

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



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# 1 Introduction

At the request of Claridge Properties, Bray Heritage has been retained to prepare a Cultural Heritage Impact Statement (CHIS) for the properties located at 321 Dalhousie Street, 110 York Street, and 137-141 George Street, in the 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:*

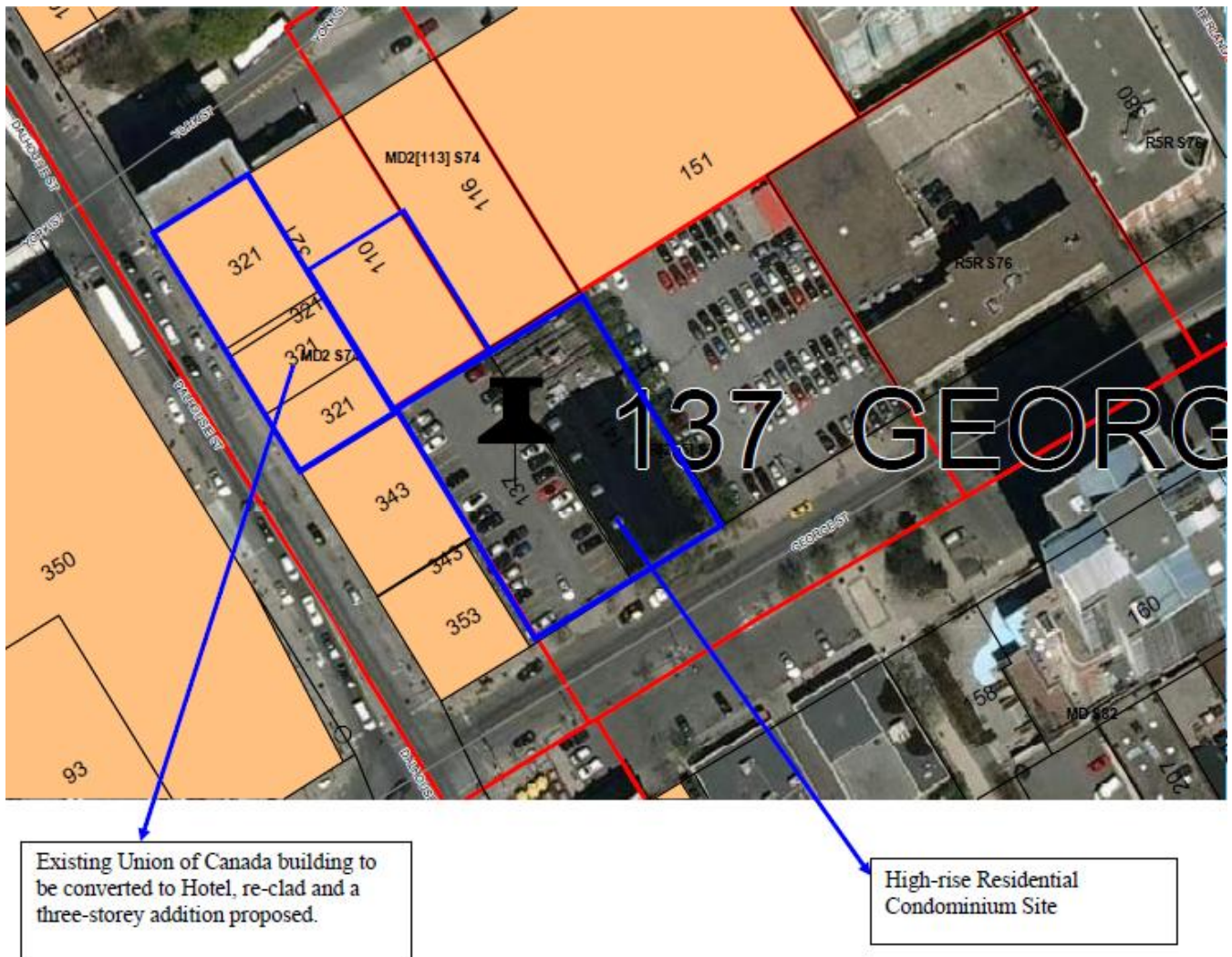
- 321 Dalhousie Street (Union of Canada building plus parking area to south): Plan 42482 Lot 18 (South York Street) and Part of Lot 18 (North George Street)
  - Lot area: 1,092 sq. m.
- 110 York Street (existing bar/club building): Plan 42482 Part of Lot 19 (South York Street)
  - Lot area: 1,015.8 sq. 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 19<sup>th</sup> 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 20<sup>th</sup> century and is still evident in a few instances.

