storey frame rear wing, and a 1 1/2 storey frame dwelling at No. 331 with a shallow setback, with a 1 storey frame rear wing. No. 337 is shown as a 2 storey frame detached dwelling set well back from the street, with a front verandah and a half storey frame rear wing. All three buildings have large rear outbuildings running the entire width of the lot. The 1884 City Directory shows No. 329 as being occupied by a cattle dealer, No. 331 as a boarding house, and No. 337 as being occupied by a patent agent. By 1902, the Union St. Joseph building has extended south to replace No. 329, next to which is a new 1 1/2 storey, brick faced frame semi-detached building at No. 331, with 1 storey rear wings. By 1948, these frame buildings survive, but No. 337 has been replaced by a 1 storey brick faced concrete block service station, set well back from the street, with fuel pumps and parking in front. The same semi-detached buildings and service station also appear on the 1956 fire insurance plan, but all were replaced later with the buildings currently on those properties.

According to anecdotal evidence taken from conversations with longstanding local merchants, and after reviewing architectural plans from the 1950s in the client's possession, it would appear that the owners intended to renovate the original building but decided to demolish it after the fire. The current 11 storey office building was constructed in the mid-1960s and appears to have opened in 1968. Construction drawings found on the property dated 24 October, 1966 show the architect as Louis J. Lapierre B. Arch. M.R.A.I.C.

3.2 Property Description

The current structure is a 11 storey commercial building with a full basement (used for storage and office/maintenance/services), retail (restaurant) at grade on the York Street corner, and office floors above, with a double height mechanical services floor at the top. It is a reinforced concrete and steel structure with large glazed openings within the exterior structural grid. Cladding is rusticated precast concrete panels. The windows are designed as trios of large panels, alternatively arranged at a slight angle so that they are diagonally oriented within the window frames, and at a sharp angle at the building corners. This design and the rusticated cladding are the only exterior decorative elements.

Next to the building, on the south side, is a small surface parking lot with a chain link fence and remote-controlled horizontal gate on the Dalhousie Street frontage and a wall on the east side constructed of rusticated precast concrete panels of the same type used on the office tower's cladding. A similar treatment is used along the southern wall of the parking lot, abutting the adjacent single storey commercial building at No. 339.



321 DALHOUSIE, VIEW TO NE ACROSS DALHOUSIE (LEFT); 321 DALHOUSIE, VIEW TO SE, DOWN YORK (RIGHT)



321 DALHOUSIE, VIEW TO SW, UP YORK (LEFT); 321 DALHOUSIE, VIEW TO NW, FROM PARKING LOT AT 137 GEORGE (RIGHT)



321 DALHOUSIE, VIEW TO SE OF SURFACE PARKING LOT ON DALHOUSIE

The January, 1990 inventory and evaluation, prepared as part of the 1990 HCD Study, does not provide either a historical account or a building description of any detail. Stylistically it is described as “eclectic contemporary”.

Inside, the design is an unremarkable example of a mid-20th century commercial office building, with a marble-clad lobby and standard office floors with moveable dividing walls within a large-scale structural grid. Of note are the cantilevered stairs flanking the entrance lobby, with their tapered treads and generous wooden banister rails. These stairs are visible through the full length windows of the ground floor facade.

The building appears to be in very good condition and is being well maintained.



CANTILEVERED STAIRS ON S SIDE OF ENTRANCE LOBBY, FROM BELOW

3.3 Heritage Significance

The 1990 evaluation for the HCD Study assesses this building as having no heritage value (it is not even rated 4, the lowest category), rather, it is described as being “completely out of context in terms of scale, design, materials, detailing”, a “landmark only because of its size”, and, in conclusion, “out of scale and out of character”.

An assessment of heritage significance conducted today would probably echo such statements, however, the site investigation for this report has noted elements of the existing structure that are of potential heritage significance and should be considered for conservation in some fashion. According to the City of Ottawa’s document “A Handbook for Evaluating Heritage Buildings and Areas in the City of Ottawa (reprinted January, 1989), the City’s evaluation process focuses on three factors that determine potential heritage significance:

- Construction date
- Architectural design (exterior)
- Compatibility with surroundings or landmark status

Buildings within HCDs are evaluated in the context of the district rather than as individual properties. Only building exteriors are evaluated.

In summary, if the property’s heritage significance (or, in this case, its lack of significance) were to be described within the format of a Heritage Character Statement (or statement of heritage attributes), both of which are the standard ways in which the Provincial or Federal government heritage agencies would describe heritage values, it would be stated something like this:

321 Dalhousie Street is a commonplace example of high density commercial office building typical of the mid-late 20th century, and is out of context with the predominant building types and scales within the Byward Market Heritage Conservation District.

Its character defining elements (exterior and visible from the exterior) could be listed as:

- Unique window configuration (i.e. angled from a central joint)
- Cantilevered stairs flanking the main entrance (i.e. stair assembly, banister rails)

3.4 History of 110 York Street

The 1878 fire insurance plan shows a 2 storey frame semi-detached dwelling on this property, listed as Nos. 108 and 110 York Street. The 1874 City Directory indicates that a “carter” and a “painter” lived there. Although the dwelling is shown as directly abutting the rear wall of the adjacent church, it does not appear to have been used as the church manse.



ANGLED WINDOW UNITS, NW CORNER OF BUILDING

The dwellings are also shown on the 1888 fire insurance plan, with residents also being tradespeople. By the 1893-4 City Directory, the dwellings are now home to two women and, by the 1899 Directory, No. 110 is a boarding house, run by a woman. Jumping forward to the 1948 fire insurance plan, the dwelling is still shown. However, by the 1956 plan, the dwelling has been replaced with a 2 storey brick and steel office building, listed as No. 110 York Street. It would appear that the current structure is a conversion of that building from office to bar/restaurant use. The facade may have been altered as part of the change of use.

The 1990 inventory for the HCD Study indicates that the building was built and owned by the Union St. Joseph du Canada.

3.5 Property Description

The existing building is a flat-roofed commercial building with four bays on the York Street facade, and an entrance in the first and fourth bays. It has a full basement. The brick facade has windows inset in each bay and a poured concrete foundation. The cornice has small decorative indentations in the flashing and a vertical brick string course. Fenestration on that side is a three panel steel frame window in each bay, on each floor, with a concrete sill. Signage covers part of the window openings but it appears that window openings were originally continuous from the second floor to the first floor. The east side wall has four of the same triple windows in each floor, with concrete sills. The south rear wall has two of the same triple windows flanking a smaller triple window on each floor, as well as offset windows over the west rear stairwell that run the full height of the second storey and a portion of the first. These windows are glazed in glass block. There are no interior features of note, although the glass block rear windows animate the interior stairs. The remaining, southern portion of the property is a surface parking lot. East of the building is a large surface parking lot.

3.6 Heritage Significance

The 1990 HCD Study evaluation gave this property no heritage value (rating it as 4) and commented that it showed “evidence of changing trend(s) in market development – I and occupied by old residences becomes new office building”. Nothing in the research conducted for this study would change this assessment. As a result, it is suggested here that a version of a Statement of Significance is not warranted, nor are there character defining elements to be noted.



