

# BYWARD MARKET

## HERITAGE CONSERVATION DISTRICT PLAN



Historic Image of the ByWard Market, 1954

**Credit:** City of Ottawa Archives, CA025223.

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At the time of designation of the ByWard Market HCD, there was no requirement under the *Ontario Heritage Act* for a heritage conservation district plan, however, changes to the *Ontario Heritage Act* in 2005 provided for the adoption of plans in previously-designated districts. The City initiated a multi-year endeavour to create or replace all pre-2005 plans or guidelines with new plans that meet the requirements of the *Ontario Heritage Act*, including for the ByWard Market and Lowertown West HCDs.

### Acknowledgment

It should be acknowledged that this Plan and references to pre-contact history of the ByWard Market was written using a variety of secondary sources and research and is from a non-Indigenous perspective. This Plan includes a synopsis of historical information, and it is not representative of the complete, rich history of the Anishinabe Algonquin Nation in the Ottawa River watershed.



Figure 1: View over William Street from the Rideau Centre.

## 1.1 PURPOSE AND FORMAT OF THE DISTRICT PLAN

The purpose of the ByWard Market Heritage Conservation District Plan is to provide guidance in the conservation, management, and protection of the cultural heritage value of the District as defined in the Statement of Cultural Heritage Value and list of heritage attributes found in Section 3.

The HCD Plan is the primary document to assist in the conservation of the character of the ByWard Market HCD. It will guide a range of stakeholders including homeowners, businesses, landlords, architects, designers, and planners, as well as politicians and City staff when making decisions regarding change in the District, ensuring that the character of the HCD is maintained and development proceeds, where contextually appropriate.

This Plan is consistent with amendments to the *Ontario Heritage Act* proclaimed in January 2023 that seek to increase transparency and efficiency in municipal decision-making, while continuing to protect the heritage properties that communities value.

City heritage staff should be consulted prior to the commencement of any project to determine what permits are required and to seek advice regarding best practices.

## 1.2 HOW TO READ THE PLAN

The Plan below applies to the ByWard Market HCD. It describes the district's cultural heritage value, heritage attributes and significance and provides policies and guidelines to achieve the statement of objectives of the Plan.

The Plan is divided into four parts:

**Part A** provides an overview of the policy framework that will support the HCD and outlines its cultural heritage values, attributes and the statement of objectives of the Plan;

**Part B** provides policies and guidelines for the conservation and alteration of existing resources and the public realm, and for new construction;

**Part C** provides an overview of how the Plan is intended to be implemented through the heritage permit process and outlines when a heritage permit is required;

**Part D** provides a glossary, references and appendices containing Frequently Asked Questions and a list of properties in the HCD by category: "Contributing", "Non-contributing" or "Contextual".

Property owners contemplating changes within the District should familiarize themselves with the Plan when preparing for a potential project and should contact heritage staff early in the process. While the Plan should be read as a complete document, Part B should be reviewed closely as it provides the technical guidance and policies that apply to all projects, according to the property's category (i.e. Contributing, Non-contributing or "Contextual", the type of work being undertaken (i.e. work on an existing building component vs. an alteration or new construction project and whether there are any considerations with respect to the public realm. Multiple sections of the Plan could apply to a single project.

Part B is further organized into **Policies (in bold font)** and Guidelines (regular font). The Policies provide direction for conserving the District's cultural heritage values and managing change; these are the required components of the Plan and are not discretionary unless otherwise indicated. The Guidelines provide both general guidance as well as specific technical instructions for achieving the associated policy acknowledging that there may be a variety of strategies that could satisfy any given policy.

All defined terms can be found in the glossary in Part D.

## 2.0 POLICY FRAMEWORK

The ByWard Market HCD Plan will be regulated by federal, provincial and municipal legislation and policies. These include "The Standards and Guidelines for the Conservation of Historic Places in Canada," the Provincial Policy Statement (2020), the *Ontario Heritage Act*, City of Ottawa Official Plan, the Zoning By-law and other municipal by-laws.

## 2.1 PROVINCIAL AND MUNICIPAL POLICY AND LEGISLATION

### Ontario Heritage Act

The *Ontario Heritage Act* (the *Act*) regulates the protection of cultural resources within the province. A property that has been formally protected under the provisions of the *Act* is referred to

as a "designated" property. According to Part V, Section 41.1 (2) of the *Act*, a municipality may pass a by-law adopting a heritage conservation district plan for any districts designated prior to 2005. According to Section 41.1 (5) a plan shall include:

- a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

### Provincial Planning Statement (2024)

The Provincial Planning Statement, (PPS), issued under Section 3 of the *Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires municipal and provincial land use planning decisions to be consistent with the PPS.

Section 4.6 of the PPS provides specific direction for the protection of built heritage. Section 4.6.1 states that "protected heritage property, which may contain built heritage resources or cultural heritage landscapes shall be conserved." Policy 4.6.3 provides that "planning authorities shall not permit development and site alteration on lands adjacent to protected heritage property unless the heritage attributes of the property have been conserved." The evaluation may take the form of a Heritage Impact Assessment (HIA).

### City of Ottawa Official Plan (2022)

The City's Official Plan (2022) is the policy document that stakeholders shall have regard to when dealing with cultural heritage resources. Section 4.5 of the

Official Plan “Cultural Heritage and Archaeology,” contains policies to achieve the City’s goal to protect cultural heritage resources. This section provides the authority for Council to designate and manage heritage conservation districts.

The City’s Official Plan also contains policies related to Special Districts. The ByWard Market is one of the identified Special Districts (Section 6.6.2.3) and the HCD boundary is also within the Parliament and Confederation Boulevard Special District (6.6.2.1). The policies for both Special Districts are consistent with the objectives of this ByWard Market HCD Plan; both the Official Plan and HCD Plan are intended to be read in conjunction when development is contemplated within the HCD.

### ***Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada***

In 2008, City Council adopted *Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada*. The *Standards and Guidelines* use a values-based approach to conservation and stress the importance of understanding each historic place prior to embarking on interventions, such as restoration, rehabilitation and adaptive re-use. They have informed the development of this Plan and should help inform interventions to properties within the boundaries of the HCD along with the policies and guidelines in this Plan.

## **2.2 FEDERAL LEGISLATION AND POLICIES**

The ByWard Market HCD includes properties that are under federal jurisdiction and/or are owned by the National Capital Commission. These properties are subject to federal policy frameworks and design approvals.

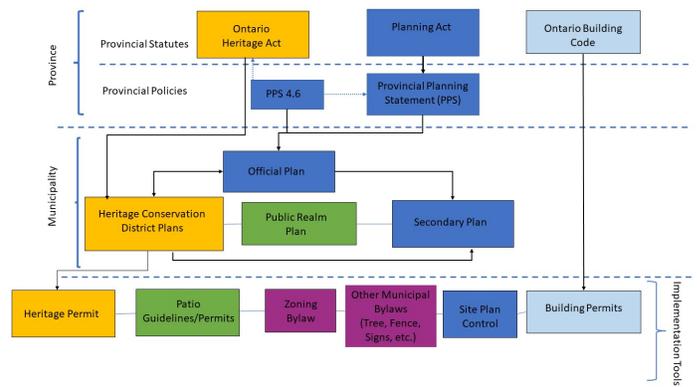


Chart 1: Planning System Alignment Chart. Adapted from OPPI, 2022.

## **2.3 INTEGRATION WITH OTHER MUNICIPAL DOCUMENTS**

Other municipal documents that support the goals and objectives of this Plan include but are not limited to:

- Zoning By-law (2008-250)
- Property Standards By-law (2013-416)
- Tree Protection By-law (2020-340)
- Permanent Signs on Private Property By-law (2016-326)
- ByWard Market Public Realm Plan (January 2021).
- Right-of-Way Patio By-law and Urban Design Guidelines for Commercial Patios (2023)

### **Conflicts between the HCD Plan and other municipal by-laws**

Section 41.2 (2) of the *Ontario Heritage Act* states:

In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of conflict but in all other respects the by-law remains in full force.

# 3.0 BYWARD MARKET HERITAGE CONSERVATION DISTRICT PLAN

## 3.1 DESCRIPTION OF DISTRICT AND ITS BOUNDARIES

The ByWard Market was designated as a heritage conservation district in 1991 through By-law 60-91. Its boundaries generally extend from St. Patrick Street to the south side of George Street and from Sussex Drive to Dalhousie Street, as well as a portion of York Street that extends east of Dalhousie Street midblock between Cumberland Street. The ByWard Market Building is located at the heart of the HCD and the streets around it establish the area's commercial core. This part of Ottawa was initially developed as Bytown and served as the base for the construction of the Rideau Canal. The area included in the HCD was closely intertwined with the primarily residential area included within the boundaries of the Lowertown West HCD to the north.

## 3.2 STATEMENT OF OBJECTIVES

The objectives below reflect the heritage conservation goals for the ByWard Market Heritage Conservation District. Although the following sections are numbered, the numeric sequence does not establish a priority among the objectives.

The objectives of the ByWard Market Heritage Conservation District are:



Figure 2: Storefronts on ByWard Market Square.

### Community

1. To encourage community awareness of, and support for, the conservation of the District's heritage values and attributes in order to celebrate and share its history and promote its special character.
2. To conserve, protect and maintain the ByWard Market Building and market stalls, surrounded by small storefronts on ByWard Market Square, that facilitate the traditional food-based market uses in the HCD .
3. To foster collaboration on conservation matters between the City and other agencies responsible for cultural heritage resources, such as the Ontario Heritage Trust, Infrastructure Ontario, the federal government, and the National Capital Commission.
4. To conserve and enhance the social and community significance of the ByWard Market HCD with its distinct identity based on its physical character and role as an early mixed use neighbourhood, centred around the commercial function of the Market Building, as well as the long-standing site of important cultural, institutional and social venues.
5. To recognize, honour and highlight underrepresented histories or stories associated with the cultural heritage value of the ByWard Market HCD through commemorative and interpretive efforts, together with the community.

### Conservation

6. To ensure the retention and conservation of the cultural heritage values and heritage attributes of the District and the buildings within it, as expressed

in the Statement of Cultural Heritage Value and Description of Attributes.

7. To support the continuing care, conservation and maintenance of heritage properties by providing guidance on sound conservation practice to property owners and stakeholders.
8. To promote approaches to repairs, alterations and new construction that make thoughtful, legible and, where applicable, reversible changes to properties within the District.
9. To support, promote and encourage building practices and techniques that seek to improve energy efficiency and are sustainable, in ways that are sensitive to the cultural heritage value and attributes of the HCD.
10. To retain and conserve buildings, structures and public spaces that contribute to the cultural heritage value and appearance of the District.
11. To respect existing uses and encourage adaptive re-use within existing buildings while respecting the cultural heritage value of individual buildings and the District as a whole.
12. To support and conserve the ByWard Market's special sense of place as outlined in the Statement of Cultural Heritage Value, through the implementation of this Plan as well as the Special District Policies within the City's Official Plan.

