

**Cultural Heritage Impact Assessment:
Proposed Bank of Nova Scotia Building
117 Rideau Street, Ottawa, ON**



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A. Introduction and General Information

Address of Current Property:

117 Rideau Street
Ottawa, Ontario, K1N 5X4

Current Owner Contact Information:

Christopher Hughes
Scotiabank
61 Front Street West, 4th Floor
Toronto, Ontario M5J 1E5

The Bank of Nova Scotia owns the vacant property at 117 Rideau Street. The property is located at the northeast corner of Rideau and William Streets, in the Lowertown area of Ottawa. The Bank of Nova Scotia proposes to build a three-storey building on the site. The lower floor will contain the east entrance to Rideau Station on the Ottawa Light Rail Transit line. The upper floors will contain a customer service branch of the Bank of Nova Scotia.

The City of Ottawa has requested a Cultural Heritage Impact Statement (“CHIS”) to assess the potential impact of the proposed development on adjacent or nearby heritage properties. The site at 117 Rideau Street is adjacent to the southern boundary of the Byward Market Heritage Conservation District (Part V, Ontario Heritage Act (“OHA”), By-law 61-90). Nearby properties that are designated under Part IV OHA include: 63-65 William, 91-95 Rideau, 97-99 Rideau, 107-115 Rideau and 50 York streets.

B. Current Conditions of Development Site and Context

The proposed infill site is on the north-east corner of William and Rideau streets (Figure 1). It is at the point of transition between the Rideau Street commercial corridor and the Byward Market Heritage Conservation District (“Byward Market HCD”). The most recent Bank of Nova Scotia building on the site was demolished in 2015 and the site is currently vacant (Figure 2).

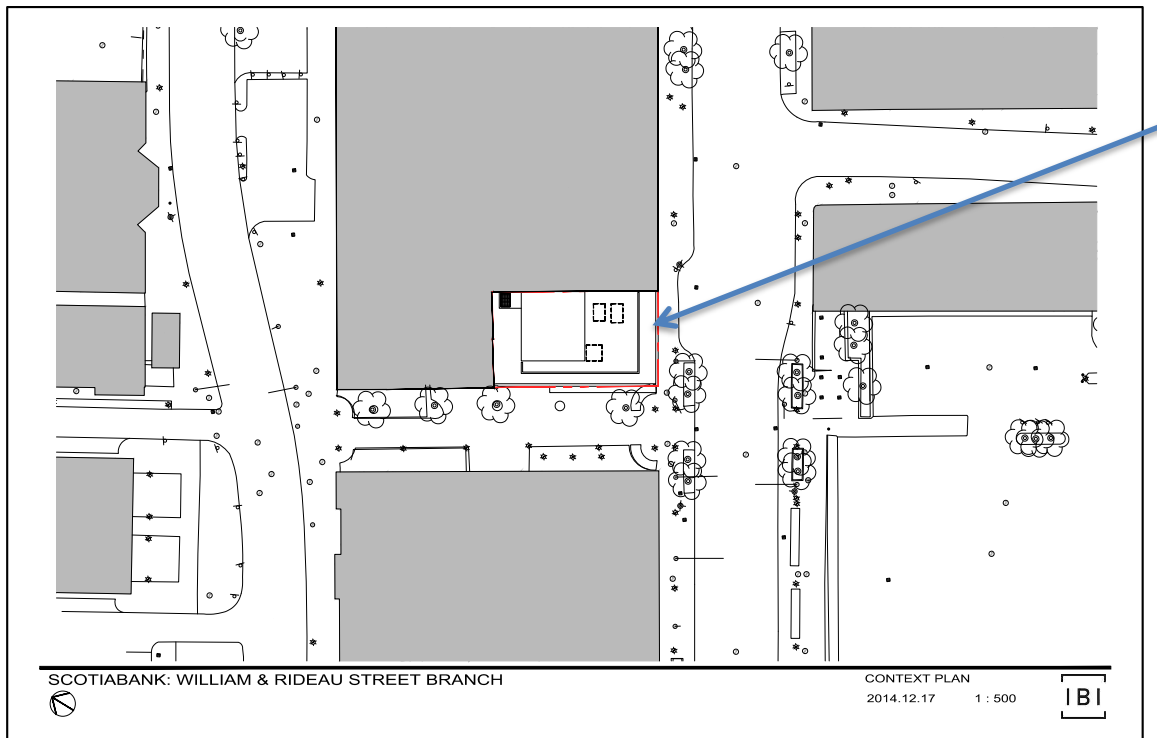


Figure 1. Site plan for proposed infill building at 117 Rideau St. (Source: IBI Group, 2015)

Section 4.6.1 of the Official Plan outlines when a CHIS is required. With respect to the proposed development for 117 Rideau Street, a CHIS is required because the proposed development has the potential to adversely impact the cultural heritage value of adjacent or nearby properties designated under Parts IV and V of the OHA. The proposed development may be within **35 m** of designated buildings and areas. There are no heritage designations on this site. However, the site is adjacent to southern boundary of the Byward Market HCD and there are several individual heritage designations in the immediate vicinity.



Figure 2. The proposed development site at the corner of William and Rideau Streets designated in the Official Plan and Secondary Plan of Byward Market. (Source: Metropolitan Design, 2015)

a) Secondary Plan

The proposed development site is designated in the Official Plan and the Secondary Plan of Byward Market. It is located within the Secondary Plan Area.

The City of Ottawa Official Plan's Secondary Plan for the "Central Area", Section 1.5 - Byward Market, establishes the following criteria that are applicable to the subject site;

- The design of new buildings on vacant or infill sites will be guided by special design criteria which will ensure that new development is sensitive to, and compatible with, nearby historic buildings.
- Alterations to properties within the area will be assessed on their sensitivity to the heritage character of the property and the district as a whole.

Policy e) states that City Council shall designate the Byward Market as a Heritage Conservation District, under Part V of the OHA, and in recognition that the area contains one of Ottawa's largest concentrations of heritage buildings, which serve as a source and reminder of its original settlement.