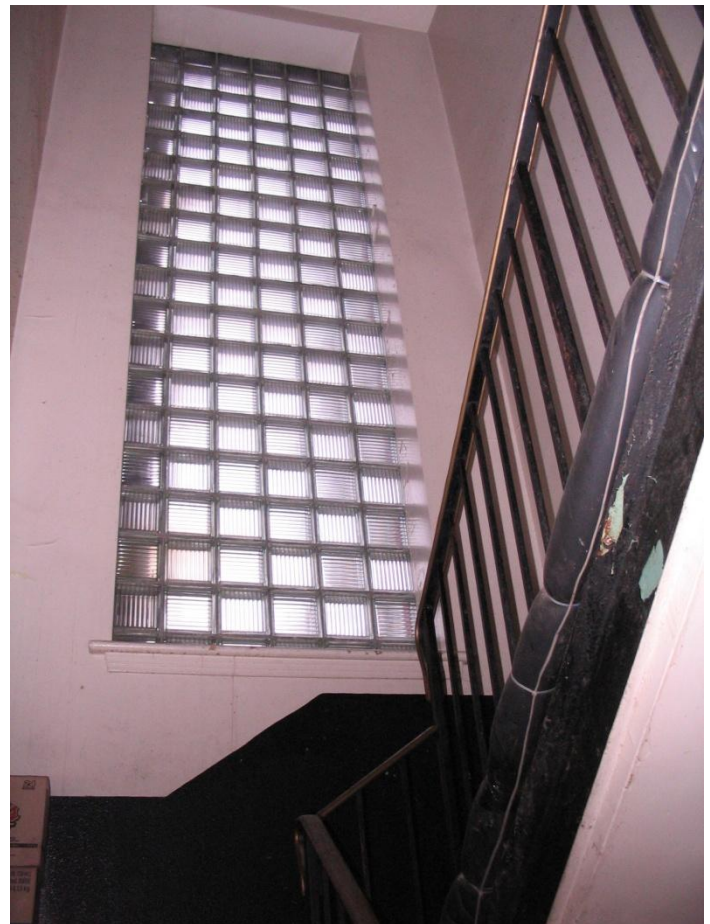
110 YORK, VIEW TO S (FACADE)



110 YORK, VIEW TO W (SIDE WALL)



110 YORK, VIEW TO N (REAR WALL)



INTERIOR STAIRWELL WITH GLASS BLOCK WINDOW

3.7 History of 137-141 George Street

The 1878 fire insurance plan shows a series of modest frame structures along this part of George Street, beginning with a 1 1/2 storey semi-detached dwelling at Nos 125-127, next to a detached 1 1/2 storey dwelling at No. 131, after which is a detached frame coal shed at No. 135 and a small 1 1/2 storey office building at No. 141. The 1874-5 City Directory appears to show that the dwellings were occupied by tradesmen and that the buildings at Nos. 135 and 141 were part of a larger industrial complex occupying most of the centre of that block, extending over to York Street. This was the Reardon broom factory which also appears on later fire insurance plans, though not occupying as much land.

This change is indicated on the 1888 fire insurance plan on which is shown a brick-clad 2 1/2 storey frame semi-detached dwelling at Nos. 125-127 with 1 and 1 1/2 outbuildings behind, next to which is a 2 storey brick clad frame residential terrace extending from No. 137 to No. 157 George Street, with 1 storey outbuildings at the rear of each yard. The same semi-detached building at Nos. 125-127 appears in the 1948 fire insurance plan (insert dated 1951), now converted to a commercial printing shop and office, with a large automobile storage yard and single storey auto storage garage behind (it is the same on the 1956 fire insurance plan). The terrace also appears on the 1902 fire insurance plan and on the 1948 and 1956 plans, although now minus most of the rear outbuildings. Since these were likely to have been outdoor privies, and the terrace was latterly labelled as “tenements” it is likely that these were modest dwellings catering to local factory workers. The City Directories of this period do not appear to indicate who lived in these dwellings, as the addresses are not listed individually. The terrace no longer exists, nor does the converted semi-detached house, but their subsequent date of demolition has not been determined.

The properties are located outside of the Byward Market Heritage Conservation District and thus do not appear in the 1990 inventory for the HCD Study.

3.8 Property Description

No. 137 is a vacant lot now used for surface parking. The lot is bordered on George Street by a chain link fence with a pedestrian gate and an automatically controlled horizontal gate controlled as part of the private parking operation. The only structure on the property is a small frame hut for the lot operator.



137 GEORGE, VIEW TO N

No. 141 is a 11/2 storey frame structure on a poured concrete slab. It currently houses the Honest Lawyer sports bar. The roof is a shallow gable, clad in standing seam metal roofing, and oriented gable end to the street. The George Street facade has glazing along the western half and a glazed double entrance door in the eastern half. It is clad in wood in the first storey and has a glazed gable end above. There is a glazed door to an outside fenced area on the east side. The remaining exterior walls are blank. The remaining, northern, portion of the site is a surface parking lot. East of the building is a large surface parking lot.



141 GEORGE, VIEW TO N

3.9 Heritage Significance

The City of Ottawa mapping of heritage properties does not indicate that either property is on the Heritage Register. Since one property is a vacant lot and the other a relatively recent non-descript commercial structure, neither property could be considered as having heritage significance for design. As for historical or contextual heritage significance, although the properties have a long history of previous buildings, no evidence of these remains (nor do they appear to have significant historical associations), and thus neither property has characteristics that would support a conclusion of them having heritage significance. No version of a Statement of Significance is therefore warranted, and there are no character defining elements.

3.10 Adjacent Properties within the Heritage Conservation District

South from 321 Dalhousie Street is a row of single and two storey commercial properties, all located within the Byward Market Heritage Conservation District boundary.

No. 339 is a single storey commercial structure, possibly of concrete block and on a poured concrete slab foundation, clad in brick and tile (facade), with glazing across most of the street facade, over which is a full-width sign board. The building appears to be a replacement for a 2 storey frame structure (residential? with frame outbuildings behind) shown on the 1878 fire insurance plan and on the 1888 and 1902 fire insurance plans. The 1948 and 1956 fire insurance plans show this building as a commercial frontage, either with a streetfront addition or replaced by a 2 storey concrete block structure on the north half of the lot and a 1 storey frame structure on the rest. The current structure may be an evolution of this structure, or a replacement. The 1990 HCD Study evaluation gave it no heritage significance, rating it as 4, the lowest rating.