### Alterations, New Construction and Development

13. To encourage compatible new conservation and development on vacant and/or underdeveloped lots, particularly those used for surface parking, that conserves the cultural heritage value of the District and reflects its history, character and development patterns.
14. To ensure that new construction and development on vacant and/or underdeveloped lots, particularly on larger parcels where there are Contributing buildings respects the character of those buildings through their retention and the sympathetic design of the new structure[s].
15. To maintain and enhance the historically mixed use and commercial streetscape character of Sussex Drive, York Street, Dalhousie Street, Murray Street

between Dalhousie Street and Parent Avenue, as well as the streets surrounding the ByWard Market Building on three sides (George Street, ByWard Market Square and William Street) through the use of compatible materials and architectural details and through the maintenance of the HCD's consistent building height in new construction.



Figure 3: Mixed use buildings at William Street mall.

16. To maintain and enhance the rich mixed use character of the HCD, through the use of compatible materials and architectural details for new construction, including those streets where houses have been converted to commercial uses.

### Public Realm

17. To conserve and protect the identified views within the District as identified in Section 3.4 that support the understanding of its cultural heritage value.



Figure 4: Ottawa Sign on York Street.

18. To encourage and promote the HCDs sense of place linked to its use for public gatherings and civic activities through the establishment of complete streets, pedestrian amenities and pedestrian connections such as those detailed in the ByWard Market Public Realm Plan.
19. To conserve and enhance the HCD as a neighbourhood with a distinct local identity based on its distinct physical character and its role as an identifiable city neighbourhood that has long been the site of cultural, institutional and social venues.
20. To support and encourage thoughtful and respectful solutions that allow properties and the public realm within the heritage conservation district to meet accessibility standards.
21. To work with stakeholders, other levels of government, City staff and business owners to develop a design approach to lighting and patios within the District that is compatible with, and sensitive to the cultural heritage value of the HCD.

## 3.3 STATEMENT OF CULTURAL HERITAGE VALUE

A statement of cultural heritage value (SCHV) and the attributes that express it, are the foundation of heritage conservation district plans. The original ByWard Market Heritage Conservation District Study included a Heritage Character Statement as well as a chronological history of the ByWard Market (held on file at the City). The original study was used to develop the updated Statement of Cultural Heritage Value below.

The ByWard Market HCD is a mixed use area in what is now Ottawa's downtown core, to the east of Parliament Hill and south of the primarily residential neighborhood of Lowertown West. The current character reflects the evolution of this area over time, with the HCD's period of significance beginning before 1880 until 1950.

### Summary of Cultural Heritage Value

The cultural heritage value of the ByWard Market Heritage Conservation District is based on a combination of historical, associative and social values, physical and contextual values, reflecting its long history and evolution.

The HCD has historical value as the city's oldest commercial area and site of one of the city's first public markets, which continues to function and is a landmark in the city today. The HCD has a distinctive physical character, seen in the area's built form and landscape, as well as its relationship with and sense of place created by its buildings arranged on the original grid layout of the area that remains intact today. The HCD includes a collection of some remaining 19th and early 20th century buildings many of which have evolved and have been modified by different waves of different groups and communities immigrating to Canada and choosing Ottawa as their home.

The bilingual history of Ottawa, with both French and English languages and cultures are also clearly reflected in the HCD, having influenced the stylistic design of buildings in the District. Various sites in the ByWard Market are also associated with cultural events, individuals and institutions significant in Ottawa's women's, worker, and immigrant histories, as well as the development of Ottawa as the national capital. The ByWard Market HCD is historically and contextually connected with the Ottawa River and the role that played in commercial and trade activities as well as its association with the primarily residential neighborhood of Lowertown West located to the north, which developed together with the ByWard Market as "Lower Town."

### Cultural Heritage Values

The ByWard Market HCD is located on the traditional unceded Anishinabe Algonquin territory. The peoples of the Anishinabe Algonquin Nation have lived on this territory for millennia. As early inhabitants, they shared their knowledge of the land, participated and guided the construction of the Rideau Canal, traded and provided furs to early ByWard merchants, and shared medicine and midwifery skills with early settlers in the area.

The proximity of the HCD to the Ottawa River is an important connection as an important trading route with significance to the Anishinabe Algonquin Nation. Their influence and association with the ByWard Market HCD's commercial role is further reflected in that "Ottawa" is believed to come from the Algonquin word "Odawa" meaning "to trade". Indigenous communities have also had a continuous presence in the area for thousands of years.

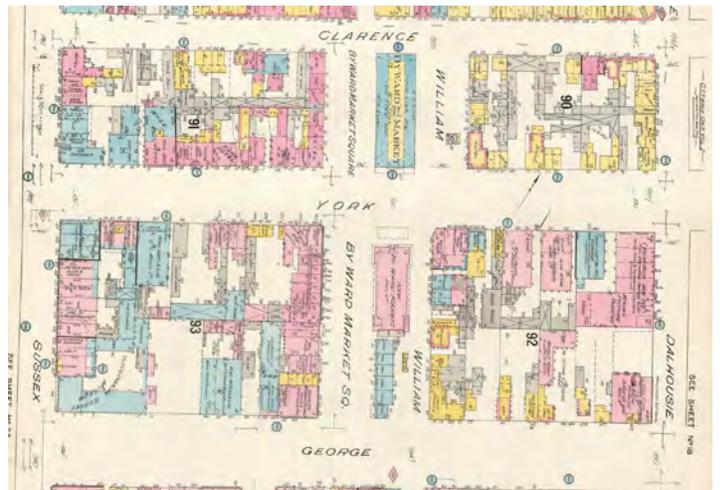


**Figure 5: Totem Pole of Canada, 1991, located on George Street.**

The significance of the ByWard Market Heritage Conservation District is principally tied to its role as Ottawa’s earliest commercial centre, at the heart of Lower Town, and launching point for many local businesses. The construction of the Rideau Canal was the catalyst for the development of the area. At the time, housing was constructed for canal workers and barracks were built for the military working on the projection. From the completion of the Rideau Canal in 1832 through the 1880s, the ByWard Market has remained a place for commerce in Ottawa’s core and has been the site of a public market since the 1830s. The construction of an early ByWard Market building in the 1840s, and the use of York Street as an open-air market established the area as the commercial core of Bytown. Soon, warehouses, small manufacturers, fur depots and stores began to appear near the market building, further reinforcing the commercial core of the area. In the 1860s, a new market building was built where the current city-owned parking garage lot is located at 70 Clarence Street, designed by architect Sydney Fripp. Another market building designed by James Mather in 1874 was built on the site of the current ByWard Market building. This building was destroyed by a fire in 1926 and was replaced by the current Market building in 1927, designed by architects Richards and Abra. Today, the Market building and the streets that flank it continue to be the heart of the ByWard Market.



**Figure 6: Historic photo of the ByWard Market Building, n.d. Credit: Library and Archives Canada, 4169705.**



**Figure 7: Fire Insurance Map (1912 showing the location of two market buildings, at 55 ByWard Market Square (where the current market building is today), and at 70 Clarence (where the current parking garage is today). Adapted from Goads Fire Insurance Plans.**

The ByWard Market HCD’s cultural heritage value is also tied to its location, immediately adjacent to the boundary of the Lowertown West HCD, to the east of Parliament Hill and importantly, in close proximity to the Ottawa River and Rideau Canal connected via Sussex Drive. This location is linked with key events and themes in its history of Ottawa including the fur and timber trade, establishment of connections with Indigenous Peoples, the presence of French and English cultures and subsequent immigration of many different communities to Ottawa. The ByWard Market and Lowertown West neighborhoods are historically and functionally connected as the commercial and residential areas that supported one another. Visually, the two HCDs are linked by significant views to important landmarks

including former St. Brigid's Church and Notre Dame Basilica in Lowertown West, from within the ByWard Market HCD.

The cultural heritage value of the ByWard Market HCD lies in its role as a gathering place and home to many different populations, communities and newcomers to Canada. The ByWard Market's central location and relatively inexpensive housing made it attractive for successive waves of immigrants in the 19th and early 20th centuries. Each group - the Irish who had worked on the canal or who came later fleeing the Great Famine, the Italians and Chinese, the Jews fleeing pogroms and those migrating internally— made their mark on the ByWard Market and neighbouring Lowertown in the form of schools, places of worship, social clubs, establishment of social services, and cultural facilities. Particular areas of the ByWard Market, such as ByWard Market Square and the east side of William Street, were identified with certain ethnic groups, in this case Jewish shopkeepers. Tension between ethnic and religious groups sometimes resulted in violence, such as the Shiners' Wars between Irish and French Canadians that erupted periodically between 1835 and 1845 and the Irish Protestants versus the predominant Catholic Irish and French population of Lowertown. After the local Jewish community established business in the market, they were often the target of anti-semitic actions.



**Figure 8: Storefronts on ByWard Market Square, adjacent to the Market Building.**

A significant population of single women also lived in the ByWard Market HCD. Some of these women were widows engaged in business, but many were young, single women who had moved to Ottawa to enter domestic service as there were few opportunities for

them in rural Quebec and Ontario. Concern for their well-being prompted the founding of the Sisters of the Institut Jeanne d'Arc by Sister Marie Thomas D'Aquin in 1917, who who operated the Institut Jeanne d'Arc as a school and boarding house. The Institute eventually occupied five contiguous commercial buildings on Sussex Drive.

The ByWard Market HCD has been important to local farmers and their suppliers since the mid-19th century. Initially established when Bytown (later Ottawa) was the service centre for the local agricultural community, its function as the local market was critical to the economic success of the surrounding agricultural community. Products from farms and market gardens were brought there to sell and farmers purchased items for their farms from nearby merchants. A market building, the open-air market and surrounding stalls have always been a part of the Market landscape and continue to contribute to its cultural heritage value.



**Figure 9 (left: ByWard Market George Street Plaza with market stalls, 1949. Credit: Library and Archives/ 4558347; Figure 10 (right): Market stalls today.**

The ByWard Market HCD is also associated with the establishment and development of arts and culture locally in Ottawa and more broadly. The Royal Canadian Academy of Arts was established in Ottawa by a group of local citizens to encourage and advance fine arts in Canada. The Academy advocated for, and ultimately established the National Gallery and its permanent collection, as well as a school of art and design in Ottawa, which eventually became the Ottawa Art School. The Academy held its first exhibition in 1880 at the Clarendon Hotel at 541 Sussex Drive; the now renamed Ottawa School of Art is located at 35 George Street.