In support of Policy e) above, City Council shall ensure that:

- the scale of development is predominantly low profile, is of a human scale, is compatible with the heritage character of the area, and protects sunlight patterns and significant views,
- alterations to heritage resources within the designated heritage conservation district are assessed against their sensitivity to the heritage character of the property and the district as a whole; and

- new infill buildings are sensitive to, and compatible with nearby heritage buildings, particularly with respect to scale, size, lot development patterns, setbacks, materials and details.

b) Adjacent Lands - Byward Market Heritage Conservation District (HCD)

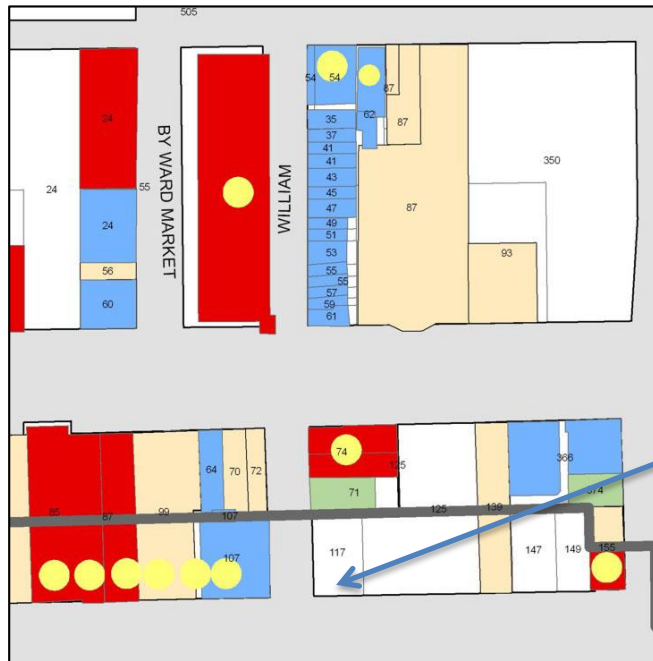


Figure 3. Excerpt from map of Byward Market HCD, showing location of 117 Rideau St. adjacent to the south boundary (grey line) of the district. Yellow dots indicate Part IV designated properties. Red properties are evaluated “Category 1”, blue properties are evaluated “Category 2”, green properties are evaluated “Category 3” and beige or white properties are evaluated “Category 4” (Source: City of Ottawa, “Byward Market Heritage Conservation District (Part V of OHA)”, By-law 60-91).

The proposed development site is adjacent to the southern boundary of the Byward Market HCD, designated by the City of Ottawa (By-law 60-91) under Part V OHA (Figure 3). The Heritage Character Statement from the 1990 HCD Study is attached as Appendix 1. The character-defining elements of the district are only very loosely defined in the HCD study. It does recommend with respect to properties between George and Rideau streets that are not within the HCD, that:

- the properties along Rideau be limited in height to the levels established by the existing heritage properties, and that any design review of proposed developments in this area consider the impact on the Conservation District immediately to the north.¹

¹ Julian Smith et al, *Byward Market Heritage Conservation District Study, 1990* (City of Ottawa, 1990), p. 76, s. 4.4.

A more detailed description of heritage value and character-defining elements for the Byward Market HCD can be found in the district listing on the Canadian Register of Historic Places, attached as Appendix 2. The description of heritage value notes:

This pattern of relatively continuous streetscapes of vernacular mixed use buildings interrupted by more formal institutional structures reflects a European tradition of urban design carried over into the new world. It is partly the surviving evidence of this tradition that gives the Market district such strong historical connotations.²



Figure 4. East side of William Street (Source: Metropolitan Design, 2015)

The character-defining elements that contribute to the heritage value of the district and are especially relevant to the subject site include:

the relatively continuous streetscapes featuring a variety of vernacular mixed used buildings³

Several nearby properties that are within the district are also individually designated, and these will be discussed separately below.

² Canada's Historic Places, "Byward Market Heritage Conservation District," at <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8438> , accessed 15 April 2015.

³ Idem.



Figure 5. East side of William Street (Source: Metropolitan Design, 2015)

The property that abuts the northern edge of the proposed development site is not individually designated, but is included within the Byward Market HCD as a “Category 3” property. Located at 71 William Street, it comprises a two-storey, flat-roofed, commercial building with a brick exterior and large, segmental-arch windows on the second storey (Figure 4, Figure 5). The HCD evaluation for 71 William St. indicates that it was constructed in 1938 and photographs from 1990 show it having a contemporary façade (Figure 6).

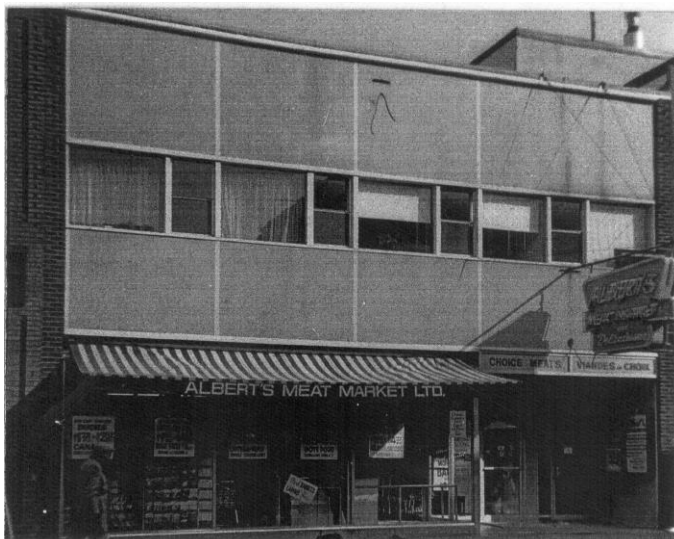


Figure 6. 71 William Street, built in 1938, is shown here in January 1990. (Credit: H. Schade. Source: Byward Market HCD Study, Heritage Survey form, 71 William Street)

c) Adjacent Lands - Individual Heritage Designations (Part IV):

There are a number of OHA Part IV designations within the immediate vicinity of 117 Rideau Street. None of these abut 117 Rideau Street, but all are located in close proximity or within viewsapes that include 117 Rideau Street.