339 DALHOUSIE, VIEW TO E

No. 341-343 is a single storey commercial structure, possibly of concrete block on a poured concrete slab foundation, or possibly frame. It has a central, inset entranceway with doors to a pair of small shops, each with glazing along the street frontage and angling into the entranceway. Both doors have large glazed panels. Above the glazing and entrance is a full-width signboard atop which is what appears to be a thick metal cornice. According to the 1990 HCD Study evaluation, the building may be part of a 2 1/2 storey double house that was built between 1851 and 1872, or it post-dates the structure shown on the 1956 fire insurance plan. A building on this site was part of an industrial complex from at least 1878, later the Low machine shop (1888 fire insurance plan, 1899 City Directory, replaced by a vacuum cleaner outlet (1902 fire insurance plan), subdivided into two shops by the time of the 1948 fire insurance plan (but shown as a 2 1/2 storey frame structure with a 1 storey street frontage and 1 1/2 storey rear addition). It appears that the 1948 building is a slight enlargement of the 1902 structure, with the single storey extension to the street, and the division of the building into two matching shops. As well, it appears that the existing structure is a single storey throughout, implying that the former 2 1/2 storey structure has either been reduced in height or replaced. The 1990 HCD Study evaluation rated this property at 3, which indicates some heritage value, due to its potential for containing portions of a very early building, and for demonstrating the “pattern of adaptation and re-use” identified as an historical trend in the Byward Market HCD.



341-343 DALHOUSIE, VIEW TO E

Nos. 345-349 Dalhousie Street appear to have had a long history of small scale industrial use. The 1874-5 City Directory indicates that a wheelwright and cooperage operated on these properties, and the 1878 fire insurance plan shows several small 1-2 storey industrial buildings collectively shown as No. 355, including a cooper and blacksmith. The 1884 City Directory shows G. Low, machinist and P. Burns, cooper, as occupying these properties.

By the 1888 fire insurance plan, a 2 1/2 storey brick machine shop has been added to the street frontage, with 1 storey wings behind, and both the cooperage and blacksmith operations are now rebuilt and abut the street, an arrangement continued on the 1902 fire insurance plan. By the time of the 1948 fire insurance plan, No. 345 is a small, 1 storey frame shop with an open courtyard behind, while Nos. 347-349 are 2 1/2 storey brick shops with 1 storey frame additions behind. No. 347 may be the same building shown on the 1902 fire insurance plan, then housing a machine shop. The rest of the block, collectively shown as No. 351, is by this time occupied by a large 1 storey concrete block (north half) and brick (south half) service station, with fuel pumps and parking, set well back from the Dalhousie Street frontage, an arrangement confirmed on the 1956 fire insurance plan. It is not clear whether the current 2 storey commercial building at Nos. 347-349 incorporates elements of the earlier structures. The current 2 storey commercial building at Nos. 353-355 replaces the service station shown on the 1956 fire insurance plan.

The 1990 HCD Study inventory indicates that the industrial functions ceased by the 1920s and that a series of shops and restaurants occupied the buildings subsequently, in some cases with apartments above. The Study rated both current properties as 4, indicating that they possess no heritage value.



345-349 DALHOUSIE, VIEW TO E

4 Current Heritage and Relevant Planning Policies

The Byward Market HCD Study generally seeks to conserve the established pattern of land uses and built forms, that is, a low-medium density mixed use district of 2-3 storey buildings lining the sidewalk.

As noted above, the evaluation accompanying the inventory for the 1990 HCD Study made the following comments on the heritage significance of 321 Dalhousie Street within the District:

- “completely out of context in terms of scale, design, materials, detailing”, a “landmark only because of its size”, and, “out of scale and out of character”

The remaining properties are not within the HCD boundary and thus were not evaluated in the 1990 Study.

At the time of the HCD Study, the area was clearly in transition and the existing 11 storey office building at 321 Dalhousie appears to have been considered an unwanted intrusion into the District of the type of high density development permitted by the zoning of the adjacent area to the east. The Study recommended that a transition be created in what it termed the “Heritage Buffer”: to do so, it recommended downzoning to HR-1, a category that “would allow redevelopment only to the scale and massing of existing buildings” (Smith et. al., 73). The reason for this seems to be a perception at the time that this would be “a relatively simple and effective way to maintain the scale and diversity in an area such as this” and that this “makes retention and rehabilitation of existing properties an attractive option”(op. cit., 73).

In the decades since the Study was completed, the Market area has evolved. The zoning east of the District has not changed, and there has been a pattern of high density residential development. At the same time, however, existing properties of identified or potential heritage value appear to have been recognized for their assets and have been retained and enhanced. The area east of Dalhousie remains diverse, with a wide variety of uses present in the subject block, including the longstanding Salvation Army complex. West of Dalhousie, the market and its environs have continued to prosper and be enhanced, evidence in part of the effectiveness of Heritage Conservation District designation. The east side of Dalhousie remains predominantly low density commercial in character, with 321 Dalhousie as the lone example of high density development. By retaining the existing streetscape along Dalhousie and York Streets, the current proposal seeks to conserve this character while following the development trends evident, and permitted, in the area immediately to the east.

(Note: for a more complete description and assessment of planning policies affecting the subject property and the proposed development, please refer to the Planning Rationale (FoTenn) that accompanies this development application).

5 Impact of the Proposed Development

5.1 Conservation Principles

Approaches to conservation principles or “interventions” as applied to buildings and settings that have potential or confirmed heritage value are covered by Provincial and federal guidelines. For the purposes of this report, the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010 edition) will be used as the benchmark (Provincial guidelines in the *Ontario Heritage Tool Kit* are harmonized with the federal guidelines).

The federal guidelines provide three basic types of “intervention”:

- *Preservation*: essentially keeps the existing structure or setting as is, repairing any damage and preventing further deterioration;
- *Rehabilitation*: may involve the adaptive re-use of an existing building or site to allow a continuing or compatible contemporary use; and
- *Restoration*: reveals or reconstructs earlier elements that are of heritage value.

Other types of interventions involving greater alteration to the heritage resource include moving (to a different location, in whole or in part) and, in cases where the resource itself cannot be retained, recording and salvage prior to demolition. The more drastic the intervention, the greater emphasis there is on mitigating negative effects.

5.2 Conservation and Development Options

Revitalization of the Byward Market area within the current municipal policy context requires balancing the goals of conservation (within the HCD) with those of increased residential development in the adjacent areas. The latter goal appears to be met best by encouraging medium-high density development of the sort now seen along the streets east of Dalhousie. However, the increased height and residential intensity of the built form now being developed is not the same as the built form recommended in the 1990 HCD Study guidelines. It will be difficult to realize the type of transitional development envisaged in that Study now that a different development pattern has been established and new, tall buildings constructed in the intervening years. Instead, it is possible to reinforce the pedestrian-oriented character of the Market area by careful design of the streetscape elements of new development.