**Figure 11: Former Geological Survey of Canada, National Historic Site, at 541 Sussex Drive.**

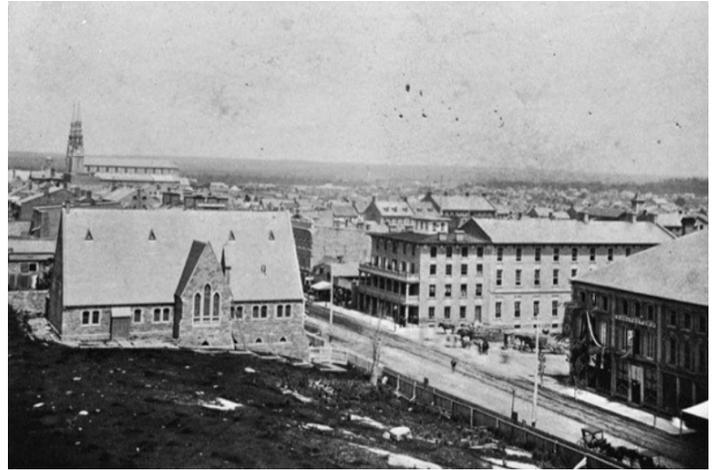
Always a bilingual neighborhood, the area was particularly known for its Francophone cultural institutions. Many French-speaking individuals migrated from Quebec and Ontario seeking work and business opportunities. The Institute canadien-français d'Ottawa was founded in 1852 and supported the development of literature, arts, and science among French Canadians. Currently located at the corner of York and Dalhousie, it is the oldest French-language organization in Ontario.



**Figure 12: Photo of Institut canadien-français d'Ottawa at 18-20 York Street.**

The early 19th century orchestras and musical events that regularly occurred at the Institut canadien-français on York Street were followed in the 20th century by Café Le Hibou, a popular and internationally-known live music venue for folk music in the 1960s was located at 521 Sussex Drive until it closed in 1975. Other bars in the area still offer live music, continuing its role as an entertainment venue.

The ByWard Market HCD has cultural heritage value for its association with the National Capital Commission (NCC) and its role in the planning and development of the capital, and the organization's early contributions to the heritage conservation movement, particularly the Mile of History on Sussex Drive and the Sussex Courtyards. Beginning in the second half of the 19th century, Sussex Street (later Sussex Drive) developed as an important commercial thoroughfare lined by imposing commercial structures from Rideau Street to St. Patrick Street.



**Figure 13: Archival photo of Sussex Drive looking north, showing the former St. John's Anglican church and Notre Dame Basilica in the background. ca 1870. Credit: Library and Archives Canada / C-000491.**

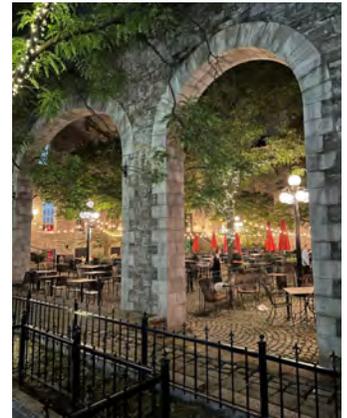
In 1912, St. John's Anglican Church at the northwest corner of Sussex and Rideau burnt down and its lands were expropriated by the federal government, a move that led to the construction of the Connaught Building. These lands housed temporary buildings during the Second World War, later becoming the site of the Embassy of the United States of America. In the leadup to the centennial of Confederation (1967), the National Capital Commission conceived of a project that came to be known as "The Mile of History" to preserve buildings of historic interest as a streetscape along the east side of Sussex Drive between George and St. Patrick Streets and return them to their Confederation-era appearance, as well as create a ceremonial route between Parliament and Rideau Hall. Several conservation approaches were used for these buildings over the decades, including rehabilitation, restoration, and the preservation of historic façades. In

certain cases, facsimile reconstruction was used to replace structures badly damaged by fire. The influence of the Mile of History project and desire to conserve the early appearance of buildings is reflected in several projects completed since the establishment of the HCD, when buildings have been severely damaged by fire or when they are located in an important streetscape.



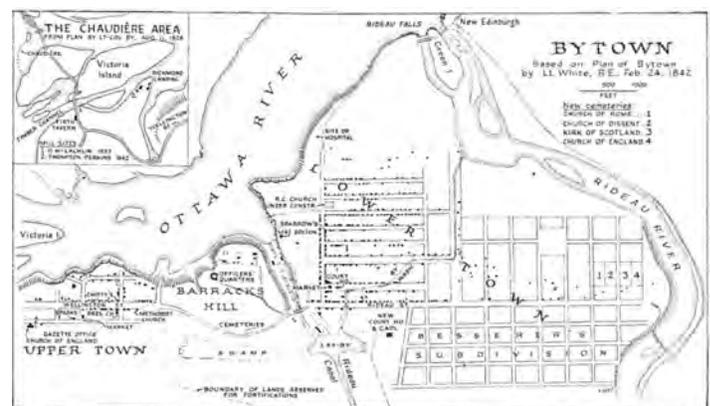
**Figure 14: Mile of History on Sussex Drive.**

Today the Sussex Heritage Courtyards (Clarendon Court and Lane, York Court, Jeanne D’Arc Court, Tin House Court and Beaux Arts Court) are an important part of the ByWard Market HCD’s character as well. Originally the location of stables, yards, workshops, laneways and parking lots largely for the buildings on Sussex Drive, they were developed by the National Capital Commission as pedestrian spaces derived from the Mile of History project beginning in the 1960s. The development of the Courtyards as they are now is relatively recent, however, they, have become iconic character-defining features of the ByWard Market HCD.



**Figure 15: Sussex Courtyards/ Clarendon Court.**

The ByWard Market HCD has physical value in its built form and urban streetscape character derived from both its intact street pattern and the remaining collection of 19th and early 20th century buildings. The ByWard Market HCD’s street design is based upon on a rectilinear grid, laid out on what was a recently drained swamp by the Royal Engineers in the 1820s, a pattern that is typical of the town plans laid out by the British around the world. This standard grid is consistent throughout the area, with the exception of the wider George and York Streets and the narrower streets of ByWard Market Square and William Street on either side of the Market Building, that together form the market square. Today, George and York Streets are unusually wide with a green landscaped median on York Street (east of Dalhousie Street), reflecting the remnants of the former By Wash, an open channel enclosed in the 1860s, that originally connected the Canal to the Rideau River and ran through the middle of George and York Streets and King Edward Avenue.



**Figure 16: Reproduction of a map of Bytown, by Colonel By showing the route of the By Wash. 1842. Credit: Bytown Museum.**

The ByWard Market was a transient place in 19th century. Every spring lumbermen returned from the bush, where they had been logging all winter to stay in town, often in boarding houses and small hotels such as the Martineau Hotel at 55 Murray Street. Many of the buildings that housed these small hotels (often as many as four or five hotels in one structure) still exist. Because of this transient population, the area was also the site of many bars and taverns. The Chateau Lafayette at 42 York Street, constructed in 1886, is an example of the type of tavern that was common in the area.



**Figure 17:** Image of York Street looking east from near Sussex Drive. Credit: William James Topley / Library and Archives Canada / C-005647.

Early development in the ByWard Market was heavily influenced by restrictions on land ownership. Early land tenure in the ByWard Market was only by lease from British Ordnance which made builders reluctant to invest in permanent structures. From the 1840s until the 1860s, changes to those restrictions allowed parcels of land to be sold and more substantial structures to be constructed.

The character of the ByWard Market is a rich mixed landscape with its buildings and spaces reflect the continuous evolution of economic, social and cultural activity of the area. No one architectural style dominates; instead, there are examples of stylistic influences and building types from different eras, contributing to the richness of the area. These early structures maintain their low-rise character, built to the property line, with carriageways for access to rear yards. Residential buildings sometimes featured front gable forms, with mansard or flat roofs seen for institutional or commercial properties. Many of the buildings have been modified to respond to new uses, tenants or businesses.

Despite their alterations, the buildings contribute to the character of the area and the sense of place in the Market, particularly in contrast to the character of built form of the Parliamentary Precinct nearby. The consistently low-rise height of buildings in the ByWard Market HCD has been maintained through the implementation of various view planes and similar policy direction at various levels of government to allow the Peace Tower to remain a prominent visual symbol of the capital.



**Figure 18:** Bird's eye view of ByWard Market, n.d. Credit: Canada Dept. of Mines and Technical Surveys / Library and Archives Canada / PA-023298.

For years, many of the District's inhabitants worked where they lived, sometimes in workshops to the rear of their houses, as shopkeepers above their stores, or as hotel or boarding house keepers. Other residents walked from their nearby homes to local workplaces such as the railway yards in Lowertown, the government printing bureau or small businesses, and some crossed the Canal to work in various positions on Parliament Hill. This commercial and mixed use character is reflected in many of the buildings in the HCD today. The 19th and early 20th century buildings are commercial in expression such as former hotels, warehouses or mixed use types with commercial or retail storefronts on the ground floor and residential or offices areas on the upper floors; some residential-form buildings also remain in the HCD, many having been converted for commercial uses inside. These buildings are generally set at the street edge, contiguous to each other and are low-rise in height. The HCD can also be characterized by the predominant use of brick, as well as some use of stone for more prominent or institutional buildings. Dalhousie Street developed as a

commercial artery later than Sussex Drive and generally features more modest commercial structures clad in brick with simpler architectural details than their counterparts on Sussex Drive. There has been a process of gradual replacement on Dalhousie that has resulted in a mixed commercial streetscape.

Many properties within the ByWard Market HCD are individually designated under Part IV of the *Ontario Heritage Act*, or as Federal Heritage Buildings or National Historic Sites (see Map 2). These sites and their designations reflect the mix of grand buildings and more modest structures, in recognition of the contribution they make and stories they tell.

## 3.4 DESCRIPTION OF HERITAGE ATTRIBUTES

The attributes that reflect the cultural heritage value of the ByWard Market Heritage Conservation District as the early commercial core of 19th century Bytown, and then Ottawa, include:



Figure 19: Corner of ByWard Market Square and George Street, July 1918. Credit: William James Topley/Library and Archives Canada/PA-008486.

### Built Form

- The rich and layered variety of vernacular and high style architectural forms, typical of late 19th and early 20th century commercial and residential architecture. This variety illustrates the evolution of economic, social and cultural activity within the area

- The ByWard Market Building (1927) and its location, which functions as the central focus of the commercial core of the HCD, with its surrounding seasonal market stalls



Figure 20: Current Market Building.