Figure 7. "Grand Central Hotel" building at 63-65 William Street. (Source: Metropolitan Design, 2015)

The "Grand Central Hotel" at 63-65 William Street (74 George Street) (Figure 7, Figure 8) is located on the same (east) side of William Street, at the corner with George Street. It is separated from 117 Rideau by the property at 71 William Street. The "Grand Central Hotel" was individually designated in 1980 (By-law 398-80) and plaqued in 1987.⁴ It is a Category 1 building within the Byward Market HCD. Originally built as a grocery store by Thomas Coffey, Sr. in 1876, it later served as the Grand Central Hotel (1889-1907) and a Salvation Army hostel (1908-49). The Statement of Cultural Heritage Value is:

The three-storey red brick property at 63-65 William Street is recommended for designation as being of architectural value. Erected in 1876, this structure reflects in its overall exterior appearance the vernacular Georgian Tradition of a pitched roof side-to-street building. It has regularly spaced segmentally arched windows, parapet walls and a wooden cornice. The windows are trimmed with yellow brick, a Victorian decorative detail. From 1889 to past 1899 the building was operated as the Grand Central Hotel. This designation does not include reference to the design of the building's interior.⁵

⁴ The plaque text (two plaques) with history and restoration history of the property is at <http://www.hmdb.org/marker.asp?marker=63693>

⁵ City of Ottawa, "Grand Central Hotel, 63-65 William Street," Bylaw 398-80, Plaque 1987, Statement of Cultural Heritage Value.



Figure 8. “Grand Central Hotel” on the east side of William Street. (Source: Metropolitan Design, 2015)

Although the description appears to refer only to the brick building at the corner, the designation takes in both the three-storey corner building (63 William) and its two-storey, brick neighbor to the south (65 William).

The “Robinson-Birkett Building” at 107-115 Rideau Street is located on the opposite side of William Street from 117 Rideau Street, and is one of a series of heritage buildings forming a continuous streetscape in the block of Rideau Street to the west of 117 Rideau Street. It was built in 1879 and individually designated in 1982 (By-law 328-82). It is outside the Byward Market HCD. The Statement of Cultural Heritage Value is:

The property at 107-115 Rideau Street is recommended for designation as being of architectural interest. In its overall exterior appearance above the ground floor, the building is an excellent example of vernacular Italianate commercial architecture. Erected in 1879, this three storey flat-roofed brick structure features repeated round-arched vertical windows and a decorative bracketed cornice. The building is one of six which form a consistent turn of the century commercial streetscape along the north side of Rideau Street between Freiman and William Streets. As such the purpose of the designation is to preserve the William Street and William Street facades, on William Street and above the ground floor on Rideau Street.⁶

⁶ City of Ottawa, “Robinson-Birkett Building, 107-115 Rideau Street”, Bylaw 328-82, Statement of Cultural Heritage Value.

The “Rideau Hotel” at 91-95 Rideau Street is one of a series of heritage buildings forming a continuous streetscape in the block of Rideau Street to the west of 117 Rideau Street. It was built in 1910 and individually designated in 1983 (By-law 69-83). The north half of the property is within the Byward Market HCD. The Statement of Cultural Heritage Value is:

The Rideau Hotel at 91-95 Rideau Street is recommended for designation as being of architectural interest. In its overall exterior appearance above the ground floor, the building is a good example of vernacular Late Victorian commercial structures. Erected in 1900-1901, the three storey flat-roofed brick structure features regularly spaced windows with dressed stone lintels and a continuous dressed stone band above the third floor. The cornice has been removed. The building is one of six which form a consistent turn of the century commercial streetscape along the north side of Rideau Street between Freiman and William Streets, as such the purpose of this designation is to preserve the Rideau Street façade.⁷

The “Atwood” at 97- 99 Rideau Street is one of a series of heritage buildings forming a continuous streetscape in the block of Rideau Street to the west of 117 Rideau Street. It was built in 1908 and individually designated in 1983 (By-law 127-83). The north half of the property is within the Byward Market HCD. The Statement of Cultural Heritage Value is:

“The Atwood” at 97-99 Rideau Street is recommended for designation as being of architectural interest. In its overall exterior appearance above the ground floor, the building is a good example of a Late Victorian vernacular commercial structure. Erected in 1908, this three storey, flat-roofed, brick building features doubled metal clad bay windows with a restrained cornice. The building is one of six which form a consistent turn of the century commercial streetscape along the north side of Rideau Street between Freiman and William Streets. The purpose of the designation is to preserve the upper two storeys of the Rideau Street façade.⁸

⁷ City of Ottawa, “Rideau Hotel, 91-95 Rideau Street”, Bylaw 69-83, Statement of Cultural Heritage Value.

⁸ City of Ottawa, “The Atwood, 97-99 Rideau Street,” Bylaw 127-83, Statement of Cultural Heritage Value.

The “Byward Market South Building” at 50 York Street is located on the opposite (west) side of William Street, north of George Street. It was built in 1927 and individually designated in 1981 (By-law 09-81). It was plaqued in 1990 and 1994 and is a Category 1 building within the Byward Market HCD. The Statement of Cultural Heritage Value is:

The Byward Market South building, located at 50 York Street, is recommended for designation as being of historical and architectural value. It is the only surviving market building in Ottawa. The Byward Market has been the focal point of Lowertown since 1848, and this particular site has served as a market since 1875. The present building was built in 1927, and subsequently altered, and is a landmark in this part of the City. It is a two-storey brick building with pediments, arches and sloping canopies on four sides.⁹

⁹ City of Ottawa, “Byward Market South Building, 50 York Street,” Bylaw 09-81, Statement of Cultural Heritage Value.

C. Background Research and Analysis

The property at 117 Rideau Street is currently vacant land. It has been occupied by at least three buildings: a wood-frame store (c1870s-1880s), a three-storey commercial building (c1880s-1959), and a modernist bank (1960-2015). The property has been owned by the current owner, the Bank of Nova Scotia, since 1909.