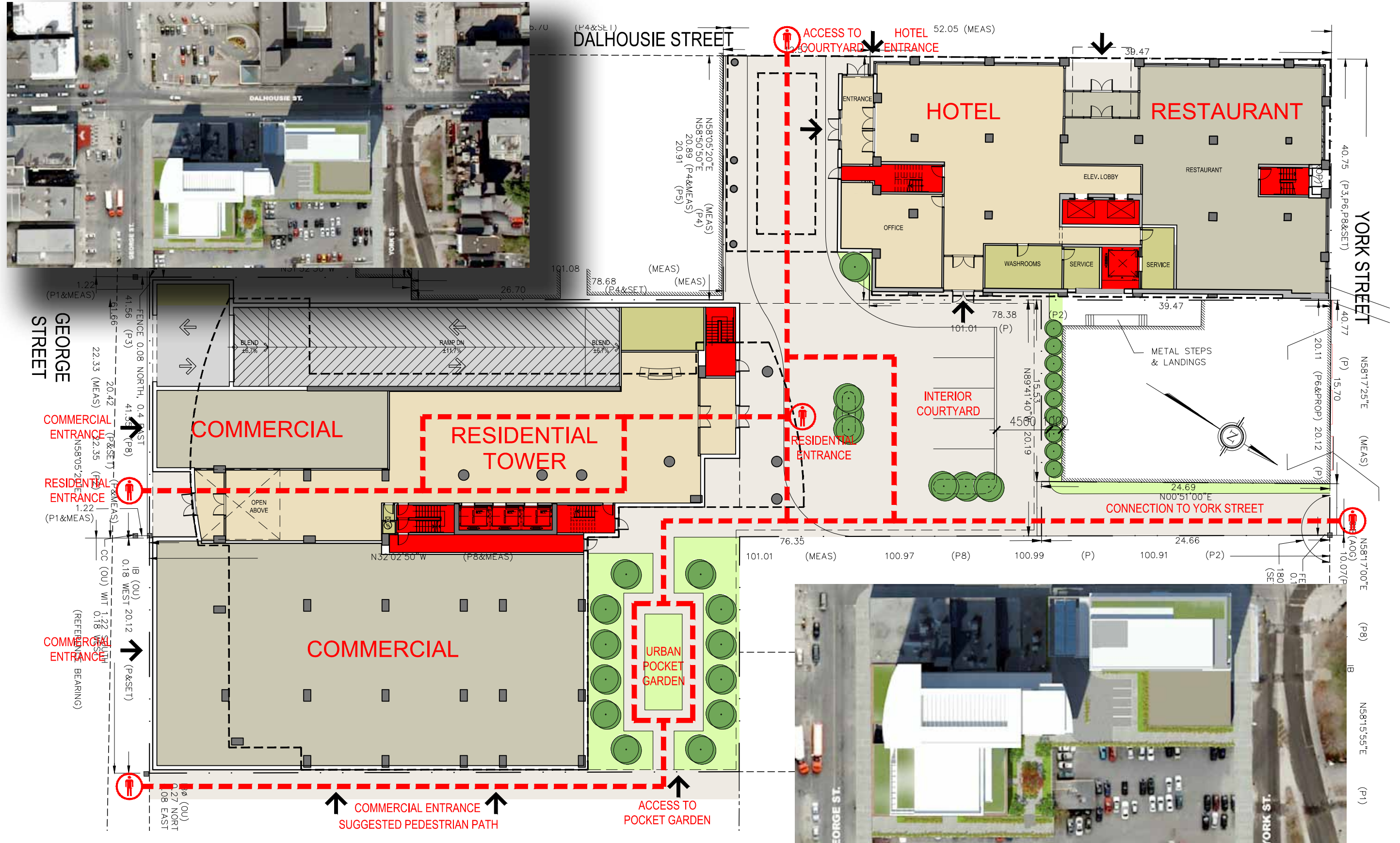
5.3 Description of Proposed Development and Impact Mitigation Measures

The proposed development entails retention of the existing buildings on Dalhousie and York Streets and removal of the existing parking lot and building on George Street. All of these measures are intended to have no direct impact on identified cultural heritage resources within the HCD, although there will be some indirect effects from the redevelopment of the properties just outside the HCD boundary, on George Street. A summary of the proposed development is given below:

- The existing 11 storey commercial building at 321 George Street is proposed to be rehabilitated and re-purposed. Its ground floor restaurant/retail use will be retained while the remainder of the existing structure will be converted to hotel use. An additional 3 storeys are proposed to be added to the existing structure. The existing surface parking lot on Dalhousie Street will be removed and converted to a covered access way.
- The existing 2 storey commercial building at 110 York Street is to be retained and sold. No changes to its exterior are proposed, although landscape elements are to be added along the side and rear edges of the building, alongside new access and parking.
- The existing buildings along Dalhousie Street south of the subject property are not owned by the proponent and are not impacted by the proposed rehabilitation of the former office tower.
- On George Street, the existing surface parking lot and the single storey commercial building are proposed to be removed and replaced by a 19 storey condominium tower, stepped back atop a 3 storey podium base that is built to the street line and contains commercial uses in the ground floor.

Mitigation of any potential impact is largely addressed through compliance with the design guidelines found in the 1990 HCD Study, for example:

- Retaining existing buildings along the street frontages on Dalhousie and York
- Reinforcing the pedestrian scale of existing development in the massing, design and materials of the condominium podium base
- Stepping back the condominium tower, and using lighter and more transparent materials, to lessen its visual impact
- Providing retail/restaurant uses in the hotel street frontage
- Stepping back the addition to the top of the hotel, and using lighter and more transparent materials, to lessen its visual impact















10410
10088

NEUF
ARCHITECTES



Hotel and Residential Tower at Corner of George and Dalhousie Streets

325 Dalhousie Street
141 George Street
Ottawa, Ontario

November.22.2012



- Establishing and reinstating the courtyard and through block access pattern of urban development that has been traditional on the subject block as well as in the HCD
- Providing adaptive re-use of existing buildings
- Increasing the local resident population, thus helping to support market commercial activity
- Continuing the tradition of hotel uses associated with the market
- Retaining the consistent zero setback along the streets
- Removing existing surface parking lots and creating new, interior pedestrian links and courtyards

5.4 Rationale for the Chosen Development Option

In order to fully meet the intent of the 1990 HCD Study recommendations, development on these properties would have to create a new structure that would be no higher than four storeys and, conceivably, demolish the existing 11 storey commercial building and replace it with a low scaled commercial or mixed use structure. In the context of the evolving planning and development policies for this part of downtown Ottawa, and in practical terms, such an approach is clearly problematic. Existing City policies encouraging construction of medium-high rise mixed use development east of Dalhousie Street support more of that type of development in this area.

The proponent has considered a number of design options for the condominium building, but all of them include a high-rise structure. However, comments from City staff and the municipal design advisory review committee have led to design changes that improve the podium base on the condominium tower and modify the design of the addition to the top of the hotel tower. These changes are reflected in the current design for the whole development.

5.5 Impact on Cultural Heritage Resources

No significant cultural heritage resources are directly impacted by the proposed development. Although the Dalhousie and York Street buildings are within the Byward Market HCD boundary, neither has been identified as having heritage significance. The existing building at No. 321 Dalhousie is being rehabilitated and the building at 110 York Street is to be sold in its current form. The proposed development of the George Street properties takes place adjacent to, but outside, the HCD boundary. It will have a visual impact on the market area and on George Street. This impact will be mitigated by the existing buildings along Dalhousie Street, which visually form a podium base for the new structure, when viewed from the west and within the main market area.

Visual impact on George Street is lessened by construction of a 3 storey podium base built to the street line and having cladding and a fenestration pattern that follows the typologies found in existing commercial buildings within the HCD. The step back, cladding and fenestration of the condominium tower are also designed to lessen its visual impact.