By the early 20<sup>th</sup> 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 19<sup>th</sup> century well into the 20<sup>th</sup>. As a result, business and institutions reflected this trend, as did the population in local housing.

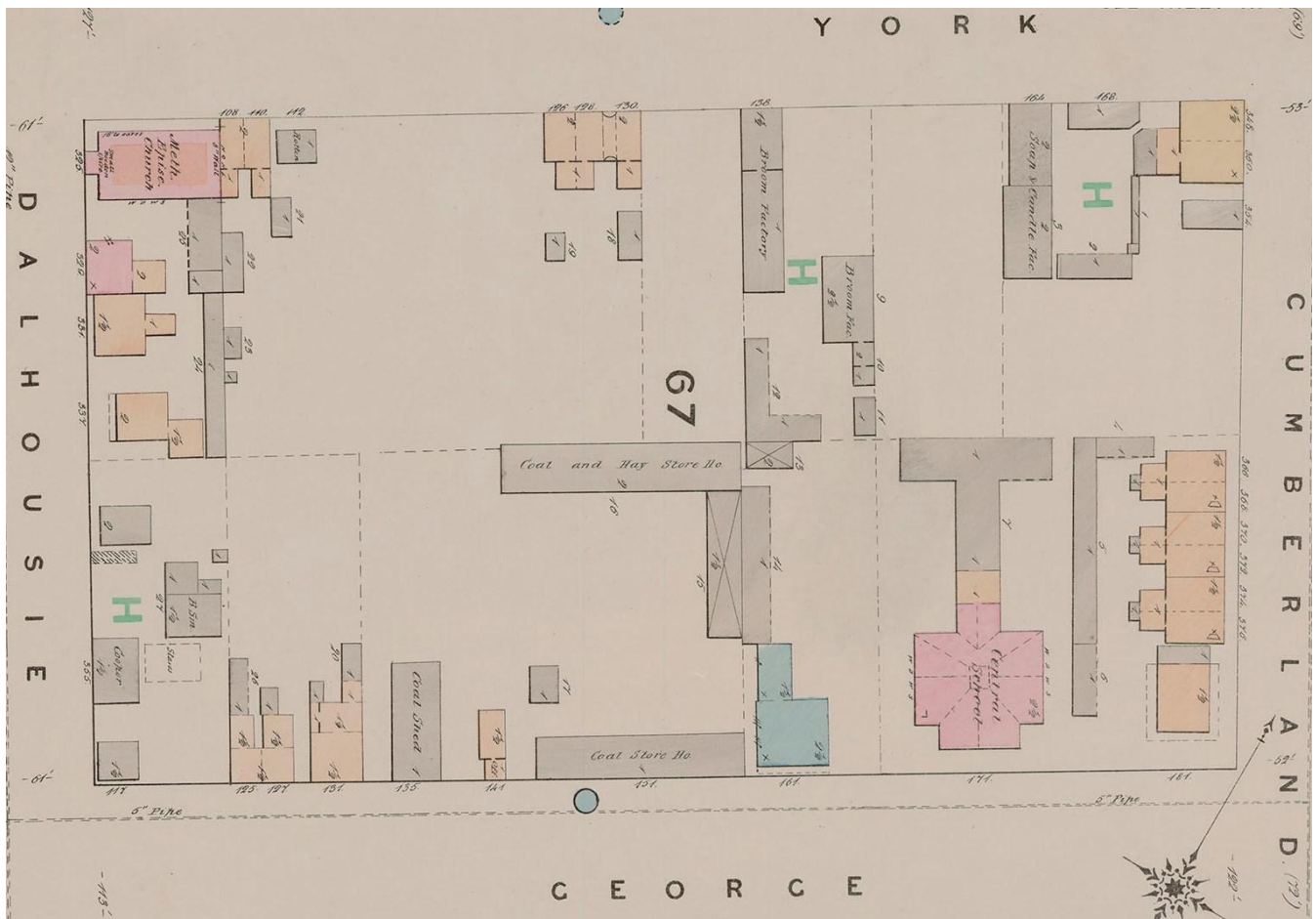
Change came slowly, as the market functions shifted more into warehousing and shipping, and as patterns of work and access changed under the influence of changing demographics and means of transportation. By the 1930s, the gas works had closed. Since the 1850s, the gasworks had been a magnet for light 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).