The earliest known structure was a 2.5-storey, wood-frame store depicted on the 1878 fire insurance plan (Figure 9).¹⁰ It was at the north-east corner of Rideau and William streets, with a one-storey brick storehouse extending north along William Street. In 1888, W.J. Parry advertised the selling of harnesses from 117 Rideau Street.¹¹

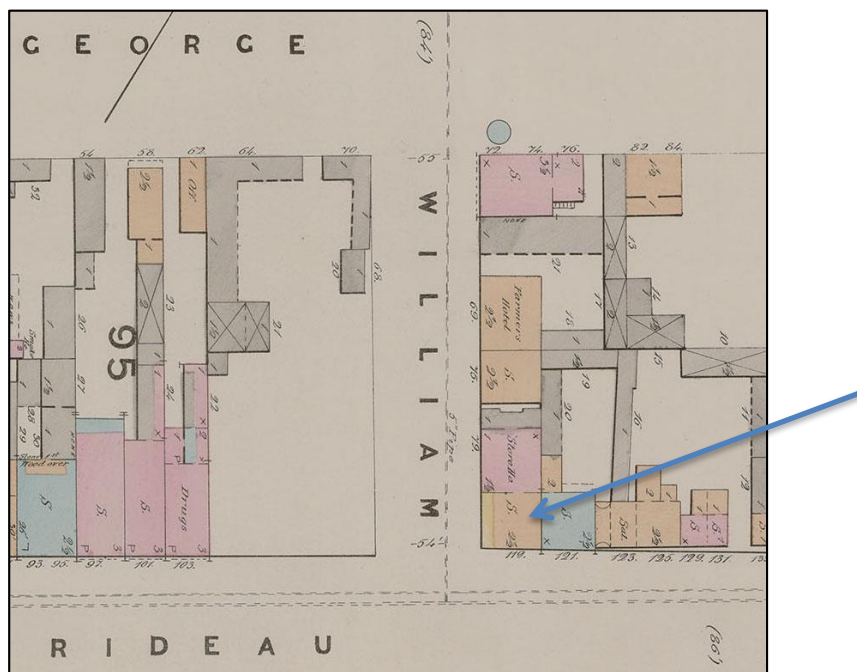


Figure 9. Excerpt from fire insurance plan for Ottawa, 1878, showing 117 Rideau St. (Source: LAC)

Nearby buildings built around this time include the former Grand Hotel on the same (east) side of William, at George Street (63-65 William Street, built 1876) and the Robinson-Birkett Building on the opposite (west) side of William, at Rideau Street (107-115 Rideau Street, built 1879, Figure 10). Both buildings are extant and individually designated.

Sometime after 1888, a three-storey, brick building with stone trim was built on the site at 117 Rideau Street, replacing the earlier wood structure. It stood until 1959 when it

¹⁰ Library and Archives Canada (LAC), Chas. E. Goad, *Insurance Plan of Ottawa, Ontario, June 1878*, Sheet 22, online MIKAN 3824226.

¹¹ "W.J. Parry, Harnesses, 117 Rideau," *The Ottawa Journal*, 5 September 1888, p. 4.

was destroyed by fire. The fire insurance plan for 1888, revised to 1902, shows “Drugs” being sold in the west half of the building (now 117 Rideau Street) and “Liquors” being sold in the east half (Figure 11).¹² Dr. Graham, a druggist, advertised the sale of dandruff medication from this location in 1899.¹³ The building may also have housed Sam Robertson’s hotel, which boasted “the longest bar in town”.¹⁴



Figure 10. Thomas Birkett’s store at 115 Rideau Street, built in 1879, is shown here in April 1892. (Source: LAC, William James Topley, MIKAN 3318416)

The three-storey brick building at 117 Rideau Street was first used as a bank in 1904, initially as a branch of Toronto-based Crown Bank of Canada, and then after that bank’s merger with Winnipeg-based Northern Bank in 1909, as the Northern Crown Bank.¹⁵ The Northern Crown Bank continued to operate at the site until 1913.¹⁶ The fire insurance plan for 1902-09, shows the Northern Crown Bank on the first floor and the Glenora Hotel on the upper floors (Figure 12).¹⁷

¹² LAC. Chas. E. Goad, *Insurance Plan of the city of Ottawa, Canada, and adjoining suburbs and lumber districts, January 1888, revised January 1901*, Sheet 22, MIKAN 3816143.

¹³ “Ladies have dandruff, children have dandruff, men have dandruff...”, *The Ottawa Journal*, 4 March 1899, p. 6.

¹⁴ Per long-time bank employee, quoted in “Fire Sweeps Bank Building,” *The Ottawa Journal*, 18 March 1959, p. 4.

¹⁵ “The Crown Bank of Canada”, *The Ottawa Journal*, multiple advertisements from 13 June 1904, p. 9 to 10 June 1908, p. 5; “Manitoba Business: Northern Crown Bank,” in The Manitoba Historical Society webpage at <http://www.mhs.mb.ca/docs/business/northerncrownbank.shtml> .

¹⁶ “Northern Crown Bank,” *The Ottawa Journal*, multiple advertisements from 6 February 1909, p. 15 to 23 April 1913, p. 3. The Northern Crown Bank merged with the Royal Bank in 1918. “Royal Bank buys Northern Crown,” *The Toronto World*, 15 March 1918.

¹⁷ LAC. Chas. E. Goad, *Insurance Plan of the city of Ottawa, Vol. 1, September 1902, revised 1912*, Sheet 22, Online MIKAN no. 3816030. The FIP was created in 1902, revised to November 1909 and reprinted in 1912.

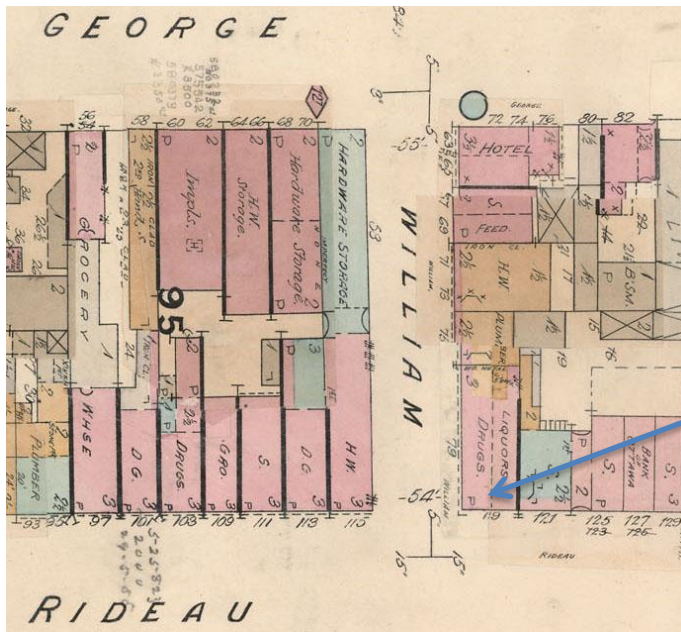


Figure 11. Excerpt from fire insurance plan for Ottawa, 1888-1902 showing 117 Rideau St. (Source: LAC)