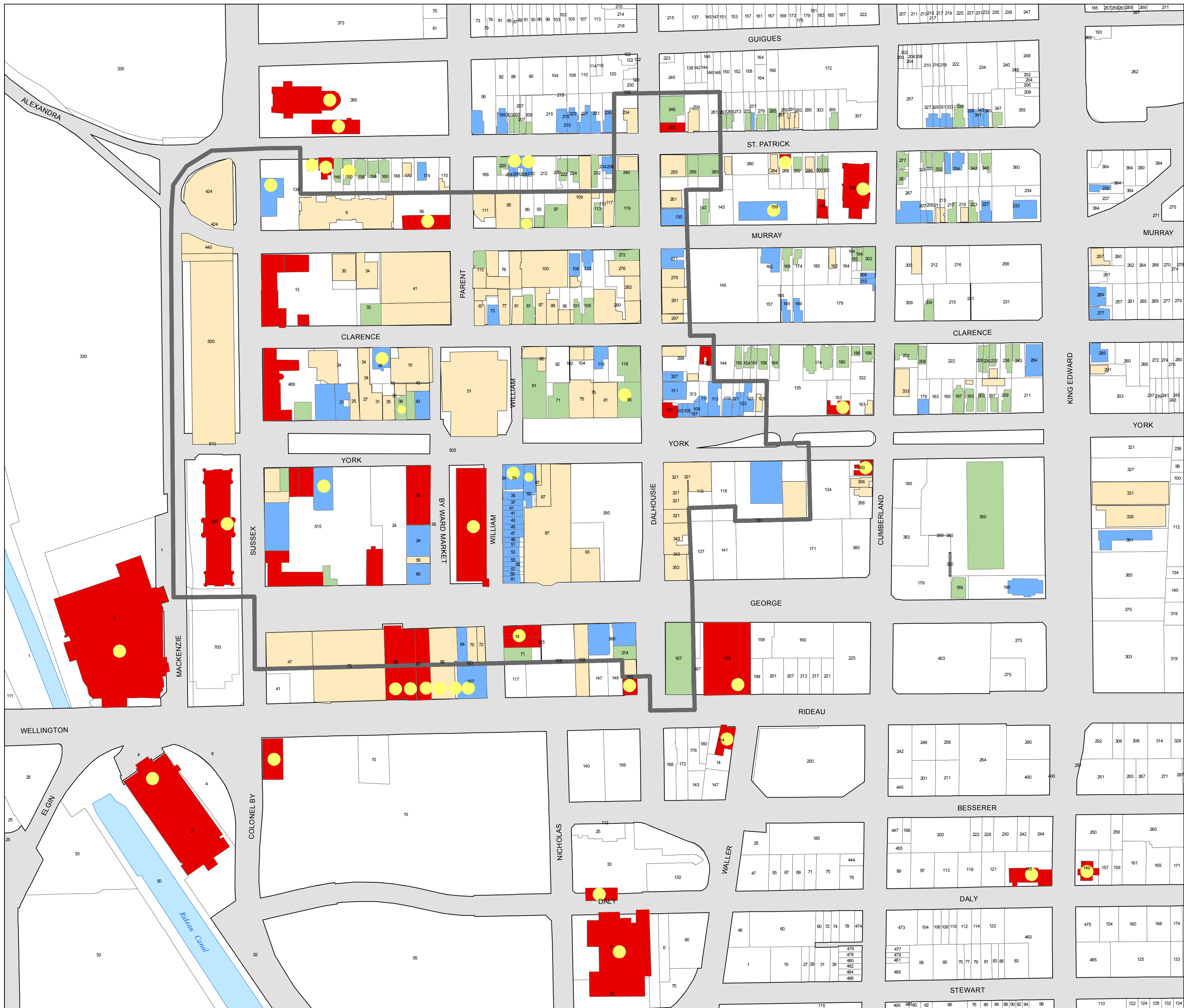
The primary heritage value within the Byward Market HCD is the conservation and enhancement of the market and its associated functions and cultural values. In this context, redevelopment involving rehabilitation of an existing but visually incompatible building has no impact on the District's core heritage values. The proposed mixed use buildings, by providing residential units with ancillary commercial uses, and by providing a hotel, support the market operations and retain the traditional residential and hotel functions of the area east of Dalhousie.

5.6 Conclusion: Conservation and Development Strategy

Rehabilitation of the existing 11 storey commercial building will be a suitable intervention. Since there are a few components of the existing building that could merit salvage and incorporation into the new hotel, the following options are suggested:


- Removal of a representative angled window unit (s), for relocation elsewhere in the building (e.g. as a decorative feature within the entrance lobby, or as a divider within a commercial/hotel space)
- Retention (in situ or by relocation within the building) of one or both of the cantilevered stairs currently flanking the entrance lobby
- Retention of the working drawings for the former and existing 321 Dalhousie Street building, found in situ, and deposition of copies in the City archives

Demolition of the existing structure at 141 George Street is a suitable response to the goal of rehabilitating this streetscape and adding new commercial and residential uses. It is also recommended that the City update the 1990 Byward Market HCD Study to not only comply with the requirements of the 2005 Provincial Policy Statement and 2005 *Ontario Heritage Act*, but also to address the new and emerging planning and development policies now becoming City's preferred approach for portions of Lowertown, and which are described more fully in the planning justification that accompanies this development application.





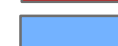

By Ward Market Heritage Conservation District (Part V of OHA)

Secteur de Conservation des Biens Culturels (Partie V de la loi sur le patrimoine de l'Ontario)

 Heritage Conservation District Boundary /
Secteur Historique

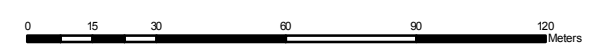
 Individually Designated Buildings Part IV of OHA /
Édifices désignés individuellement Partie IV

Building Evaluation / Evaluation des Bâtiments du Patrimoine

 Category / Catégorie 1	 Category / Catégorie 3
 Category / Catégorie 2	 Category / Catégorie 4



Infrastructure Services and Community Sustainability /
Services d'infrastructure et Viabilité des collectivités



1. By-law #60-91

Appendices

- A. Chronology of Site Occupation
- B. Excerpts from Byward Market HCD Study
- C. References