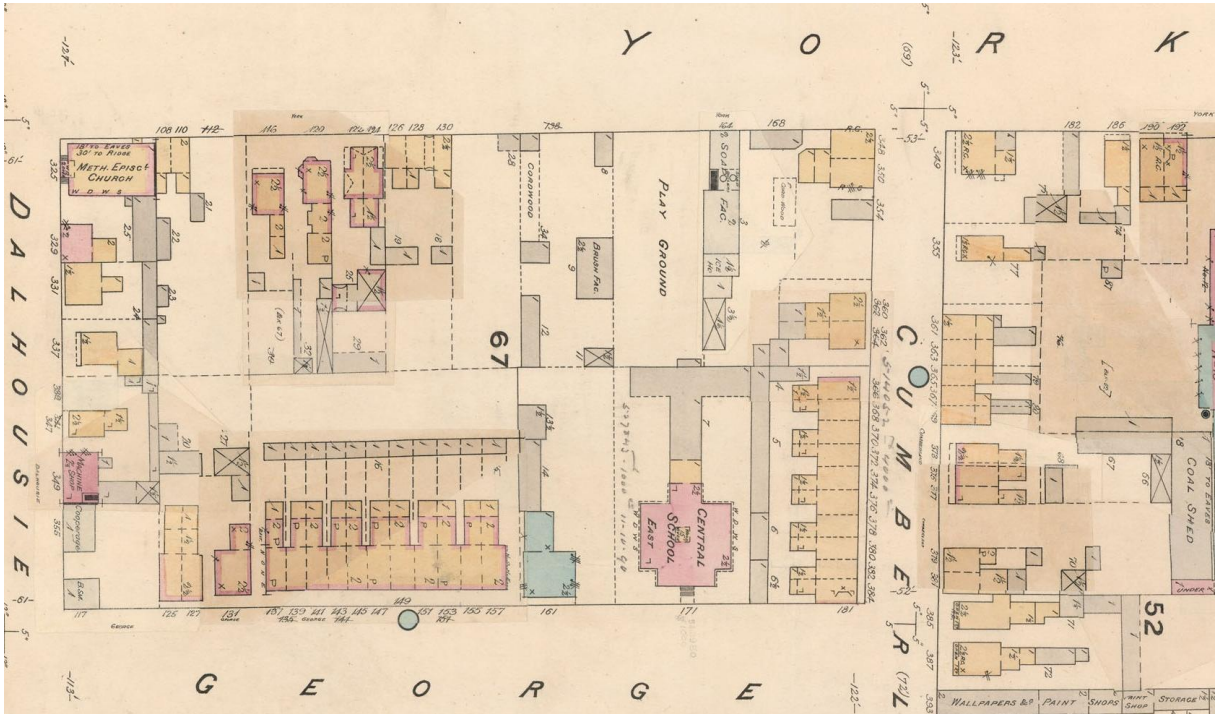
This pattern continued into the new century, with some elements, such as the Salvation Army, still in place today.

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.