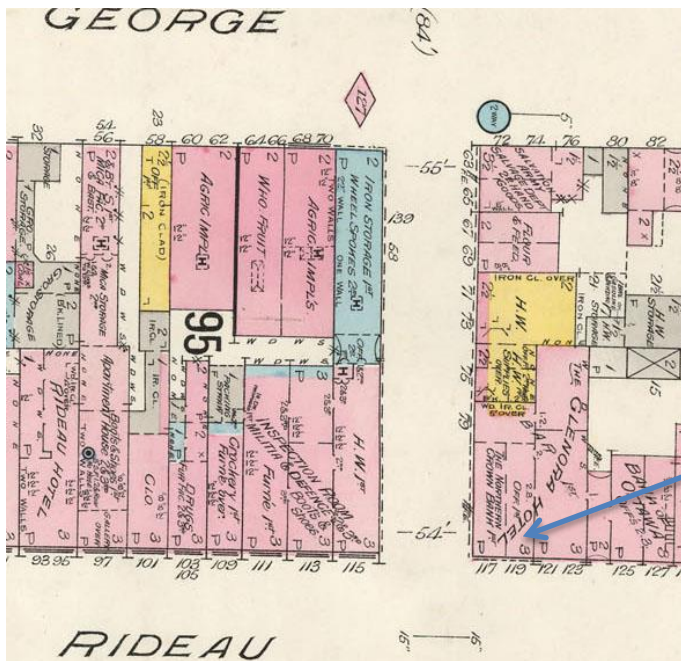


Figure 12. Excerpt from fire insurance plan for Ottawa, 1902-09 showing 117 Rideau St. (Source: LAC)

Nearby buildings erected around this time include the former Rideau Hotel (91-95 Rideau Street, built 1900-01, Part IV OHA designated, By-law 69-83) and “The Atwood” (97-99 Rideau Street, Part IV OHA designated, By-law 127-83). Both are located on the same (north) side of Rideau Street, west of William, and are extant.

The Bank of Ottawa purchased 117 Rideau Street on December 28, 1909 and began operating a branch on the ground floor in 1915.¹⁸ Founded in 1876 by Ottawa lumber barons, the Bank of Ottawa was an important early local business. On April 30, 1919, it merged with the Bank of Nova Scotia and the ground floor of 117 Rideau became a branch of the Bank of Nova Scotia (Figure 13).¹⁹ The former hotel space on the upper floors of 117 Rideau was rented to the Department of Public Works for war purposes in 1918, and then served as the home of the Institut de Canadien-Français from 1920 to 1956.²⁰ Founded in 1852, the Institut continues today as an important French-Ontarian cultural organization.



Figure 13. The Robinson-Birkett building at 107-115 Rideau (left) and the Bank of Nova Scotia building at 117 Rideau (right) in 1938. (Source: LAC at <http://data2.archives.ca/e/e438/e010934961-v8.jpg>)

The current Byward Market South Building (50 York Street, Part IV OHA designated, By-law 09-81) was built in 1927 on the west side of William Street, between George and York streets. It replaced an earlier (1875) market building on the site.

On 17 March 1959 the three-storey brick building at 117 Rideau Street was destroyed by fire.²¹ The Bank of Nova Scotia commissioned Ottawa architectural firm Hazelgrove, Lithwick and Lambert to design a new, two-storey bank building (Figure 14).²² Constructed of Canadian granite with large, curved, stone panels projecting from floor-to-ceiling, tinted-glass windows, and with a curved canopy, it opened in December 1960.²³

¹⁸ Ottawa City Directory for 1914, Street Directory, p. 142; and for 1915, Street Directory, p. 148.

¹⁹ "Bank of Ottawa: Founded on Lumber," *The Ottawa Journal*, 26 April 1960, p. 30.

²⁰ LAC, Order-in-Council 907, approved 4 February 1918, RG2, Privy Council Office, Series A-1-a, vol. 1188; Historique de l'institut" in Institut de Canadien-Français at <http://institutcfottawa.ca/a-propos/historique/> ; and "Fire Sweeps Bank Building," *The Ottawa Journal*, 18 March 1959, p. 4.

²¹ "Fire Sweeps Bank Building," *The Ottawa Journal*, 18 March 1959, p. 4.

²² As A.J. Hazelgrove (1884-1958) was already deceased, the design can be attributed to Sidney Lithwick (1922-2008) and Martin Lambert (1921-2015) who were responsible for the design of many modernist buildings in Ottawa. Their papers are held at LAC.

²³ "Modern Bank of Nova Scotia building opens on north-east corner of Rideau and William", *The Ottawa Journal*, 12 December 1960, p. 12.



Figure 14. A new bank building was built in 1959-60 and opened in December 1960. (Photographer unknown. Source: Bank of Nova Scotia Archives)

The stone panels were removed from the exterior of the bank at an unknown date. The building was demolished in early 2015. A new building is proposed for the site that will function as a bank branch and as the east entrance to Rideau Station on the Ottawa Light Rail Transit line.

D. Statement of Significance

Though none of the series of buildings that have occupied this site exist today, the three-storey, Edwardian brick bank building, built in 1910 and destroyed by fire in 1959 clearly reflected predominant urban design vision of pre-WW1 Ottawa. This commercial block type was characterized by the articulation of the commercial base, in this instance using coursed limestone with a simple cornice to define the main floor, the rhythm of corbelled windows on the upper two floors, and with the roof top cornice and parapet. On the northwest corner of William and Rideau, opposite the site in question, is an earlier, late Victorian version of the three-storey commercial block. Originally the “Robinson-Birkett Building” this block has heritage designation and reinforces that “relatively continuous streetscape featuring a variety of vernacular mixed-use buildings”.²⁴

The 1959, one storey, mid-century modern, glass BNS Branch building that replaced the previous masonry block did not attempt to continue the massing of the earlier building but instead offered a distinct contrast. The post WW 2 expression of confidence through the transparency of extensive glazing, the contemporary vertical expression

²⁴ Byward Market Heritage Conservation District, City of Ottawa Designation By-law 60-90.

and use of materials, replaced the earlier, solid, embellished European expression of urban commercial life.

With the demolition of this last building the significance of the 117 Rideau Street site is now primarily based on the corner location and the relationship that the proposed infill redevelopment will have with the adjacent heritage buildings. The compatibility of the new building, in terms of scale, massing, setback and materials, with the character of both the Byward Market HCD as well as Rideau Street is now the basis of this site's heritage significance.