- The early 19th century commercial buildings, especially those that date from before Confederation
- The streetscapes made up of Contributing buildings surrounding the ByWard Market Building on William Street and ByWard Market Square, as well as those on York and George Streets, whose relationship together express and reflect the historic commercial character at the heart of the HCD
- The overall low-rise scale of buildings that express the ByWard Market HCD's 19th century origins with the Market Building at its core, framed along Sussex Drive by taller commercial structures and the Connaught Building, resulting in views to Parliament Hill and landmark buildings in the Lowertown West HCD.
- The remaining residential form buildings, particularly those on the north side of York Street between Dalhousie and Cumberland Streets, including detached and semi-detached structures, some that have been converted for commercial use but retain their domestic details including their:
  - Red brick construction
  - Front gable and flat roof forms
  - Decorative bargeboard
  - Dormer windows
  - Porches and second storey balconies, some that are cantilevered



**Figure 21: Streetscape along York Street with residential form buildings.**

- The 19th and early 20th century commercial and mixed use buildings, generally characterized by:
  - The mix of brick and stone masonry; the use of wood siding or stucco is less common
  - Side gable, mansard and flat roofs with decorative metal cornices
  - the lack of front yard setbacks that create a consistent street wall, typical of commercial streets of the late 19th and early 20th centuries
  - buildings that are either attached or immediately adjacent to one another
  - the vertical rhythm of the commercial block façades, created by bands of vertically oriented windows and articulated ground floors sometimes made up of multiple storefronts
  - upper storeys characterized by a mix of window shapes including round arched and rectangular, that occupy 50 - 75% of the upper walls
  - tendency for upper stories to remain as built, ground floor to be periodically modified to reflect changing tenants and businesses
  - the strong horizontal details such as stone string courses, roof cornices simple or decorative, secondary cornices and sign bands
  - stone lintels, brick voussoirs, decorative brackets
  - bay and oriel windows, as well as gable or arched/rounded dormers
  - the historic arrangement of storefronts that either feature central recessed entrances flanked by large display windows, or doors that open immediately onto the sidewalk and entrances to the upper floors located between display windows and doors



**Figure 22: View at York Street and ByWard Market Square showing mix of roof styles, low-rise scale and view to Parliament.**

- The substantial stone and brick commercial buildings on the east side of Sussex Drive that form a continuous street wall along several blocks defining the east edge of the HCD, including:
  - the restored, reconstructed, or rehabilitated buildings with their elaborate ground floor storefronts and more detailed and decorative façades, as identified on Map 2
  - their mix of roof styles, generally three to four storeys in height often with dormers



**Figure 23: Historic image of Sussex Drive storefronts. Credit: National Capital Commission.**

- The commercial and mixed use buildings on Dalhousie Street with their flat or mansard roofs, heights generally up to four storeys, some chamfered

corners on buildings located at intersections and more modest in decoration in comparison to those on Sussex Drive



**Figure 24: 311-313 Dalhousie Street, brick commercial building.**

- The commercial and residential buildings on Murray Street, set at the front lot line, and generally at the side lot line, with porches and balconies, as well as a mix of roof types including some side gables such as the former Martineau Hotel at 55 Murray Street and 89-91 Murray Street



**Figure 25: Historic image of a mixed use building at Murray and Dalhousie. Credit: Joseph Alexandre Castonguay / Library and Archives Canada / PA-084058**

- The mix of brick and stone commercial buildings on George, York, Clarence, and William Streets and ByWard Market Square generally between two and four storeys in height, being lower near the Market Building



**Figure 26: 54-60 York Street.**

- Recognizable landmarks buildings and streetscapes in the HCD that reflect its historic, 19th commercial character, including:
  - The variety of commercial buildings on both sides of York and George Streets that establish the commercial character of the heart of the ByWard Market Heritage Conservation District, in particular the Major Building at 126 York Street
  - The ByWard Market Building at 55 ByWard Market Square, located to the south of the former site of the 1864 north market building, and the visual relationship between those blocks
  - The commercial streetscapes on ByWard Market Square and William Street adjacent to the Market Building
  - Chateau Lafayette, the oldest tavern in Ottawa at 42 York Street
  - The former Grand Central Hotel at 74 George Street
  - The Major Building at 126 York Street, a former grocery warehouse



**Figure 27: The Chateau Lafayette Tavern at 42 York Street.**



Figure 28: 74-78 George St, former Grand Central Hotel.

### Landscape/Streetscape and Public Realm

- Original rectangular grid of streets, laid out by the Royal Engineers in the 1820s following the pattern used throughout the British Empire
- Wide side walks and road allowances on George and York Streets reflecting the former remnants of the By Wash that ran down the middle of the streets, including the green landscaped median on York Street east of Dalhousie
- The market square (known today as the George Street Plaza) formed by York and George Streets to the north and south, and ByWard Market Square to the west and east
- The layout of commercial buildings and market stalls surrounding the ByWard Market Building
- Enclosed outdoor pedestrian spaces of the Sussex Courtyards and the features in them, including but not limited to, the mixed use character of the buildings surrounding the court yards and their historic building fabric such as limestone and brick masonry, the wall-mounted Tin House façade of Tin House Court and other public art installations

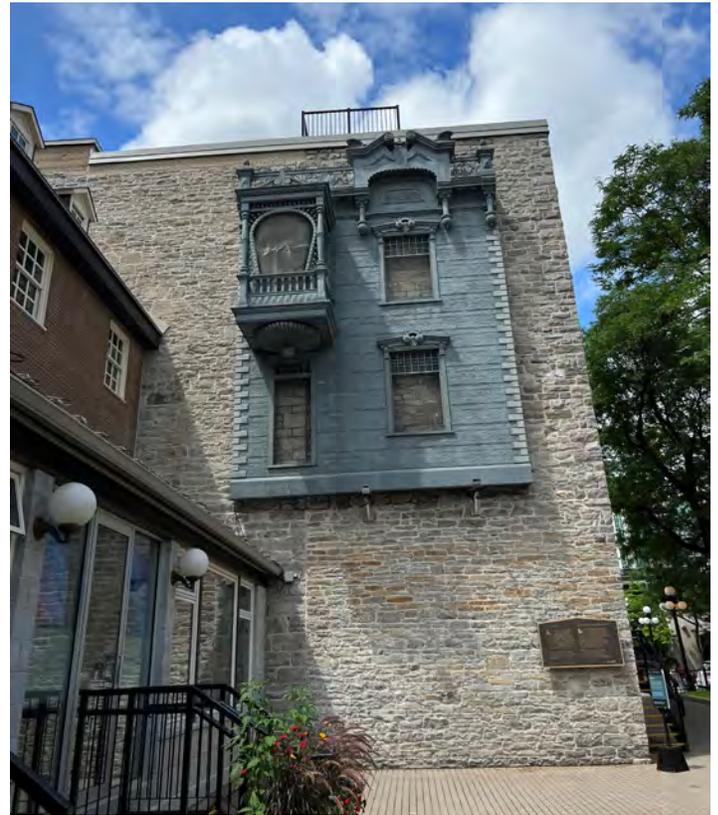


Figure 29: Tin House façade in Tin House Court.

### Context and Sense of Place

The attributes that express the cultural heritage value of the HCD for its role in development of Ottawa, its evolution overtime and the roles and influences of different groups, organizations that have shaped that development include:

- The HCD's proximity to:
  - the Ottawa River of high significance to Indigenous peoples, as well as its role in facilitating early fur and lumber trade and waves of immigration to the city
  - the Rideau Canal, the construction of which was a catalyst for the settlement of the area
  - to Barrack Hill (Parliament Hill) when it was the site of army barracks and the former site of St. John's Anglican Church, now the site of the Connaught Building. Barrack Hill became the site of the Parliament Buildings



**Figure 30: Connaught Building at 555 MacKenzie Avenue**

- The primacy of the taller spires of Notre Dame Basilica and former St. Brigid’s church in the Lowertown West HCD within the skyline
- The ByWard Market’s continued function as a community gathering place and hub for commercial, social and cultural activities
- The spatial relationship between the current ByWard Market Building at 55 ByWard Market Building and the site of the former market building at across York Street (today 70 Clarence)
- Buildings within the Mile of History on the east side of Sussex Drive between George and St. Patrick Street and the Sussex Court Yards associated with the NCC and their role in shaping the character of the area
- The concentration of businesses within the HCD of social, cultural and community significance such as Saslove’s Meat Market, LaPointe’s Fish Market and Irving Rivers, the Lookout Bar at 41 York Street, the longest running gay bar in Ottawa and the Rainbow Bistro at 76 Murray Street, that reflect the ByWard Market’s role as a hub for a diverse range of communities and populations
- Sites associated with education, training of women and provision of services for French Canadians such as the Jeanne d’Arc Institute along the block of Sussex Drive between Clarence and York Streets
- Sites associated with key organizations and their contribution, establishment and promotion of arts and culture in Ottawa including:

- The former site of the Institut canadien-français at 18 York Street
- The former site of the Geological Survey of Canada Building at 541 Sussex Drive that also once housed an exhibit which formed the initial art collection of the National Gallery of Canada
- The former site of Le Hibou coffee house at 521 Sussex (1960-1975), an important venue in the history of post-Second World War live music in the city
- The Connaught Building National Historic Site at 555 Mackenzie Avenue as an example of the federal government’s commitment to the enhancement of architecture in the National Capital
- The layering of buildings from different eras, often modified to reflect changes in use, occupants, and approaches to heritage conservation, that together illustrate the development and history of the ByWard Market



**Figure 31: Two buildings on York Street with current awning signs and remnants of a former painted ghost sign.**

- The identified views as shown on Map 4 of important streetscapes, landmark buildings and spaces that

connect viewers to the history of the area convey the ByWard Market's sense of place:

- The view from York and William Streets west towards the Parliament Buildings
- York Street from ByWard Market Square looking west up the stairs to Parliament
- The view of the Chateau Laurier from George Street at Sussex Drive
- The view of the Connaught Building from York Street at Sussex Drive
- The view north along Sussex Drive from George Street and south from St. Patrick
- Views to the spires of Notre Dame Basilica:
  - from Murray Street north through the Beaux-Arts Courtyard
  - north on Sussex Drive at Clarence Street
- Views of the ByWard Market Building from:
  - William Street Mall looking north
  - ByWard Market Square/ York Street, looking south
  - William Street at York Street looking south
- View east from St. Patrick at Dalhousie towards former St. Brigid's Church



Figure 32: View of Notre Dame Basilica through Beaux-Arts Court.

## 3.5 CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

When the HCD was designated in 1991, a building-by-building inventory and evaluation was undertaken in cooperation with the community. The Heritage Survey Forms for all buildings are held on file with the City of Ottawa and copies are available upon request. As was the practice for other HCDs in Ottawa at the time, all buildings were scored individually and assigned a category from one to four (one being the most significant buildings and four being the least).

Given that 20 years have passed since the initial evaluation, a review of all buildings was undertaken in order to determine which had been altered, restored or removed since designation in the 1990s, and whether some buildings may have gained additional significance during that time. Every building was re-photographed, and the existing research and information compiled on the buildings included on the original Heritage Survey Forms was transferred to a digital database. Then, all the properties were reviewed for their contribution to the HCD and categorized as either "Contributing" or "Non-Contributing." The categories apply to properties as a whole; however in general, the policies and guidelines in this Plan have been written in relation to the principle building.



Figure 33: Contributing buildings on York Street.

For the purposes of this HCD Plan, "Contributing" properties are considered to have design, historic and/or associative or contextual value thereby expressing the overall cultural heritage value of the heritage conservation district as an historic place. These properties were classified as Contributing if they met the following criteria:

- They were constructed during the HCD's period of highest significance (before 1880 to 1950); and
- Their built form and attributes reflect the values, history and themes identified in the Statement of Cultural Heritage Value and List of Attributes.

Generally, properties that had been evaluated in the original 1990s inventory to be Categories 1, 2, or 3 became Contributing. Four properties that were previously Category 4s were reclassified as Contributing, for which new information forms were created and are held on file.