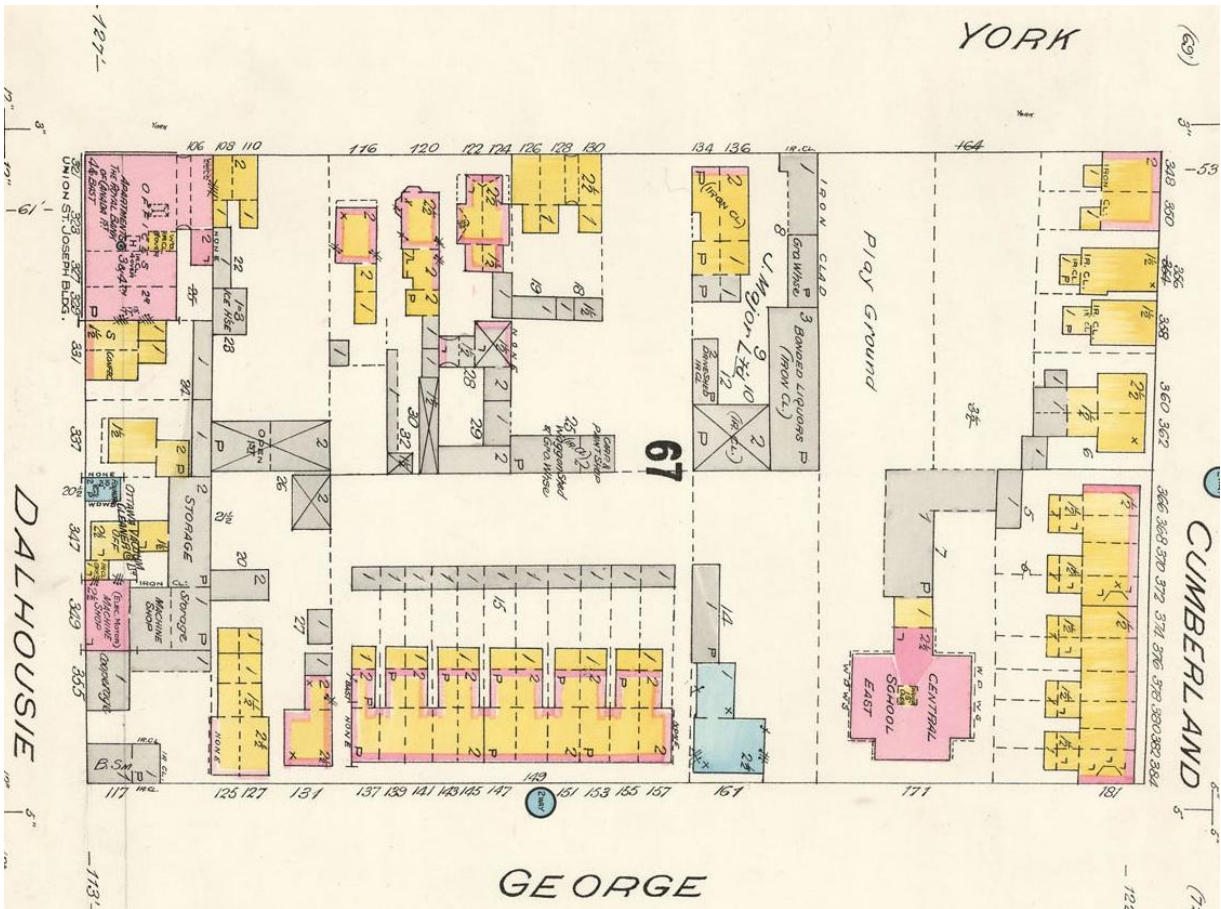
### 1878 FIRE INSURANCE PLAN (SHEET 18 EXCERPT)



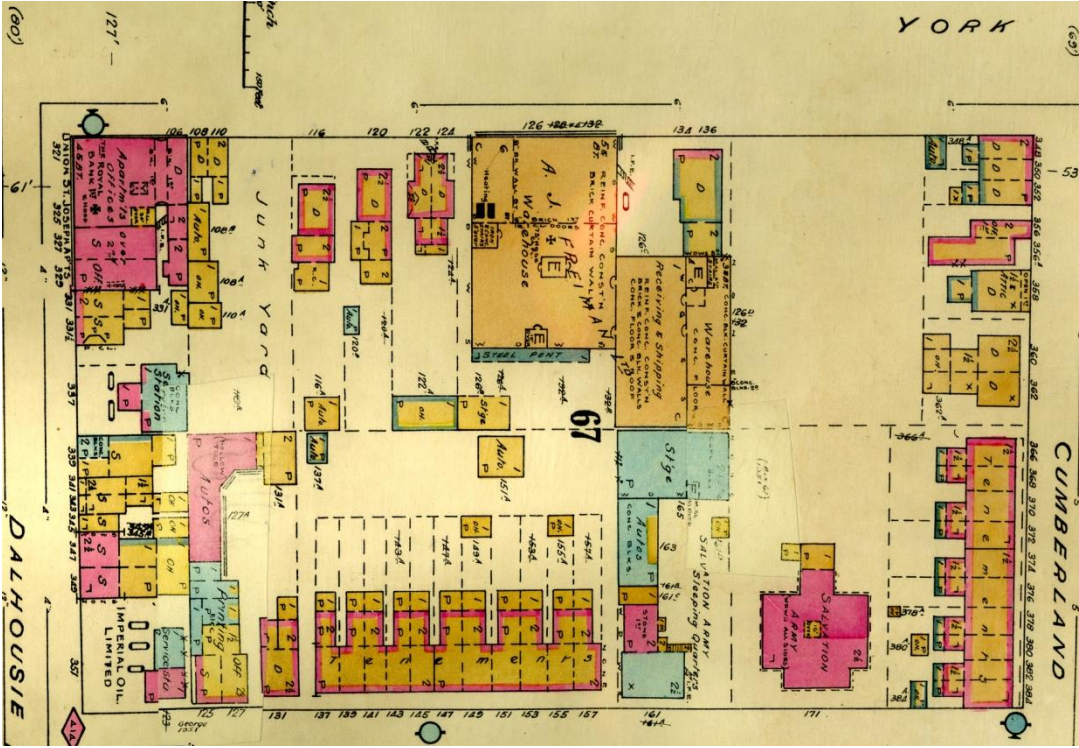
1888 FIRE INSURANCE PLAN (SHEET 18 EXCERPT)