E. Description of the Proposed Development

The two-storey, 1020-square-metre building proposed for this site will combine a transit station and a Scotiabank branch facility. The transit station utilizes an approximately 145-square-metre corner location on the main, street level and provides access to the vertical connections to the below-grade transit running way with, two elevators, escalators and stairs (Figure 15). The Scotiabank portion occupies the remaining 363-square-metre ground floor area, with an entrance on William Street and Rideau and the entire 513-square-metre second floor (Figure 16).

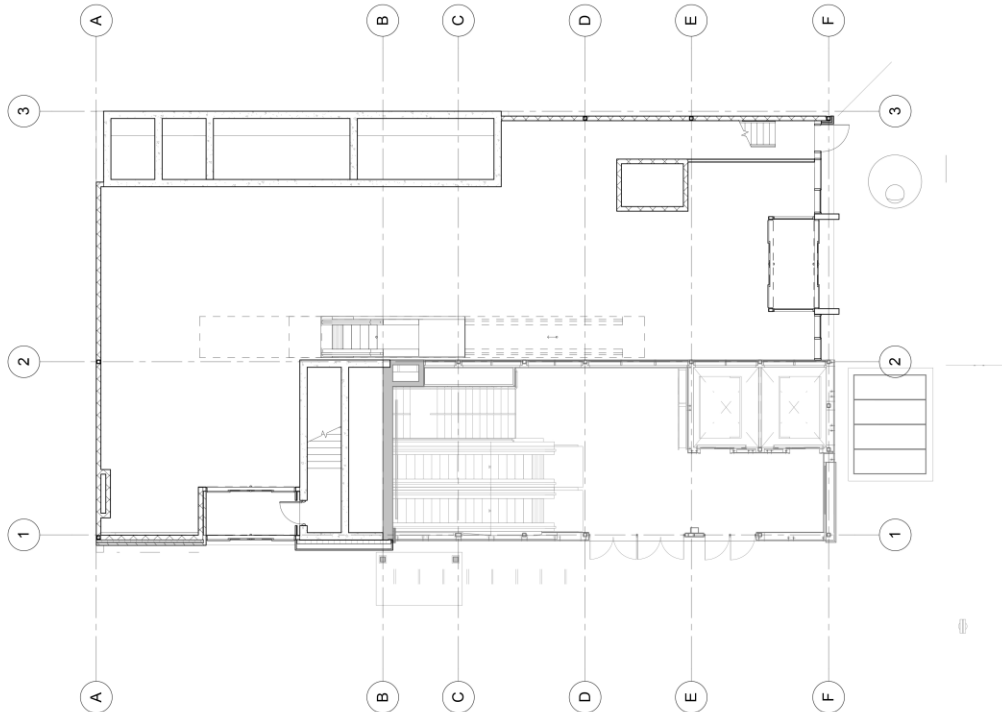


Figure 15. Ground floor plan for proposed infill building at 117 Rideau St. (Source: IBI Group, 2016)

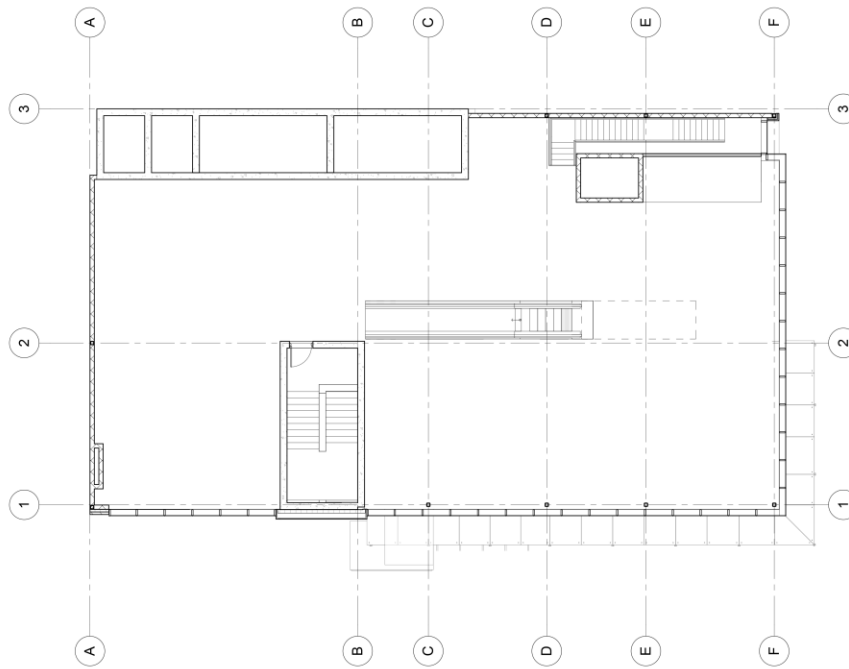


Figure 16. Second floor plan for proposed infill building at 117 Rideau St. (Source: IBI Group, 2016)

The building envelope is primarily a transparent, window-wall system with aluminum-coloured framing members and mullions (Figure 17). A horizontal canopy that extends around the Rideau/William street corner emphasizes the transit entry location and picks up on the lines of the building immediately across William Street (Figure 18). The design of the new BNS Building is conceived as a glazed and highly transparent addition to the streetscape. The upper limit of the parapet aligns with the top of the arched windows of the building immediately to the west of it.



Figure 17. Artist's rendering of proposed infill building at 117 Rideau St. (Source: IBI Group, 2016)