**Figure 34: 42 Clarence Street, an example of a contemporary building and Non-contributing property in the HCD.**

Properties and their categories are noted in Appendix B and mapped for illustrative purposes on Map 2; properties indicated as reconstructions of historic buildings are Contributing properties in this Plan as they express the cultural heritage value of the HCD and contribute to the overall sense of place.

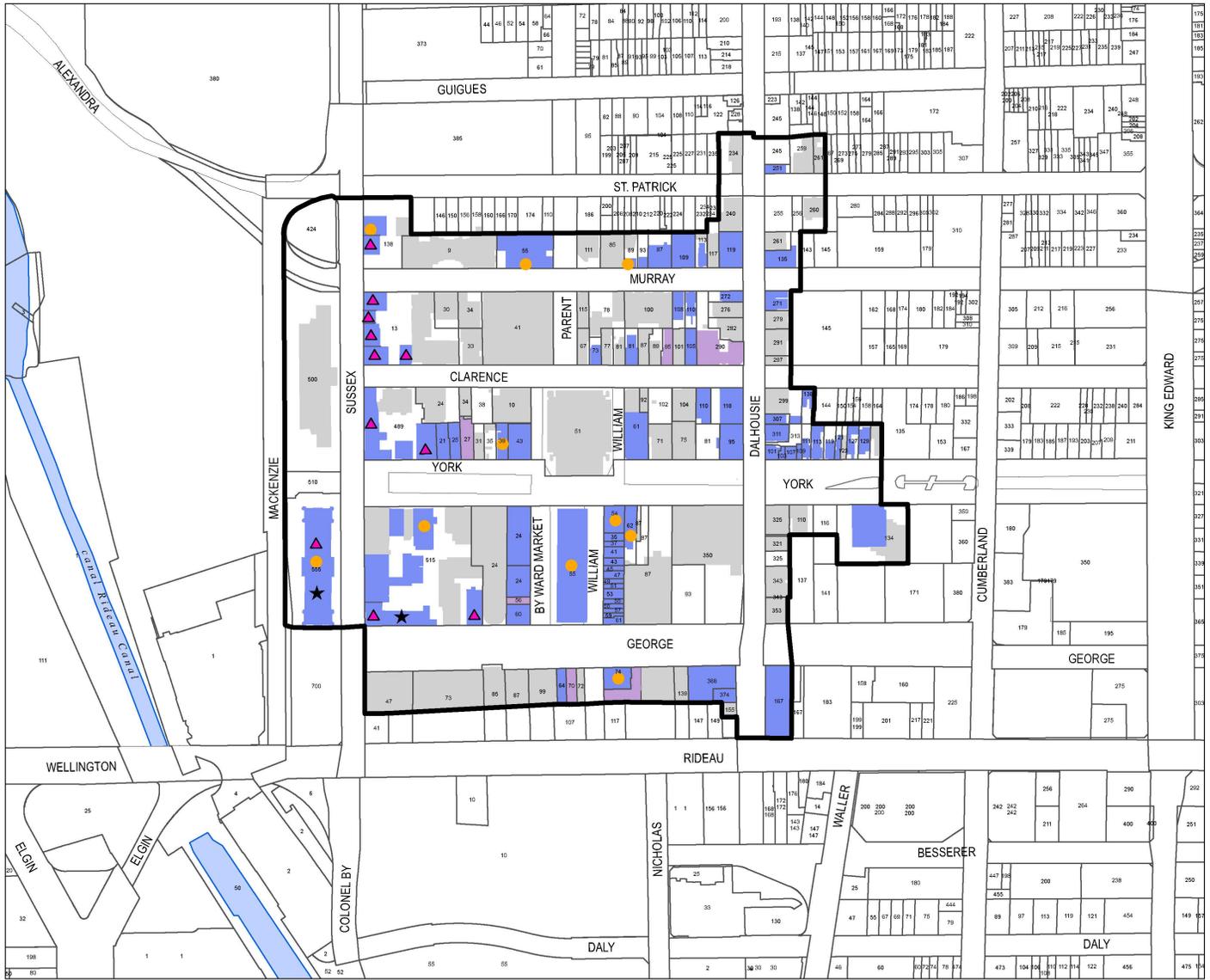
Non-contributing properties are those that do not express or reflect the district's heritage character and attributes. They may include buildings constructed outside the period of highest significance or buildings that have been altered until their original character is impossible to determine. Properties without buildings (vacant lots) are considered non-contributing and development on them is subject to the requirements of this Plan.



**Figure 35: 109-121 Clarence Street, examples of "Contextual" buildings that replaced historic buildings after a fire.**

Through consultation with the community, 10 contemporary buildings that developed largely in the 1990s were identified for their sensitive and compatible design, often highly inspired by characteristics of historic buildings within the HCD, and in some cases replaced former buildings following a fire. These buildings have been categorized in this Plan as "Contextual" properties, in order to recognize the positive contribution they make to the HCD.

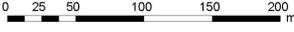
Owners of "Contextual" properties may benefit from the technical repair guidance for Contributing properties as they relate to their elements that reflect the HCD's characteristics. Applications for alterations and additions to Contextual properties may be informed by the Plan's sections for Contributing properties, but must ultimately meet the Plan's policies for Non-contributing properties. For the purposes of demolition, Contextual properties will be considered as "Non-contributing."



**ByWard Market Heritage Conservation District /  
District de conservation du patrimoine du marché By**

-  Heritage Conservation District Boundary /  
Limite du district de conservation du patrimoine
-  Non-contributing property /  
Bien-fonds non contributifs
-  Contributing property /  
Bien-fonds contributifs
-  Contextual property /  
Bien-fonds contextuelle
-  Individually Designated Buildings Part IV of OHA /  
Édifices désignés individuellement Partie IV
-  Federal Heritage Building/  
Édifice fédéral du patrimoine
-  National Historic Site /  
Lieu historique national





Planning, Development and Building Services /  
Geospatial Analytics, Technology and Solutions  
Direction générale des services de planification, de l'aménagement et du bâtiment /  
Analyse géospatiale, technologie et solutions

**Map 2: Map of Contributing/Non-contributing/Contextual Properties. This map is for illustration purposes only. To confirm status of a property, contact heritage staff.**

# PART B: POLICIES AND GUIDELINES FOR MANAGING CHANGE

## 4.0 SUMMARY OF POLICIES AND GUIDELINES

Conservation of the heritage attributes of the HCDs identified in the Statement of Cultural Heritage Value is the goal of this Plan. The policies and guidelines in this section anticipate change in the ByWard Market HCD. Historic buildings will be restored, added to and adapted for new uses. Vacant lots will be developed and some buildings may be replaced. This process has been ongoing since the creation of the HCD in the early 1990s; vacant parcels have been developed.



Figure 36: 33 George Street, adjacent to Clarendon Court.

When considering change, proponents should have regard to the Statement of Cultural Heritage Value for the District, the heritage attributes of the District and to Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Part B includes a set of district-wide policies, as well as six sections relating to the most common types of alterations:

- Demolition and Relocation;
- Existing Buildings: Conservation and Repair;
- Alterations;
- Additions;
- New construction; and
- Landscaping, streetscape and the public realm

The purpose of these following sections is to provide information and direction to stakeholders in order to ensure that change in the District is sympathetic to the streetscapes, individual buildings and public realm and that the heritage attributes of the District are conserved. The policies and guidelines below will conserve the heritage attributes and cultural heritage value of the District while allowing it to continue to evolve and accommodate change.

While these sections should address the most common situations or types of alterations, any situations not contemplated in this Plan will be considered on a case-by-case basis with heritage staff and may include consultation with the community.

## 4.1 GENERAL PRINCIPLES

The following principles are intended to inform how to approach the conservation of the cultural heritage values and attributes of the HCD and meet to achieve the objectives of the HCD.

1. Consider repair and restoration of heritage attributes and their buildings before replacement.
2. Undertake regular maintenance of Contributing properties as it is the best way to prevent deterioration of heritage attributes and is the most cost-effective means of preserving heritage attributes.
3. Conserve the architectural character of a property and recognize its evolution over time when undertaking any alterations or additions.
4. Consider sustainable approaches to development and alterations within the boundaries of the HCD, including retention and reuse of existing buildings, making repairs before considering replacement, as well as salvaging materials.
5. Conserve the heritage attributes of properties, the cultural heritage values they express, and their contribution to the overall District as part of any alterations or new development.
6. When undertaking interventions to a property, have regard for Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.
7. Assess and evaluate potential impacts of new development or when making alterations on the cultural heritage value of the HCD. A Heritage Impact Assessment or other professional report such as a Conservation Plan or Views Analysis may be necessary, at the City's discretion.
8. Undertake public works, improvements, and maintenance in the public realm and pedestrian environments that within the HCD in a manner that is compatible with the cultural heritage values of the HCD.

# 5.0 DEMOLITION AND RELOCATION

## Policies

1. Demolition or relocation of Contributing properties will not generally be supported. Demolition by neglect is not considered a valid reason for demolition.
2. Demolition of “Contextual” and Non-contributing buildings may be considered.
3. An application to demolish an existing building shall generally be accompanied by plans for its replacement. New construction shall be compatible with, and sympathetic to, the character of the HCD and meet the objectives, policies and guidelines of this Plan.
4. In the rare instances when a replacement building is not proposed immediately, a heritage permit for temporary greening, screening and hoarding for the property will be required.
5. At least one of the following, as determined by heritage staff, shall be included as part of a complete application under the *Ontario Heritage Act* for the demolition, partial demolition, relocation or dismantling of a Contributing building:
  - Confirmation through a detailed assessment by a structural engineer with expertise in heritage buildings or the City’s Chief Building Official that there is structural instability or damage resulting from an extraordinary circumstance and where retention poses an unacceptable risk;
  - Confirmation through an assessment and rationale provided by a qualified structural engineer with heritage experience and/or heritage professional that the building is damaged, compromised, or determined to be inherently flawed in its construction method;
  - An analysis by a heritage professional, demonstrating the feasibility and appropriateness of alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, deconstruction/reconstruction, mothballing etc.) and that the proposed action represents a minimal intervention approach.
6. In the instance where an application proposes the demolition or removal of an existing addition, outbuilding or structure at the rear of a principal building, analysis of the structure to determine if it has cultural heritage value and the contribution it makes to the HCD (if any) may be required as part of the application, at the discretion of heritage staff.
7. The City may require the submission of a Heritage Impact Assessment, Conservation Plan, an engineer or other professional report, or a peer review of any professional reports or opinions on as part of an application for potential demolition.
8. In the rare instance that a Contributing property is approved for demolition, the City may require that the building be recorded, and the information be deposited at the City of Ottawa Archives. Options for appropriate interpretation and/or commemoration may also be required.
9. When demolition is contemplated, property owners are encouraged to consider salvage and reuse of historic material where appropriate.

# 6.0 EXISTING BUILDINGS: CONSERVATION AND REPAIR

The following policies and guidelines address existing buildings and seek to encourage their conservation, restoration and maintenance. The overall aim of the following section is to ensure that original material, heritage attributes and heritage fabric are retained rather than replaced, and if retention is not possible that new building components respect the existing heritage character of the property and the District.