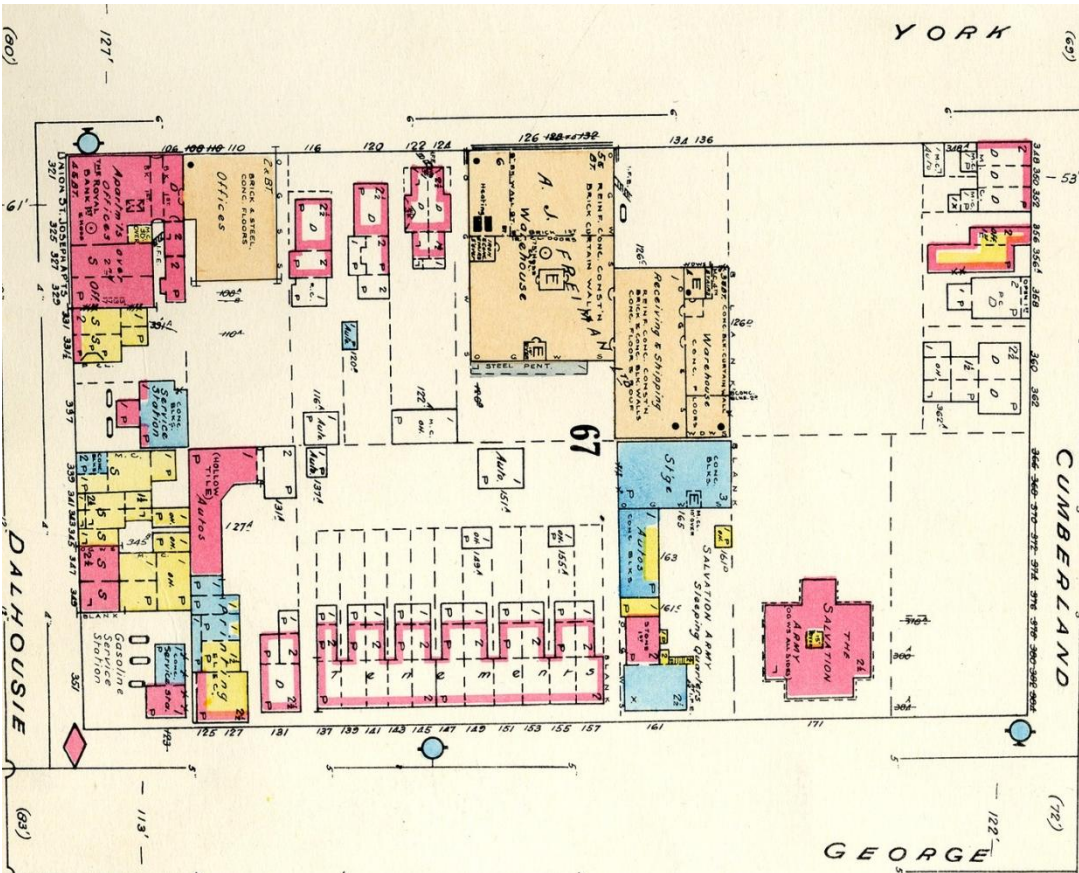
1902 FIRE INSURANCE PLAN (SHEET 18 EXCERPT)