Appendix A – Chronology of Site Occupation

Year	Address	Entry
1910	321 Dalhousie	Royal Bank of Canada
	137 George	Naubert Wilfred, real est
	141 George	Beauchamp W. Eugene
	110 York	Irwin Joseph F
1920	321 Dalhousie	Royal Bank of Canada
	137 George	Goyette Geo W
	141 George	Frechette Fredk
	110 York	Bangeault Wm
1930	321 Dalhousie	Royal Bank of Canada
	137 George	Fortier Wilfrid
	141 George	St Armand Jos (Rose)
	110 York	Gougeon Aurele (Alexina)
1940	321 Dalhousie	Royal Bank of Canada
	137 George	Diguer Arthur (Alexina)
	141 George	Allard Moise (Corinne)
	110 York	Lurette Rahe (Honorine)
1949	321 Dalhousie	Royal Bank of Canada
	137 George	Diguer Arthur (Alexina)
	141 George	Allard Corinne Mrs
	110 York	-
1959	321 Dalhousie	Vacant
		325- Union du Canada Assurance Vie CE and Apts (20 units, all but 2 occupied)
		327-Gaulin Jacques optometrist
		329-Desjardins G Arthur ins agt CE and Desjardins Real Estate CE
	110 York	331- Parking lot
1969	321 Dalhousie	Diguer Arthur (Alexina)
		Rainboth Robt (Barbara)
		Pages missing from 1959 directory. From 1960 directory:
		Placements Capital Investments CE; La Societe Des Artisans CE ; Vincent, Addy, Carbonneau, Mercier and Sirois barrs CE
1979	321 Dalhousie	321 not listed
		325- Union du Canada Assurance Vie CE ; Canada Manpower & Immigration Research training research & analysis
		(apartments not noted) (next listed address is 339)
	110 York	Nothing listed for north side of street, east of Dalhousie, until 171 George (Salvation Army)
		Vincent Choquette Dehler & Dagenais barr ; Gaulin Jacques optometrist
1979	321 Dalhousie	Dussault Librairie book's retail
		325- Union du Canada Assurance Vie CE ; Wyatt Menczer & Burnet barrs ; Sunday Post of Canada
		333- Desmarais & Robitaille Ltd
	110 York	First listing on north side of street, east of Dalhousie is 141 George- Shamrock Parking Ltd.
		Gaulin Jacques optometrist ; Vincent Choquette Dagenais & Marks barr, Union Du Can Life Ins (shipping & receiving)

Year	Address	Entry
1990	321 Dalhousie	Librairie Trillium Inc
		325- office building (31 units)
	137 George	333- Desmarais & Robitaille Ltd gifts
	141 George	Not listed
2000	110 York	Grand Central night club
	321 Dalhousie	Houlahan's restr
		Librairie du Soleil
	137 George	325- 45 office units
	141 George	333- Desmarais & Robitaille LTEE
	110 York	Not listed
		Gilbo Muscail
		Houlihan

Appendix B – Excerpts from Byward Market HCD Study

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 321-333 Dalhousie
Building Name: Union du Canada
Legal Description: York S
Date of Construction:
Original Use:
Present Use: commercial
Present Zoning: C2-x-1C(5.0)*32*
Planning Area: Central Area N.E.

Lot: 18 Block: 67(54/14) Plan: 42482
Additions:
Original Owner:
Present Owner: Union du Canada

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880) (1880 to 1920) (1920 to 1950) (1950 to)			
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0

	Phase One Survey Score		/9	Prepared By:
	Potential Heritage Building		Yes/No	
	Potential Heritage District		Yes/No	



PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Jan. 1990

VIEW:

SOURCE: H. Schade City of Ottawa
NEGATIVE NUMBER: 67-H 9/A CP 2.13

HISTORY

PREPARED BY: M. Carter

DATE: Jan. 1990

Date of Construction:

Factual/Estimated

Sources:

Trends:

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Historical Sources (Coded):

=====

ARCHITECTURE

PREPARED BY: M. Carter, JS Smith

DATE: Jan. 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 10 storey commercial block. Precast, metal and glass facade

Architectural Style: eclectic contemporary

Designer/Builder/Architect:

Architectural Integrity (Alterations): as built

DATE: Jan. 1990
Factual/Estimated

PREPARED BY: M. Carter

HISTORY
Date of Construction:
Source:
Funds:

Events:

Personnel/Institution:

Summary/Comments On History:

Historical Sources (Cited):

ARCHITECTURE

Architectural Details (Site
Detail and Plans facade



Architectural Style: eclectic contemporary

Designer/Builder/Architect:

Architectural Interest (Attraction): an early

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: relatively elaborately detailed contemporary commercial design

=====

ENVIRONMENT

PREPARED BY: M. Carter; JS Smith

DATE: Jan. 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Byward Market

Attach photo of
surrounding area here:
1 - 4 x 6

PHOTO DATE: Jan. 1990

VIEW:

SOURCE: ~~H. Schade~~

NEGATIVE NUMBER: 67 ~~X~~ 91A5 CP 2.15

Compatibility With Heritage Environs: completely out of context in terms of scale, design, materials, detailing

Community Context/Landmark Status: landmark only because of its size

Summary/Comments On Environmental Significance: out of scale and out of character

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 339 Dalhousie
Building Name: Venezia Pizza Restaurant
Legal Description:
Date of Construction:
Original Use:
Present Use: commercial
Present Zoning:
Planning Area: Central Area N.E.

Lot: Block: 67 Plan: 42482
Additions:
Original Owner:
Present Owner:

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880) (1880 to 1920) (1920 to 1950) (1950 to)			
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
Phase One Survey Score		/9	Prepared By:	
Potential Heritage Building		Yes/No		
Potential Heritage District		Yes/No		

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:



Attach building photos here:
1 - 6 x 6

PHOTO DATE: Jan. 1990
VIEW:
SOURCE: H. Schade
NEGATIVE NUMBER: 67-6

HISTORY

PREPARED BY: M. Carter

DATE: Jan. 1990

Date of Construction: Not researched
Sources:

Factual/Estimated

Trends:

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Historical Sources (Coded):

=====

ARCHITECTURE

PREPARED BY: M. Carter, JS Smith

DATE: Jan. 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 1 storey commercial block. Brick, tile, metal and glass facade

Architectural Style: utilitarian

Designer/Builder/Architect:

Architectural Integrity (Alterations): reworked

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: insignificant commercial design

=====

ENVIRONMENT

PREPARED BY: M. Carter, JS Smith

DATE: Jan. 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Byward Market

Attach photo of
surrounding area here:
1 - 4 x 6

PHOTO DATE: Jan. 1990

VIEW:

SOURCE: H. Schade

NEGATIVE NUMBER: 67-H

Compatibility With Heritage Environs: incompatible scale, materials and detailing

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: insignificant element

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction					0
2. Trends					0
3. Events					0
4. Persons					0
HISTORY TOTAL	0	0	0	0	0
ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design					0
2. Style			1		9
3. Designer/Builder					0
4. Architectural Integrity					0
ARCHITECTURAL TOTAL	0	0	9	0	9
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility					0
2. Landmark / Community Context			1		17
ENVIRONMENT TOTAL	0	0	17	0	17

*Date of Construction in Byward Market area.

Excellent (Before 1880), Good (1880 to 1920), Fair (1920 to 1950), Poor (After 1950)

Criteria Scoring completed by: EVALUATION COMMITTEE

Date: APRIL 1990

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	0 x 20% = 0	X 40% =
Architecture	9 x 35% = 3.15	X 40% =
Environment	17 x 45% = 7.65	X 20% =
PHASE TWO TOTAL SCORE	10.8 /100	/100

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	0	0	4
-------	---	---	---	---

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By:

Date:

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 345-349 Dalhousie

Building Name: Grigorian

Legal Description: S of S 1/2 of N 1/2 NS George

Date of Construction: 1930 - 1948

Original Use: commercial

Present Use: commercial

Present Zoning: C2-x-1C(5.0)*32*

Planning Area: Central Area N.E.