The ByWard Market Heritage Conservation District is noteworthy for the high proportion of buildings in it that

have been altered since their construction; the diverse architectural expression and layering as a result of this continuous change distinguishes the District. The ongoing evolution of the vernacular building stock means that some buildings are much older than they appear, and that thorough material and documentary research should be undertaken prior to any work on a building in order to determine its original character. Heritage staff can assist in this process to help the owner in developing an approach to restoration and renovation.

## 6.1 ROOFS AND ROOFLINES



**Figure 37: 41 York street with its sloped roof and dormers.**

The ByWard Market HCD is defined by the heterogeneity of its building types and its wide variety of historic roof

forms. The residential streets feature side-gabled and mansard roofed structures, flat-roofed singles, semis and row houses, while the commercial streets are dominated by flat, and mansard roofed commercial structures.

Wooden shingles were the most common roofing material for the side and front gable roofed structures built in the first decades of the 19th century. Later on, tin plate roofing was also used, particularly for more expensive houses. Asphalt shingles began to be used in the early 20th century and replaced wooden shingles as the roofing material of choice. They are also a reasonable choice for re-roofing. Heritage staff should be consulted when contemplating the substitution of modern materials.

Commercial buildings and the flat roofed, brick veneer singles, semis and row houses had tar and gravel roofs when constructed. The use of modern roofing membranes is appropriate for these structures

### Policies

1. **Conserve and retain historic roofs (profile and roof forms), materials and details (e.g. soffits, eaves, bargeboard, parapets, cornices and finials);**
2. **Conserve and retain historic chimneys that contribute to the character of the streetscape or are heritage attributes of individual buildings.**
3. **Conserve and retain historic wooden shingles or metal roofs when possible.**

### Guidelines

- a) Where original roofing material is missing, property owners are encouraged to restore the roof to its historic material. Wooden shingles should be sawn, not split. Original roofing materials are often indicated on Goad's Fire Insurance Plans.
- b) Metal shingles and standing seam roofs can be repainted and should be cleaned and primed prior to painting.
- c) New metal shingles should be installed to replicate the original shingle pattern.
- d) New roofing materials should complement the building's historic character. The use of modern materials to imitate historic materials (i.e. cedar shingles, standing seam metal, etc.) may be supported. When

- asphalt, composite or metal shingles are used, they should be in a colour that complements the building;
- e) Character-defining chimneys should be retained and regularly maintained. Non-functioning chimney that contributes to the cultural heritage value of the building should be retained and capped;
  - f) Character-defining attributes such as gables and decorative dormers should not be covered by siding.
  - g) If eavestroughs are desired to minimize water damage, they should be discreetly located, be of appropriate materials and installed in a manner to ensure water is directed away from building fabric.

## 6.2 MATERIALS

Historically, most buildings in the District were modest, clad in local materials, including clapboard, stucco, roughcast or brick veneer. Changes were common, and brick veneer was often added when a family or owner became more prosperous. As wood requires renewal, successive repairs often resulted in different siding, including insulbrick, angel stone, aluminum and vinyl. The replacement of these materials with cladding more appropriate to the District is encouraged.

Many of the historic commercial buildings are of masonry (stone and brick) construction. These include the stone commercial structures facing Sussex, the brick buildings on the south side of York Street and brick buildings near the ByWard Market building.



Figure 38: 126 York Street, the Major Building, with its stone and brick materials.

### Policies

1. **Conserve, maintain and repair historic stone masonry, brick and wood cladding.**
2. **Do not conceal historic masonry or cladding with new materials.**
3. **Do not paint previously unpainted brick or stone.**
4. **Remove recent cladding materials when possible and replace them with cladding that reflects the original character of the building.**

### Guidelines

- a) Lime-based mortar should be used when re-pointing historic brick and masonry as cement mortar prevents moisture from escaping through the mortar and causes brick damage. Care should be taken to match the colour and joint profile of the mortar; using a mason experienced in lime-based mortar is encouraged;
- b) Replacement bricks should match the existing in size, colour and texture;
- c) Cleaning of brick and stone buildings, including paint removal should be undertaken using gentle non-abrasive methods. Sand blasting is not an appropriate method. Prior to cleaning masonry, a test patch should be undertaken, and city heritage staff notified of the project to determine if a permit is required;
- d) Some historic roughcast and stucco buildings have been replaced with inappropriate cladding. Property owners are encouraged to replace these types of late 20th century cladding with simpler cladding that evokes the historic material.
- e) There is a tendency for brick veneer to pull away from the wall behind and property owners should ensure that fasteners are regularly inspected and replaced when necessary;
- f) Owners are encouraged to remove inappropriate contemporary cladding (stucco, vinyl and aluminum siding, angelstone, also brick and stone) as the materials can have a negative effect on historic masonry. When inappropriate materials have been removed, original materials should be repaired and restored, where possible, or replaced in a traditional or con-

temporary material such as fibre-cement board, that is compatible with the building and the streetscape;

- g) Avoid the use of External Insulation Finish Systems (EIFS) and corrugated metal siding as such systems have the potential to obscure historic character and lack authenticity.

## 6.3 WINDOWS AND DOORS

Windows and doors play an integral role in defining the heritage character of a building. The District's earliest commercial and residential buildings had multi-paned windows, often with a six-over-six pattern. Later in the 19th century, two over two windows became more common. Sash and casement windows were both used; with casement windows found in religious properties and some of the earliest houses.

The traditional pattern for commercial façades featured grade level storefronts with large plate glass windows, often with transoms. Store entrances were typically recessed and access to the upper floors was gained by single doors adjacent to the storefront. Upper floors were distinguished with smaller, vertically oriented, and generally rectangular windows, often with decorative surrounds.



Figure 39: Range of window styles at the Ottawa School of Art, 35 George Street.

Well-maintained historic windows can last much longer than contemporary replacements. There are practical

and economical approaches to repairing historic windows including painting, re-puttying or caulking, and weather stripping. Heritage staff can provide advice on appropriate methods of restoration of historic windows and appropriate replacement windows as necessary.

For direction and guidance related to replacement windows, see Section 7.1.

### Policies

1. **Conserve and retain historic windows and doors, including their type/ or opening style, design, details (e.g. glazing pattern, sills and lintels, surrounds, sidelights and transoms etc.), and proportion, particularly those that are decorative, or feature leaded or stained glass.**
2. **Consider historic window and door restoration and rehabilitation before replacement.**



Figure 40: Example of multi-paned leaded windows in the HCD.

### Guidelines

- a) Weatherstripping, new putty and the replacement of cracked panes and other dutchman repairs can often extend the life of a window without necessitating the window's replacement.
- b) New exterior or interior storm windows are also an appropriate way to increase energy efficiency.

- c) When a building has later or replacement windows to be replaced, reinstating and restoring the building's original windows in terms of design, materials, size, proportion, glazing pattern and detail is encouraged.

## 6.4 FRONT FAÇADE FEATURES, INCLUDING PORCHES, PORTICOES AND BALCONIES AND CARRIAGEWAYS

Porches, porticoes and balconies are found on house-form buildings in the HCD. Most ground floor porches and upper floors balconies are open, although occasionally larger houses have enclosed second floor sunrooms. Porches are usually wooden with wooden or brick columns and stone piers. Remaining carriageways are also an important characteristic of the HCD that should be conserved.



Figure 41: Contributing properties on York Street with a range of porches.

### Policies

1. Conserve historic front entrances, porches, sunrooms, carriageways and balconies including decorative attributes such as (but not limited to): railings and balustrades, columns, brackets and porticos etc.
2. Conserve existing historic carriageways, particularly their opening and relationship to the street.

### Guidelines

- a) Historic wooden porches and balconies should be regularly inspected and maintained. More than other parts of an historic building, they are prone to deterioration due to their exposure to the elements.
- b) Owners are encouraged to engage a heritage professional with experience in historic porch restoration when considering porch work.
- c) Where a porch or balcony is badly deteriorated, it should be conserved, not replaced. Where components are beyond reasonable repair, new components should match the originals in terms of design and detail, with the same materials, style and size, as closely as possible.
- d) If a property owner wishes to restore an existing porch or reinstate one that is missing, the design should be based on documentary evidence (e.g. historic photographs). If no such evidence exists, the porch should be based on local examples on similar buildings. Owners should work in consultation with heritage staff to determine an appropriate porch design.
- e) Any changes to railing heights are required to meet the standards of the Ontario Building Code. As part of the Building Permit process, owners should discuss options under Part 11 of the OBC that would allow for the retention of the existing railings with heritage staff and a Building Official.
- f) Materials for porch restoration projects should be based on historic evidence. Fibreglass, metal and vinyl were not used traditionally in historic porch

construction. Wood is the most appropriate material for restoration of porch elements including but not limited to decking, railings and columns.

## 6.5 ARCHITECTURAL DETAILS AND ATTRIBUTES

Architectural details such as decorative brick work, bargeboard and decorative trim distinguish many buildings in the ByWard Market. Decorative pressed metal, popular from the 1890s until the First World War, were widely used throughout the District for decorative cornices on commercial and residential buildings. These details bring richness and variety to the buildings and streets of the ByWard Market HCD .



Figure 42: Example of a decorative cornice and its details.

### Policies

1. **Conserve, maintain and repair existing character-defining attributes.**
2. **Do not cover, remove or obscure existing character-defining attributes on the primary façade of buildings (and on side elevations on corner lots).**

### Guidelines

- a) Do not add decorative trim, such as bargeboard, finials and dentils when there is no evidence that the building had such details. If evidence related to an individual property is not available, but there are similar buildings nearby that feature decorative trim, they can be used to establish appropriate architectural elements.
- b) Retain and repair decorative pressed metal details.
- c) When pressed metal elements are beyond repair, new ones can be manufactured based on the original by experts in metal restoration.
- d) Property owners are encouraged to select paint colours for architectural details and building attributes that complement the historic building and HCD, and are encouraged to contact heritage staff for advice on historic paint colours.

## 6.6 COMMERCIAL AND MIXED USE: STOREFRONTS

Storefronts in the District share certain characteristics, such as recessed front doors, often with transoms, flanked by wide plate glass windows, with secondary doors that lead to the upper floors. The more substantial stone buildings on Sussex Drive present a cohesive street wall, while other commercial streets are more varied.

As the focal point of commercial activity in the area, storefronts in the ByWard Market HCD have been altered frequently and few original examples remain. Some alterations have been undertaken to accommodate restaurant uses at the expense of the character of the

area. The rehabilitation or restoration of inappropriately altered storefronts will improve the quality of the public realm and the pedestrian experience.



Figure 43: Example of a restored storefront on Sussex Drive.