1948 FIRE INSURANCE PLAN (SHEET 209 EXCERPT)



1956 FIRE INSURANCE PLAN (SHEET 209 EXCERPT)



## 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





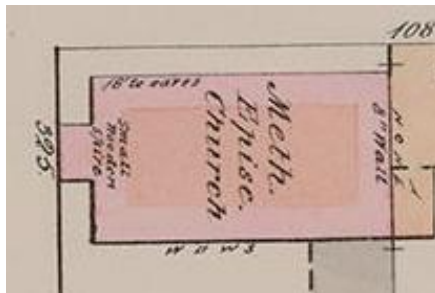
# 3 History and Heritage

## 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 Societé 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.

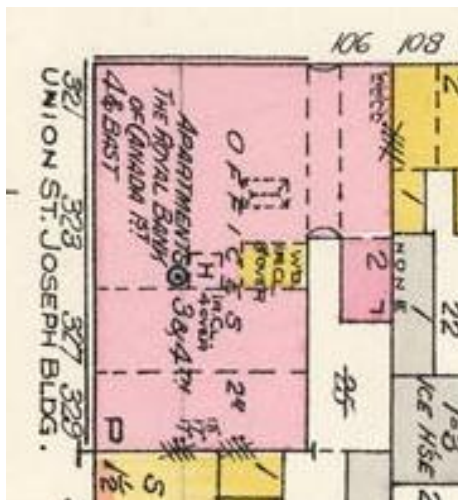
1878



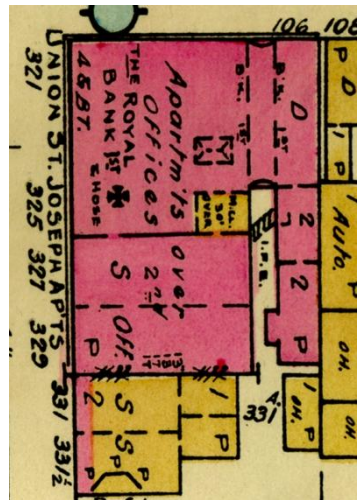
1888



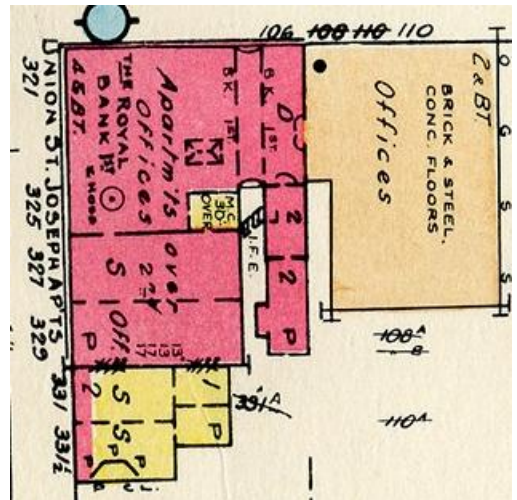
1902



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-20<sup>th</sup> 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 20<sup>th</sup> 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.



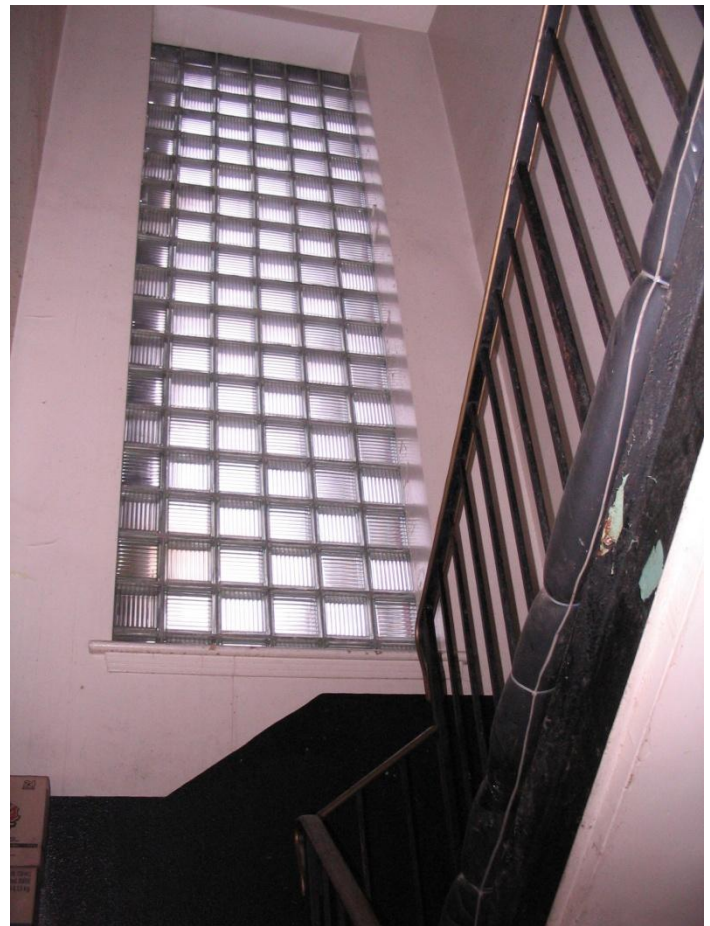
110 YORK, VIEW TO S (FACADE)



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 1 1/2 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.