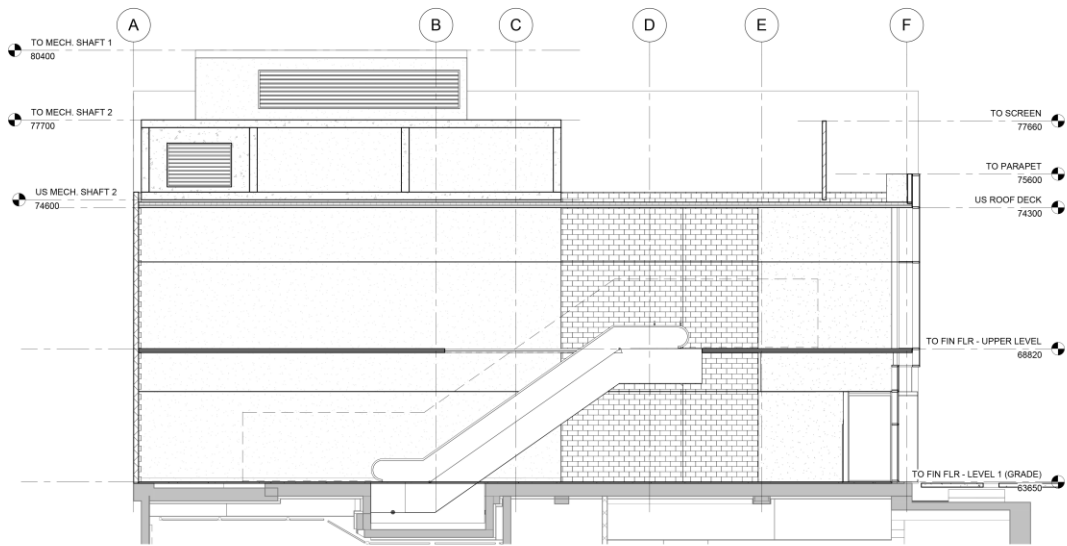


Figure 18. Longitudinal section for proposed infill building at 117 Rideau St. (Source: IBI Group, 2016)

F. Impact of Proposed Development

From an urban context perspective, the proposed building is compatible and respectful to the Rideau Street streetscape (Figure 19, Figure 20). The massing of the infill building is consistent with the scale of both the adjacent building to the east along Rideau as well as it being similar to the three-storey heritage building across William Street on the north-west corner.

The proposed infill building also addresses the corner in a more emphatic way that references the first bank building that occupied that corner for almost 50 years. And today this emphasis will act as a gateway to the Byward Market district.

Functionally the flow of pedestrians to and from the transit station will add to the animation of the street at that location.

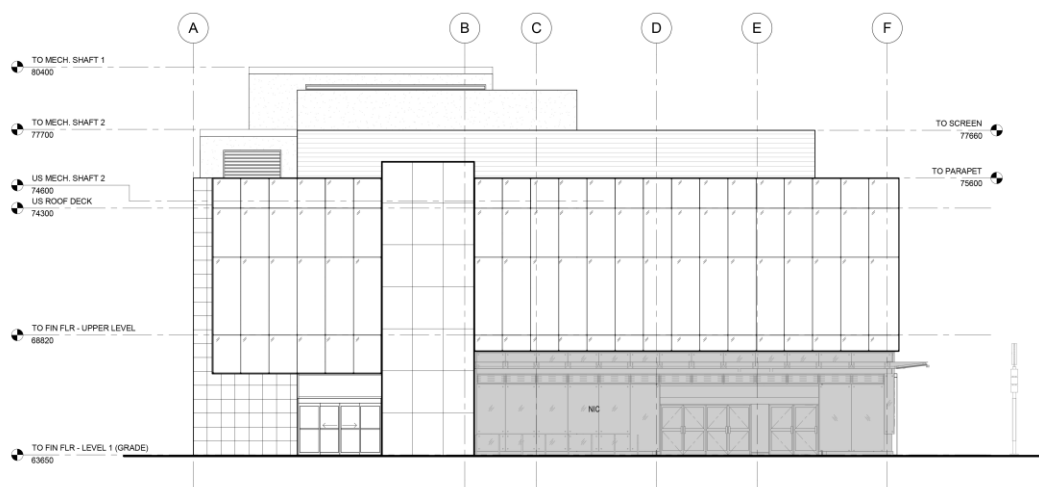


Figure 19. Rideau Street elevation (North Elevation) for proposed infill building at 117 Rideau St. (IBI Group, 2016)

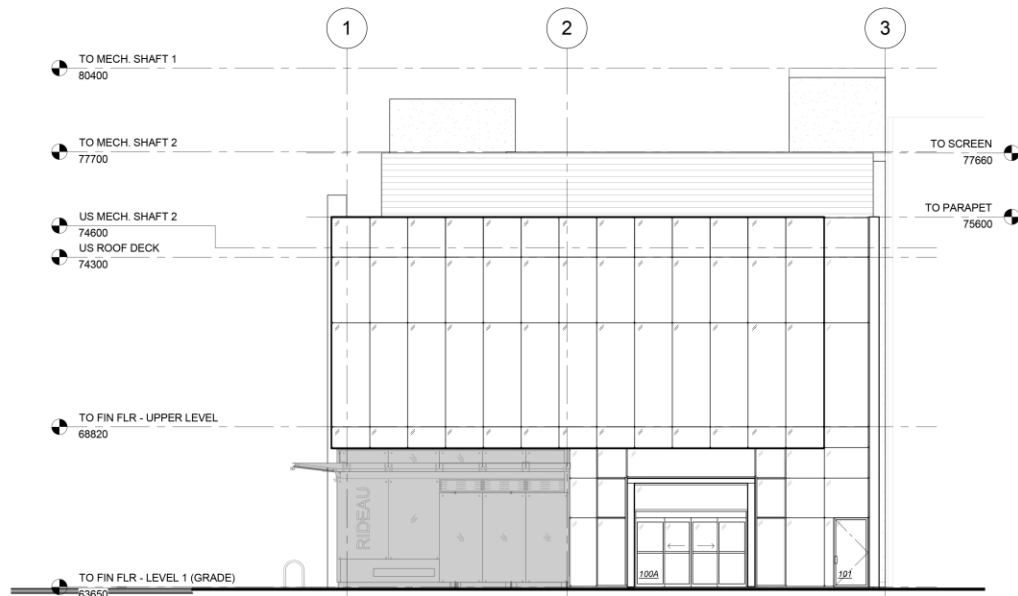


Figure 20. West elevation of proposed infill building at 117 Rideau St. (IBI Group, 2016)

With the proposed infill building built to the property line the relationship of the north portion of the new three-storey structure to the adjacent, Category 3, two-storey building is compatible.

G. Alternatives and Mitigation Strategies

The proposed building at two stories successfully reduced the visual impact of the new building on the adjacent building on the corner. This two storey height would respond to the CHIA requirement: “Limiting height and density or locating higher/denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district.” It would as well open up the view of the streetscape along the east side of William Street ending with the former Grand Hotel.

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LAC. Chas. E. Goad, *Insurance Plan of the city of Ottawa, Canada, and adjoining suburbs and lumber districts, January 1888, revised January 1901*, Sheet 22, MIKAN 3816143.