Lot: 18

Additions: none known

Original Owner: uncertain

Present Owner: Kokkinos, James - in trust

Block: 67(54/14) Plan: 42482

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History	(Pre- 1880) (1880 to 1920) (1920 to 1950) (1950 to)			
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
	Phase One Survey Score /9		Prepared By:	
	Potential Heritage Building Yes/No			
	Potential Heritage District Yes/No			



Attach building photos here:
1 - 6 x 6

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Jan. 1990
VIEW:
SOURCE: H. Schade
NEGATIVE NUMBER: 67- 4+5

HISTORY

PREPARED BY: M.Carter

DATE: January 1990

Date of Construction: 1878-1896

^CFactual/Estimated

Sources: bracketted between 1878 FIP and 1896 OCARTrends:

- economic - constructed by George Low, machinist, as a workshop. Low owned a house at 345 Dalhousie on the same property (located to north) of this site, and opened a machine shop in a wooden shed-like building on the rear of the site of this building in the 1872-78 period. By 1901 he had built this workshop. It formed part of a closed courtyard complex with his house and associated outbuildings to the rear.
- Low's machine shop continued to occupy this site until at least 1912
 - indicative of the residential and industrial combination of activities often found in this area in the late nineteenth century
 - by 1922 building had been sub-divided into two ground floor shops with residences above
 - #347 used as print shop (1922), then tailor shop (1930) and after that point for commercial store activity
 - #349 used as store (1922), restaurant (1930) and similar commercial purposes afterwards
 - store owners also occupied apartments above
 - evidence of commercial transition of Dalhousie St. in early 20th century

site - by 1912 size of the machine shop had more than doubled, and with additions it extended to the rear of the site.
 ownership - absentee since 1930s, although for a time property was owned by a neighbour

Events: ^CPersons/Institutions: ^CSummary/Comments On Historical Significance: ^C

Initially built as a machine shop for machinist George Low, this building may have always had residential facilities above. Low himself lived in a lot next door and this building formed part of an industrial complex when it was first built. It was converted into two commercial spaces each with its own residential space above in the 1920s, providing evidence of the growing commercial emphasis on Dalhousie.

Historical Sources (Coded): ^C

COAR 1896, 1930, 1960, 1989; COD 1901, 1930, 1960, 1988; FIP 1878, 1901, 1912, 1922, 1948, 1956

ARCHITECTURE

PREPARED BY: M.Carter / J.Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): ^C

- by 1901 - 2 1/2 storey brick machine shop with a metal roof
- two rear additions (demolished by 1912)

Architectural Style: ^CDesigner/Builder/Architect: ^CArchitectural Integrity (Alterations): ^C

- by 1912 - two extensive rear additions, both wood, both 1 storey composition roof
- by 1922 - subdivided into two stores with apartments above
- by 1956 - rear most addition is metal clad

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction			1		14
2. Trends			1		17
3. Events					0
4. Persons					0
HISTORY TOTAL	0	0	31	0	31

ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design					0
2. Style					0
3. Designer/Builder					0
4. Architectural Integrity					0
ARCHITECTURAL TOTAL	0	0	0	0	0

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility			1		17
2. Landmark / Community Context					0
ENVIRONMENT TOTAL	0	0	17	0	17

*Date of Construction in Byward Market area.

Excellent (Before 1880), Good (1880 to 1920), Fair (1920 to 1950), Poor (After 1950)

Criteria Scoring completed by: EVALUATION COMMITTEE

Date: APRIL 1990

CATEGORY SCORE	DETERMINATION OF THE PHASE TWO TOTAL SCORE	
	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	31 x 20% = 6.2	X 40% =
Architecture	0 x 35% = 0	X 40% =
Environment	17 x 45% = 7.65	X 20% =
PHASE TWO TOTAL SCORE	13.85 /100	/100

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	0	0	4
-------	---	---	---	---

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By: JSS

Date: APRIL 1990

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1: ^C

Municipal Address: 347-349 Dalhousie
Building Name: ^C
Legal Description: ^C
Date of Construction: 1878-1896
Original Use: machine shop
Present Use: ^C
Present Zoning: ^C
Planning Area: Central Area N.E.

Lot: ^C Block: ^C Plan: ^C
Additions: 2 by 1912
Original Owner: George Low
Present Owner: ^C

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)^C	(Pre- ^C) (^C to ^C) (^C to ^C) (^C to ^C)			
Architecture^C	3	2	1	0
Environment^C	3	2	1	0
(Landmark or Design compatibility				
Phase One Survey Score^C /9 Prepared By: ^C				
Potential Heritage Building^C Yes/No				
Potential Heritage District^C Yes/No				

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category^C 1 2 3 4
Part V Definite^C Yes/No
Part IV Potential^C Yes/No
If PART IV, By-law/Date:
^C
IF PART V: ^C

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE: ^C

COMMENTS: ^C



PHOTO DATE: Jan 1991
VIEW: ^C
SOURCE: City of Ottawa
NEGATIVE NUMBER: 91A 5 CP 2.17

HISTORY

PREPARED BY: M.Carter

DATE: January 1990

Date of Construction: 1930-1948

^CFactual/Estimated

Sources: bracketted between 1930 COAR and 1948 FIP

Trends:

Site / space - built in what was originally a passageway between two earlier buildings, this replaced a tiny shoe shine shop and walkway that occupied the same passage in 1922

(345) Multiple commercial - according to directory information this building was occupied by a jeweller and a barber both in 1960

Economic - evidence of intense commercial development in the area during the World War II period

Site - occupies front 1/3 of lot only, evidence that the streetfront property was all that was desirable

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

An interesting example of commercial development of the "spaces in between" seen frequently in the market area but never as clearly as in this location.

Historical Sources (Coded): COAR 1930, 1960, 1989; COD 1930, 1960, 1988; FIP 1922, 1948, 1956

ARCHITECTURE

PREPARED BY: M.Carter / J.Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2-storey commercial block. Precast, glass and steel facade (Grisorian)

by 1948 - one storey wooden store with metal roof

Architectural Style: Post modern (Grisorian)

Designer/Builder/Architect:

Architectural Integrity (Alterations): complete reworking of earlier structures. (Grisorian)

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: Insignificant example of recent commercial design

=====

ENVIRONMENT

PREPARED BY: Julian Smith

DATE: February 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Byward Market



PHOTO DATE: Jan. 1990
VIEW:
SOURCE: H. Schade
NEGATIVE NUMBER: 67- H

Compatibility With Heritage Environs: Compatible in scale and use. Incompatible materials and detailing

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: Insignificant element in borderline block.

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 353-355 Dalhousie
Building Name: Burger King
Legal Description: S PT, George N
Date of Construction:
Original Use:
Present Use: commercial
Present Zoning: C2-X(5.0)*32*
Planning Area: Central Area N.E.