## Policies

1. **Conserve remaining historic storefront attributes including but not limited to stone, brick and cast-iron columns, historic plate glass windows with metal or wood bulkheads, original or early doors and transoms, decorative wood or metal first floor cornices.**
2. **Conserve the historic arrangement of storefronts (e.g recessed store entrances, secondary doors, cornices, sign bands, etc.).**

## Guidelines

- a) Historic storefront attributes should be retained and restored wherever possible.
- b) Where character-defining historic storefront attributes are missing, their reinstatement is encouraged. Use historic photographs and surviving physical evidence to assist in determining the proposed interventions.
- c) Where original storefront attributes have been concealed by inappropriate cladding, sign bands etc., removal of the later interventions and repair of the remaining elements is encouraged.
- d) When considering the replacement of storefront attributes that are beyond repair,

ensure that new elements replace the deteriorated ones in kind and that their appearance, size, design, proportion and profile reflects the original in order to maintain the contribution they make to the streetscape. The retention of recessed entries is particularly important.

- e) Where modifications to storefronts are needed to improve accessibility and create barrier-free entrances, retain historic features and materials as much as possible, while meeting current accessibility standards.

## 6.7 UPPER STOREYS

Historic commercial buildings within the ByWard Market HCD are up to four storeys in height, with the ground floors devoted to shops and the upper floors to either offices or apartments. The upper floors of these buildings generally feature large, symmetrical, vertically oriented rectangular windows, frequently with decorative brick or metal trim, square or segmental arches with voussoirs, decorative wooden or metal secondary and primary cornices and stringcourses.

### Policy

1. **Conserve remaining historic upper storey attributes including stone, brick and cast-iron columns, decorative brickwork, stone trim and stringcourses, historic window openings and trim, bay windows and decorative wood or metal cornices.**

### Guidelines

- a) Historic window details, such as voussoirs, decorative brick work, terra cotta panels, cornices and other architecture details should be retained and restored wherever possible.
- b) Where character-defining historic upper storey attributes are missing, their reinstatement is encouraged. Use historic photographs and surviving physical examples to assist in determining the proposed interventions.
- c) Where original upper storey attributes have been concealed by inappropriate cladding and when original windows have been blocked in to accommodate smaller windows, removal of the later interventions and repair of the remaining elements is encouraged.

- d) When considering the replacement of upper storey elements when the existing elements are beyond repair, ensure that the replacement elements match in kind the appearance, materials, size, design, proportion and profile of the original.
- e) Some of the buildings on Sussex Drive are replicas. In terms of alterations, these buildings should be treated as if they were historic structures.

## 7.0 ALTERATIONS

The Policies and Guidelines below in Section 7.1 relate to all existing properties. Section 7.2 provides more specific direction for Non-contributing properties recognizing they have limited historic fabric. These sections aim to address the most common types of alterations undertaken in heritage conservation districts. In addition to these requirements, the heritage attributes of properties in the District that are designated under Part IV of the *Ontario Heritage Act*, should be maintained and enhanced in any proposed alteration to the property. See Map 2.

### 7.1 ALTERATIONS TO EXISTING PROPERTIES

The following applies to all buildings in the HCD, including commercial structures and houses in the district, including those which have been converted to offices, shops, restaurants or other commercial uses but retain their house form elements and character.

#### Policies

1. **Alterations to buildings shall be compatible with, subordinate to and distinguishable from any on site existing Contributing building or neighbouring Contributing buildings.**
2. **Alterations shall be compatible with the cultural heritage value and attributes of the District. They will consider:**
  - **Materials, scale, form, proportions and massing, height and location on the lot.**

3. **It is acknowledged that barrier-free access is a goal for all. New elements such as ramps or railings required to allow for barrier-free access will be compatible in scale, materials and design with the existing building.**

#### Guidelines

- a) The adaptive reuse of existing Contributing buildings is often a good way to conserve and give new life to significant heritage buildings. When converting or altering an existing building, consider the contribution a property makes to its streetscape and how a property reflects or represents the cultural heritage values of the HCD.
- b) Avoid alterations that would negatively impact a building's heritage character or its streetscape.

### 7.1.1 UTILITY EQUIPMENT

#### Policies

1. **Compatible alterations to increase the energy efficiency of a structure are encouraged.**
2. **Locate new hydro meters, fire escapes and fire doors away from the front façade in a manner which does not detract from the cultural heritage value of the District.**

#### Guidelines

- a) Solar panels should be located so that they are not visible from the street or as discreetly as possible and be installed in a way that minimizes damage and impact to the heritage fabric of the building.
- b) Modern utilities and other equipment such as (but not limited to) hydro or water meters, satellite dishes, vents and ducts or HVAC units should be located away from primary façades (and side elevations on corner lots), or in an inconspicuous location wherever possible or when technical requirements allow.
- c) Care, research and understanding of applicable historic construction methods should be undertaken to avoid and limit damage to the building as a result of such these types alterations.

## 7.1.2 CHIMNEYS



Figure 44: Historic stone chimney at the rear of 541 Sussex Drive, as seen from George Street.

### Guidelines

- a) The design, location and materials of new chimneys should respect and complement the historic style and existing cladding materials of the building.

## 7.1.3 NEW DORMERS

Buildings in the District feature a variety of dormers and dormer types. Dormers are frequently character-defining attributes of historic buildings and contribute to the style and design expression of both commercial and residential properties. Adding new dormers can provide additional living space in attics.

### Policy

1. **New dormers shall be designed and located in a manner that does not obscure or detract from the heritage character of the existing building nor detract from the cultural heritage value or attributes of the District.**

### Guidelines

- a) New dormers should not become the dominant feature on a roof.
- b) Dormers should not extend above or beyond the ridge of the roof or beyond the eaves line.

- c) Designs for new dormers should:
  - i. consider the design, location, style, proportions, window openings, roof form and materials of historic dormers in the District;
  - ii. be compatible with the style and proportions of the windows and façade of the building
- d) Cladding materials on dormer windows should be compatible with the materials of the existing building.
- e) Where they are visible from the street, the roof form, size and pitch of new dormer windows should be compatible with the architectural character of the street and the District.



Figure 45: Dormers in Sussex Courtyards.

## 7.1.4 WINDOWS AND DOORS

The repair, restoration or rebuilding (see Section 6.3 above) of historic windows and doors should be considered before replacement. However, there may be occasions when existing windows or doors are beyond repair and replacements are needed or when a new opening maybe necessary.

### Policies

1. **Conserve the design of original windows and doors including their opening styles and muntin patterns when installing new replacement windows.**

2. **Conserve the overall fenestration and general solid-to-void ratio on primary façades.**
3. **Conserve the arrangement of traditional door openings.**

### Guidelines

- a) Before considering replacement, the condition of each window or door should be assessed, as they may not all be in the same condition. If original or historic windows and doors are beyond repair, replacement windows and doors should match the originals in type (e.g., sash, casement etc.), design, size, proportion, glazing/muntin pattern and detailing, based on documentary and photographic evidence.
- b) Avoid replacements on primary facades where ever possible; replacement units away from public façades may be considered.
- c) True divided lights (windows with individual panes of glass) in new windows are preferred. If it is not possible to have true divided lights, muntin bars used should match the original window pattern (e.g. six over one, eight over eight etc.) and should be profiled and located on both the exterior and interior of the glass. If a sealed unit is proposed, a frame matching the muntin pattern within the sealed window should be considered.
- d) When considering replacement windows and doors, property owners are encouraged to use “like-for-like” materials (e.g wooden windows and doors with new wooden windows and doors). If alternative materials (e.g acetylated wood, aluminum clad wood, fibre glass, vinyl etc.) are being considered, the design of the replacement unit (number of panes, type of window, side lights, method of opening) should be compatible with the character of the building and reflect the character of the originals.
- e) When considering replacement windows that are beyond repair, ensure that the replacement units are durable, repairable and recyclable.
- f) New window or door openings should be discreetly located and should reflect the design, rhythm and scale of the historic patterns of all openings. The creation of new window openings on the front façade is discouraged.

- g) The size and shape of window openings on the front façade or that are visible from the street should not be altered. Where windows are not visible from the street, alternative materials replacement windows may reference the historic form and proportions with modern materials.
- h) When upgrading curtain wall systems to be energy efficient, retain the window openings, window size and muntins.

## 7.1.5 PORCHES, BALCONIES, CANOPIES AND CARRIAGEWAYS

The policies and guidelines in this section are intended to help individual property owners who wish to make significant changes to an existing porch through expansion etc., to rebuild a porch that has been removed or to build a new porch where none has previously existed. For specific direction related to Patios see Section 10.5.

The ByWard Market is noteworthy for its second floor balconies which are frequently cantilevered and feature elaborate decorative details. Also unusual in the area are its carriageways which permitted access to works yards and small factories behind the structures on the lots.

### Policies

1. **New porches or alterations to existing porches, balconies or canopies shall be compatible with the existing building and the street in scale, materials, design, proportions and detailing. Where it is available, use historical information such as photographs to inform the design, or use local porches on similar buildings in the District for inspiration.**
2. **Avoid infilling historic carriageways. When constructing behind them, sufficient space should remain to preserve as much of the openness of the space as required.**



Figure 46: Example of a carriageway that remains at 95 Clarence Street.

### Guidelines

- a) The introduction of new porches, balconies or canopies may be appropriate if they are designed and located in a manner that is compatible with the existing building and the character of the District.
- b) The enclosing of open porches or balconies may be allowed if the character of the porch or verandah is retained. Enclosures will be considered on a case-by-case basis.
- c) When a porch enclosure is proposed, its design should be compatible with the rest of the building, retain as many of the building elements as possible and be designed to be reversible. Consideration should be given to using as much glass as possible when enclosing a porch to retain the openness of the existing porch.
- d) Traditional materials should be used for porch alterations. Selected alternate materials may be used after consultation with heritage staff.

## 7.1.6 COMMERCIAL STOREFRONTS

Many of the commercial buildings within the ByWard Market HCD have been altered as the commercial needs of the community changed. Traditional “over the store” apartments were abandoned or converted to office or storage space, windows were blocked in and replaced by inappropriate modern units, cornices were removed and new storefronts were added.

### Policies

1. When contemplating change and renewal to a historic storefront, make every effort to ensure that design alterations evoke the historic character of commercial or mixed use buildings of the District.
2. Conserve the arrangement of historic storefronts and maintain the streetscape rhythm they may contribute to.

### Guidelines

- a) Consider removing blocked-in windows and inappropriate later windows from the upper storeys of commercial buildings. Replacement windows should be based on historic evidence, if available. If there is no evidence, examples from nearby buildings can be used for guidance.
- b) When updating storefronts for new owners, make every effort to uncover original storefront elements. If they no longer exist, design the new storefront to evoke the traditional qualities of the street by including elements such as a secondary cornice, bulkhead, columns, recessed doorways and signage.

## 7.2 ALTERATIONS TO NON-CONTRIBUTING PROPERTIES

A number of buildings in the District are considered to be “Non-contributing.” Ensuring that these properties are both appropriately maintained and sensitively modified is important to the general character of the ByWard Market HCD. Many of these buildings date from the 19th century

but have been altered through the application of siding, removal of porches and balconies or roof line changes.