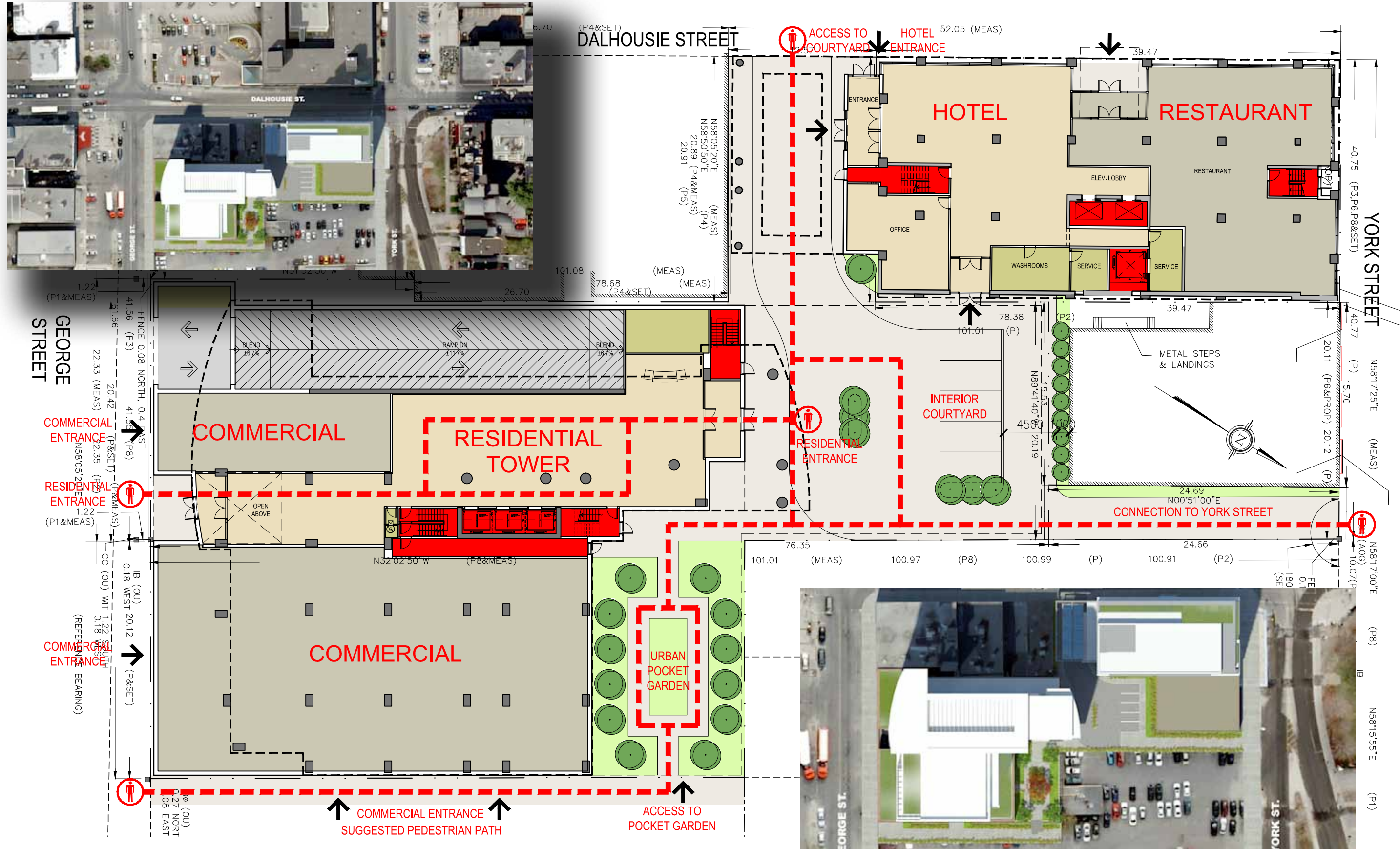
## 5.3 Description of Proposed Development and Impact Mitigation Measures

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



Proposed Buildings - Site Plan at Ground Floor

325 Dalhousie Street  
141 George Street  
Ottawa, Ontario

November.22.2012



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ARCHITECTES



## Hotel & Residential Tower West Bird's eye View

325 Dalhousie Street  
141 George Street  
Ottawa, Ontario

November.22.2012



10410  
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**NEUF**  
ARCHITECTES



Boutique Hotel on Dalhousie Street Looking North

325 Dalhousie Street  
141 George Street  
Ottawa, Ontario

November.22.2012



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Dalhousie Street Hotel Entrance & Access to Residential Courtyard

325 Dalhousie Street  
141 George Street  
Ottawa, Ontario

November.22.2012



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## Hotel at Corner of York and Dalhousie Streets

325 Dalhousie Street  
141 George Street  
Ottawa, Ontario

November.22.2012



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10088

**NEUF**  
ARCHITECTES



## Hotel and Residential Tower South Bird's Eye View

325 Dalhousie Street  
141 George Street  
Ottawa, Ontario

November.22.2012





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ARCHITECTES



Hotel and Residential Tower at Corner of George and Dalhousie Streets

325 Dalhousie Street  
141 George Street  
Ottawa, Ontario

November.22.2012



10410  
10088

**NEUF**  
ARCHITECTES



Hotel and Residential Tower East Bird's eye view

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.