Lot: 18 Block: 67(54/14) Plan: 42482
Additions:
Original Owner:
Present Owner: 353-355 Dalhousie Corp

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880)	(1880 to 1920)	(1920 to 1950)	(1950 to)
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
	Phase One Survey Score /9		Prepared By:	
	Potential Heritage Building Yes/No			
	Potential Heritage District Yes/No			

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:



PHOTO DATE: Jan. 1994
VIEW:
SOURCE: H. Schade City of Ottawa
NEGATIVE NUMBER: 67-# 91A-5 CP 2.19

HISTORY

PREPARED BY: M. Carter

DATE: Jan. 1990

Date of Construction: New construction - not researched

Factual/Estimated

Sources:

Trends:

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Historical Sources (Coded):

=====

ARCHITECTURE

PREPARED BY: M. Carter, JS Smith

DATE: Jan. 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 3 storey commercial block. Brick veneer, steel and glass, large semicircular window openings at second level

Architectural Style: post modern

Designer/Builder/Architect:

Architectural Integrity (Alterations): as built

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: inconsistent design and detailing

=====

ENVIRONMENT

PREPARED BY: M. Carter, JS Smith

DATE: Jan. 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Byward Market

Attach photo of
surrounding area here:
1 - 4 x 6

PHOTO DATE: Jan. 1990
VIEW:
SOURCE: H. Schade
NEGATIVE NUMBER: 67-

Compatibility With Heritage Environs: compatible in scale, material and use. Incompatible design and detailing

Community Context/Landmark Status: known tenant, otherwise insignificant

Summary/Comments On Environmental Significance: modest and insignificant element despite its prominent corner location

PHASE TWO EVALUATION

CRITERIA SCORING					
HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction					0
2. Trends					0
3. Events					0
4. Persons					0
HISTORY TOTAL	0	0	0	0	0
ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design			1		17
2. Style			1		9
3. Designer/Builder					0
4. Architectural Integrity					0
ARCHITECTURAL TOTAL	0	0	16	0	16
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility					0
2. Landmark / Community Context			1		17
ENVIRONMENT TOTAL	0	0	17	0	17

*Date of Construction in Byward Market area.

Excellent (Before 1880), Good (1880 to 1920), Fair (1920 to 1950), Poor (After 1950).

Criteria Scoring completed by: EVALUATION COMMITTEE

Date: APRIL 1990

DETERMINATION OF THE PHASE TWO TOTAL SCORE			
CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT	
History	0 x 20% =	0	X 40% =
Architecture	16 x 35% =	5.6	X 40% =
Environment	17 x 45% =	7.65	X 20% =
PHASE TWO TOTAL SCORE		13.25 /100	/100

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	0	0	4
-------	---	---	---	---

PHASE TWO EVALUATION SUMMA Y:

Summary Prepared By:

Date:

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 108-110 York St.
Building Name:
Legal Description: W 1/2 SS York
Date of Construction: 1948-1956
Original Use: office building
Present Use: commercial
Present Zoning:
Planning Area: Central Area N.E.

Lot: 19 Block: 67 Plan:
Additions: none known
Original Owner: Union St. Joseph du Canada
Present Owner: as above

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)^C	(Pre- 1880) (1880 to 1920) (1920 to 1950) (1950 to)			
Architecture^C	3	2	1	0
Environment^C	3	2	1	0
(Landmark or Design compatibility				
Phase One Survey Score^C /9 Prepared By: ^C				
Potential Heritage Building^C Yes/No				
Potential Heritage District^C Yes/No				



PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category^C 1 2 3 4
Part V Definite^C Yes/No
Part IV Potential^C Yes/No
If PART IV, By-law/Date:
^C
IF PART V: ^C

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE: ^C

COMMENTS: ^C

PHOTO DATE: ^C
VIEW: ^C
SOURCE: ^C
NEGATIVE NUMBER: ^C

HISTORY

PREPARED BY: M.Carter

DATE: January 1990

Date of Construction: 1948-1956

Factual/Estimated

Sources: bracketting FIP 1948, 1956

Trends:

Economic change - office building replacing double residence that had been on site since 1878

Owner - institutional - owned and built by the Union St. Joseph du Canada, part of pattern of church ownership as main form of long standing institutional ownership in market area

Owner / occupant - 2nd storey of this building was occupied by owner in 1960s and may still be

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Evidence of changing trend of market development -- land occupied by old residences becomes new office building quarters.

Historical Sources (Coded): COAR 1960, 1989; COD 1960, 1988; FIP 1948, 1956

ARCHITECTURE

PREPARED BY: M.Carter / J.Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2-storey commercial block. Solid brick sidewalks with large window openings, new brick veneer front facade with window awnings and built in signage.

by 1956 - 2 storey brick and steel office building with basement
- occupies full lot frontage and half depth

Architectural Style: Industrial

Designer/Builder/Architect:

Architectural Integrity (Alterations): Reworked facade

none known

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: Nondescript building reminiscent of industrial / wholesale past.

=====

ENVIRONMENT

PREPARED BY: Julian Smith

DATE: February 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Byward Market

Attach photo of
surrounding area here:
1 - 4 x 6

PHOTO DATE:
VIEW: ^C
SOURCE: ^C
NEGATIVE NUMBER: ^C

Compatibility With Heritage Environs: Compatible in scale and materials. Changed use and detailing.

Community Context/Landmark Status: a known destination

Summary/Comments On Environmental Significance: Modest element which retains modest links with more industrial tradition of area.

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction			1		14
2. Trends			1		17
3. Events					0
4. Persons					0
HISTORY TOTAL	0	0	31	0	31

ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design			1		10
2. Style					0
3. Designer/Builder					0
4. Architectural Integrity			1		14
ARCHITECTURAL TOTAL	0	0	24	0	24

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility		1			33
2. Landmark / Community Context		1			33
ENVIRONMENT TOTAL	0	66	0	0	66

*Date of Construction in Byward Market area.

Excellent (Before 1880), Good (1880 to 1920), Fair (1920 to 1950), Poor (After 1950)

Criteria Scoring completed by: EVALUATION COMMITTEE

Date: APRIL 1990

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	31 x 20% = 6.2	X 40% =
Architecture	24 x 35% = 8.4	X 40% =
Environment	66 x 45% = 29.7	X 20% =
PHASE TWO TOTAL SCORE	44.3 /100	/100

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	0	0	4
-------	---	---	---	---

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By: JSS

Date: APRIL 1990

Appendix C – References

BOOKS AND REPORTS

Smith, Julian & Associates et. al. (September 1990). *Byward Market Heritage Conservation District Study*.

MAPS AND PLANS

Fire insurance plans:

1878

1888

1902

1926, revised to 1948 and 1951

1956, revised to 1963

City Directories from 1863 to 2000 (every ten years)

C. References and Persons Consulted

- Standards and Guidelines for the Conservation of Historic Places in Canada (2010)
- Provincial Planning Statement (2024)
- City of Ottawa Official Plan (2022)
- ByWard Market Heritage Conservation District Plan (Fall, 2024)
- ByWard Market Heritage Conservation District Study (Julian Smith, Architects et. al., 1990)
- ByWard Market Public Realm Plan Recommendations Report (The Planning Partnership, October 2020)
- Bray Heritage CHIS (December, 2012)
- Bray Heritage CHIS (September, 2019)
- City of Ottawa Heritage Planning staff (Kimm, Fitzpatrick)
- Fotenn Planning and Urban Design staff (Posen)
- Neuf Architects staff (Cardinal)