LAC. Chas. E. Goad, *Insurance Plan of the city of Ottawa, Vol. 1, September 1902, revised 1912*, Sheet 22, Online MIKAN no. 3816030. The FIP was created in 1902, revised to November 1909 and reprinted in 1912.

LAC. William James Topley, "Thomas Birkett's Store at 115 Rideau", online MIKAN 3318416.

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Appendix 1 – Heritage Character Statement for Byward Market HCD

Heritage Character Statement²⁵

This area contains the commercial heart of Ottawa's market, established when the city's market facilities were re-oriented in the mid 1860's. Its major foci are the commercial streets of Byward/William and York, which formed a cross on the axis created by the two market buildings and their associated hay and wood markets.

Some of the buildings in this area pre-date the formation of this market, stemming from the establishment and growth of one of Ottawa's two founding districts, Lower Town (1830-1850). Converted from residential to commercial use when the market was created, they combine with the wide variety of commercial forms constructed since that time to make up the many faces of the area.

Reasons for Designation

Economically, the market has been the heart of Ottawa's vital commercial activities. Throughout its history it has housed businesses, both large and small, devoted to the wholesale and retail purchase of natural products and trade of manufactured goods and supplies. It has provided the services and sometimes the industrial support to consolidate the market's role as the centre of Ottawa commerce. Through activities based in the market, Ottawa has assumed a metropolitan role for the Ottawa Valley and the Rideau Canal area.

Character-defining Elements

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 1970s. 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 reformed frequently to adjust to changing commercial needs and priorities.

²⁵ Julian Smith et al, *Byward Market Heritage Conservation District Study*, 1990 (Ottawa: City of Ottawa, 1990), p. 61, s.4.2.2.

Appendix 2 – Statement of Significance for Byward Market HCD (Canadian Register of Historic Places)

Description of Historic Place²⁶

Part of the thriving downtown core of the City of Ottawa, the Byward Market was formally established during the late 1820s and early 1830s when Colonel By developed “Bytown” as his base for constructing the Rideau Canal. Since that time, the Market has served as a hub for Ottawa’s vital commercial and cultural activities. With a rich, vernacular landscape, the Market offers a variety of architectural styles in residential, commercial and mixed-use forms, reflecting the vital and continuous evolution of economic, social and cultural activity within the city core. The boundaries extend from St. Patrick Street on the North to the south side of George Street on the South, and from MacKenzie Avenue on the West to the east side of Dalhousie Street on the East. The Byward Market was designated by the City of Ottawa (By-law 60-91) under Part V of the Ontario Heritage Act.

Heritage Value

The Byward Market is one of Ottawa’s two original settlement areas. It was established as Lower Town early in the nineteenth century by Colonel By as the commercial non-military sector of Bytown, a public quarter to complement the official military area of Upper Town. Although the Market was first organized along a George/Sussex/St. Patrick Street axis with the market building on George Street, its orientation changed in the 1860s with the construction of a new market building on William Street, and has remained constant since that time.

The Byward Market Heritage District is a rich, vernacular landscape. While it does not have a homogenous building stock characteristic of a single period, it bears witness in its architecture to the vital and continuous evolution of economic, social and cultural activity within the city core. From the mid-nineteenth century come many of the earliest surviving residential, commercial and mixed-use properties in the city. Within the district are a number of examples from this period which have survived relatively intact.

The later nineteenth century witnessed a further diversifying of architectural styles. While the side gable form continued, some commercial blocks began to display Queen Anne characteristics, such as decorative woodwork in the cornices and often had projecting wood balconies. On the other hand, the Second Empire style, with its distinctive mansard roof form, was also popular during the second half of the nineteenth

²⁶ Canada’s Historic Places, “Byward Market Heritage Conservation District,” at <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8438> , accessed 15 April 2015

century. By the turn of the century, flat roofed, Italianate residential and commercial buildings were appearing throughout the district. The flat-roofed form, like the side gable and mansard roof forms, was suited to a dense urban environment, and allowed horizontal continuity along the street front.

Development continued in the period between the Wars, with examples of Art Deco and Modernist design, mostly in brick with detailing in stone. Many of these later façade treatments are re-workings of earlier buildings. This pattern of relatively continuous streetscapes of vernacular mixed use buildings interrupted by more formal institutional structures reflects a European tradition of urban design carried over into the new world. It is partly the surviving evidence of this tradition that gives the Market district such strong historical connotations.

Economically, the Market has been characterized by its location as a pivot, take-off point and base for Ottawa's vital commercial activities. In combination with facilities on other portions of Lower Town, the Market has also served as the cradle of social services in the city. In contrast to Upper Town, activity in the Market has been linked with more informal, non-political activities in the city. It forms the unique and vital individual core of Ottawa in counterpoise to Upper Town which, of necessity, has become devoted to more formal, national concerns.

The central location of the Market has made it particularly attractive as a settlement area for new immigrants. In conjunction with established Canadian population groups, they have played a significant role in building the area, renewing and maintaining it, constantly husbanding its spatial and locational assets to secure its vitality. At various periods, the Market has served as the seat of Irish Canadian, French Canadian and Jewish culture in Ottawa. It has housed special schools, meeting areas, religious and cultural facilities in addition to business and residential accommodation for these populations, and each of them has made a particularly strong contribution to the history and character of the area.

Source: Byward Market Heritage Conservation District Study (1990)

Character-defining Elements

Character-defining elements that contribute to the heritage value of the district include its:

- relatively continuous streetscapes featuring a variety of vernacular mixed use buildings
- street layout and configuration dating from the 1860s, centralized around the Market building

- variety of architectural styles which date from the nineteenth and early twentieth centuries reflecting the continuous evolution of the area
- mid-nineteenth century, gable-form buildings, some of the earliest surviving residential and commercial buildings in the city
- Second Empire style commercial and residential buildings with their distinctive mansard roofs
- Flat-roofed Italianate residential and commercial buildings from the turn of the century, featuring decorative brick veneer and elaborate cornices
- Early examples of Art Deco and Modernist design
- Prominent institutional buildings within a primarily vernacular setting
- Development and importance as economic hub of historic Bytown, and later Ottawa, acting as a pivot and base for the city's and region's commercial activities
- Variety of urban functions and institutions present in the area
- Multicultural makeup reflecting the area's role as a home for numerous new immigrants and multicultural communities.