# 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
	137 George	Diguer Arthur (Alexina)
	141 George	Rainboth Robt (Barbara)
	110 York	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
1969	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)
		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
		First listing on north side of street, east of Dalhousie is 141 George- Shamrock Parking Ltd.
	137 George	
	141 George	
	110 York	Gaulin Jacques optometrist ; Vincent Choquette Dagenais & Marks barr, Union Du Can Life Ins (shipping & receiving)

<b>Year</b>	<b>Address</b>	<b>Entry</b>
1990	321 Dalhousie	Librairie Trillium Inc
		325- office building (31 units)
		333- Desmarais & Robitaille Ltd gifts
	137 George	Not listed
	141 George	Grand Central night club
	110 York	Houlahan's restr
2000	321 Dalhousie	Librairie du Soleil
		325- 45 office units
		333- Desmarais & Robitaille LTEE
	137 George	Not listed
	141 George	Gilbo Musicall
	110 York	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: 67-11 91A 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:

914-3-CP 2.15  
201-333-0410-100

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:  
Sources:  
Funds:

Events:

Persons/Institutions:

Summary/Comments On History

Historical Sources (Coded)

ARCHITECTURE

Architectural Details (Walls,  
metal and glass facade



Architectural Style: eclectic contemporary

Designer/Builder/Architect:

Architectural Integrity (Alterations): no info

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\* 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: Venizia 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
<b>HISTORY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design					0
2. Style			1		9
3. Designer/Builder					0
4. Architectural Integrity					0
<b>ARCHITECTURAL TOTAL</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>9</b>
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility					0
2. Landmark / Community Context			1		17
<b>ENVIRONMENT TOTAL</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>17</b>

\*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% =
<b>PHASE TWO TOTAL SCORE</b>	<b>10.8 /100</b>	<b>/100</b>

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 (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			



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 OCAR

Trends:

- 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: ^C

Persons/Institutions: ^C

Summary/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: ^C

Designer/Builder/Architect: ^C

Architectural 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
<b>HISTORY TOTAL</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>31</b>

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

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

\*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	0 x 35% = 0	X 40% =
Environment	17 x 45% = 7.65	X 20% =
<b>PHASE TWO TOTAL SCORE</b>	<b>13.85 /100</b>	<b>/100</b>

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	0	0	4
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PHASE TWO EVALUATION SUMMARY:

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 )	3	2	1	0
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 (Grogan)

by 1948 - one storey wooden store with metal roof

Architectural Style: Post modern (Grogan)

Designer/Builder/Architect:

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

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. 1990  
 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
<b>HISTORY TOTAL</b>	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
<b>ARCHITECTURAL TOTAL</b>	0	0	16	0	16
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility					0
2. Landmark / Community Context			1		17
<b>ENVIRONMENT TOTAL</b>	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% =
<b>PHASE TWO TOTAL SCORE</b>	<b>13.25 /100</b>	<b>/100</b>

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	0	0	4
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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) <sup>^C</sup>	(Pre- 1880 ) ( 1880 to 1920 ) ( 1920 to 1950 ) ( 1950 to )	3	2	1	0
Architecture <sup>^C</sup>		3	2	1	0
Environment <sup>^C</sup>		3	2	1	0
(Landmark or Design compatibility					

Phase One Survey Score<sup>^C</sup> /9      Prepared By: <sup>^C</sup>  
 Potential Heritage Building<sup>^C</sup> Yes/No  
 Potential Heritage District<sup>^C</sup> Yes/No



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

HERITAGE DISTRICT NAME:  
 Byward Market

BY-LAW/DATE: <sup>^C</sup>

COMMENTS: <sup>^C</sup>

PHOTO DATE: <sup>^C</sup>  
 VIEW: <sup>^C</sup>  
 SOURCE: <sup>^C</sup>  
 NEGATIVE NUMBER: <sup>^C</sup>

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
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PHASE TWO EVALUATION SUMMARY:

# 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)