Although it is not necessary to conserve the elements of those properties that do not support the cultural heritage value of the HCD, efforts should be made to ensure that interventions to them will enhance and not detract further from the area's cultural heritage value. Heritage staff can be consulted when searching for ways to increase the compatibility of Non-contributing properties.

## Policies

- 1. Alterations shall be compatible with nearby Contributing properties as well as the cultural heritage value and attributes of the District. They shall consider building materials, scale, form, proportions and massing, height and location on the lot.**
- 2. Where possible, when renovating or upgrading a Non-contributing property, ensure that repairs or approaches to replacement support the heritage character of the District.**
- 3. Give particular consideration to alterations on the front façade of buildings (and side elevations on corner lots).**

## Guidelines

- Consider removing 20th century cladding materials such as vinyl, aluminum and/ or artificial stone and either restoring the original material if it still exists underneath or replacing it with a material that reflects the character of the area.
- Consider removing inappropriate storefront signage such as plastic and back lit signs and replacing it with signs similar in character to more appropriate recent signs. Heritage staff can provide guidance on storefront and signage design. See Section 10.4 for Signage.
- When undertaking energy upgrades to windows of Non-contributing buildings, the replacement windows could reflect the character of windows found in the area.
- When inappropriate replacement porches have been added or where porches have been removed, use examples from the neighbourhood when designing new ones.

- When upgrading and renovating buildings, artificial stone could be replaced by manufactured wood, picture windows by rectangular windows, wrought iron railings and concrete porches by wooden porches, flat commercial façades by façades with recessed doorways and large display windows and inappropriate signs by signs that evoke the character of historic signs.
- It is acknowledged that barrier-free access is a goal for all. New elements such as ramps or railings required to allow for barrier-free access should be compatible in scale, materials and design with surrounding Contributing properties.

## 8.0 ADDITIONS (CONTRIBUTING AND NON-CONTRIBUTING)

Development in the HCD is very dense, with many structures immediately abutting their neighbours. Many rear yards are fully developed or have reduced rear yards. This pattern provides limited opportunities to construct rear and side additions, however, there are opportunities for rooftop additions, provided that such additions are well designed and appropriately located.

Additions to Non-contributing buildings will be reviewed for their impact on adjacent Contributing properties and the District as a whole.

### General Policies

- 1. Make new additions physically and visually compatible with, subordinate to, and distinguishable from the existing Contributing buildings on the property.**
- 2. Ensure that new additions to Non-Contributing buildings aim to contribute to, and not detract from the defined cultural heritage value and attributes of the District.**
- 3. Design new additions to be compatible with and not detract from adjacent Contributing properties, including those to the rear or across the street. Give particular consideration to mitigating impacts on identified streetscapes.**

4. Ensure that new additions will be compatible and sensitive by:
  - Having regard for the scale, form, proportions and massing, height, and location on the lot of building to which they are being added;
  - Employing similar or compatible materials and reflecting architectural characteristics such as fenestration patterns, the design of windows and doors, datum lines and other vertical or horizontal reference points of the existing building and/or adjacent Contributing buildings.
5. Property owners are encouraged to retain an architect and/or heritage professional when designing an addition to a building in the HCD.
6. Locate ground-oriented additions sensitively and away from the front façade of buildings so as not to detract from the cultural heritage value and attributes of the HCD.
7. Conserve the roof lines and roof profile of Contributing buildings, as well as roof-related heritage attributes such as cornices, parapets and dormers that are visible from the street.



Figure 47: Examples of successful ground-oriented and rooftop additions.

## 8.1 ROOFTOP ADDITIONS

1. Carefully consider the overall impacts of the height and massing of a rooftop addition, including any required rooftop projections (e.g. mechanical penthouses, pergolas, rooftop terrace elements, indoor amenity rooms etc.); rooftop projections shall be detailed on proposed plans and drawings. If located on a corner lot, consideration should be given to how new massing can be mitigated on the side façade.
2. Incorporate mechanical penthouses inside an addition wherever possible to reduce overall height of a development, as opposed to a projection above. They should be minimized to accommodate only the required equipment and designed to be subtle.
3. Rooftop additions shall be located and designed sensitively to limit or mitigate impacts on the HCD and ensure that the heritage attributes of the building, streetscape and HCD are conserved. A views analysis may be required in support of any applications for such a project.

### General Guidelines

- a) New additions to Contributing buildings should aim to strike a balance between imitation of historic character and pointed contrast in order to complement and respect the cultural heritage value of the HCD.
- b) New windows in additions should be compatible with those of an existing Contributing building and adjacent Contributing buildings in size, window to wall ratio, shape and divisions.
- c) Cladding materials for additions should reflect and be sensitive to the historic character of the existing building and its neighbours. Contemporary cladding materials for additions to Non-contributing properties may be appropriate if they do not detract from the cultural heritage value of the HCD.
- d) Contemporary window materials or forms within additions on Non-contributing properties may be appropriate if they do not detract from the cultural heritage values or attributes of the HCD.

## Guidelines

- a) A rooftop addition should be proportionate in height to the historic building; they should not generally be more than two storeys, particularly if the existing building is two storeys or less.
- b) Rooftop additions and railings or other projections on the roof of an existing building should be set back from the front and side façades and be designed using a material that minimizes visual impact on the cultural heritage value of the building and District.

# 9.0 NEW CONSTRUCTION



Figure 48: Example of compatible new construction facing Murray Street.

While most lots that were vacant at the time of designation have been developed, there remain some vacant lots where construction is anticipated and encouraged. Additionally, there may also be opportunities for new buildings through the re-development of properties with Non-contributing buildings. Given the scarcity of land available for development, the policies and guidelines in Section 9.1 also anticipate projects in which existing Contributing buildings are retained and incorporated into a larger development.

## Policies

1. Ensure that new buildings contribute to, and do not detract from the heritage character of the area as outlined in the Statement of Cultural Heritage Value and the list of the District's heritage attributes.

2. In general, new construction shall remain low-rise.
3. New construction shall conserve and be sensitive to the character-defining historic street walls on which it is located.
4. Developments shall conserve and be sensitive to the Contributing buildings on, adjacent to and across the street from a proposed project to ensure the conservation of the historic streetscapes, particularly those identified as attributes of the HCD.
5. In order to consider impacts of overall height and mass of a new building on the cultural heritage value of the HCD and its attributes, rooftop projections (e.g. mechanical penthouses, pergolas, rooftop terrace elements, indoor amenity rooms etc.) shall be indicated on application drawings.
6. Where new development is proposed on a consolidated parcel made up of more than one lot, the design of the building[s] shall respect and reflect the fine-grained character of the street created by traditional building widths and/or patterns of storefronts on that street. This can be achieved by maintaining the pattern of entrances and windows, façade articulation, and massing of new structures. On corner lots, the character of both streets shall be considered.
7. New commercial or mixed use developments shall reflect traditional building proportions on the street. Historically, commercial ground floors were traditionally taller (approximately 4.5 metres) than each of the upper storeys to differentiate the ground and upper floor uses.
8. Respect and be sensitive to the HCD's cultural heritage value and attributes when designing new buildings particularly in terms of:
  - exterior materials and cladding, architectural elements and treatments such as window patterns and design, location of datum lines, roof profile and roof lines, overall vertical and/or horizontal proportions;
  - existing pattern of building setbacks, streetscape rhythm, including recessed storefront entrances, massing, height and scale.

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

## Guidelines

- a) New buildings should demonstrate an appropriate balance between replication of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD.
- b) To respect the traditional street walls throughout the District, new commercial buildings beside or between flat roofed structures should generally also have flat roofs.

- c) Traditional building materials in the District includes stone, brick and to a lesser extent some stucco or wood siding. New buildings should either include these materials or use compatible materials that complement them in colour and texture.
- d) Windows in a new building should be complementary to the character of the HCD in design. Window materials should be considered in consultation with Heritage staff.
- e) Cornices, parapets, columns and should be considered when designing new commercial buildings to reflect historic patterns of those elements on the HCD.
- f) If access to upper floors is separate from the principle entrance, consider providing this access from the street facing façade to reflect the historic pattern of entrances in the HCD.
- g) The height of the ground floor should respect the scale of the neighbouring Contributing buildings. Should taller interior floor to ceiling heights be desired, traditional proportions and datum lines of historic buildings should be reflected on the exterior; heights of entrances at the ground floor should be consistent with neighbouring Contributing buildings as well.
- h) Storefronts on the ground floor should generally have large windows with compatible divisions for a high proportion of transparent glazing, with recessed entrances and transom windows.
- i) Projecting cornices and smaller more decorative windows can be used to separate and distinguish between the ground and upper floors.



Figure 49: Storefront on Dalhousie showing entrances with access to upper floors from street level.

# 9.1 NEW CONSTRUCTION: INCORPORATING CONTRIBUTING BUILDINGS

The following provides direction for cases where there may be an opportunity to retain and incorporate an existing Contributing building into a larger development.

It is not the intention of these guidelines to encourage façadism – but instead to provide guidance for how a Contributing building may be retained and meaningfully incorporated into a development.

## Policies

1. **Given that the conservation of Contributing properties is one of the objectives of this Plan, any proposal that incorporates a Contributing building shall do so in a meaningful way that respects the building and its attributes. Meaningful retention has regard for the building's original three-dimensional form and the features that express its cultural heritage value and its contribution to the HCD. To achieve this, a development proposal shall consider and aim to incorporate the following elements of the Contributing building:**
  - Height, width and depth;
  - Massing;
  - Original roof form and roof lines;
  - Character-defining attributes and features such as chimneys, porches and other architectural details.
2. **The dismantling and reconstruction of existing Contributing buildings in order to incorporate them into larger developments will not generally be supported, unless it is demonstrated to be necessary to ensure the**

conservation of the building. Consideration of such proposals will be informed by the applicable policies in Section 5.0 for Demolition and Relocation.

3. **When a project incorporates existing Contributing building(s) into a larger development, the existing buildings will continue to be featured prominently on the lot and in the streetscape. The proposed development will complement the existing structure[s] through the use of compatible materials, fenestration pattern, relationship to the street or other measures.**
4. **Avoid moving or permanently relocating existing Contributing properties.**
5. **If a Contributing building is to be retained and incorporated into a development, make every effort to retain it in its original location during the construction process. Where an engineer or architect specialized in heritage conservation concludes that retention of the resource in situ poses unacceptable risks, the City may permit the temporary removal of the resource during the construction process, followed by its restoration after reinstatement on the original site.**
6. **Staff may require a Heritage Impact Assessment and Conservation Plan for any applications proposing to incorporate or relocate a Contributing building as part of a proposal. This may include a structural assessment to determine stability for relocation.**

## Guidelines

- a) **When relocating an existing Contributing building is determined to be appropriate, its contribution to the streetscape should be conserved, particularly in terms of orientation and setback.**
- b) **When new residential development is proposed across several lots, new development should be articulated to reflect the historic built form patterns and rhythms on the street.**

## 9.2 OTHER DEVELOPMENT CONSIDERATIONS

The ByWard Market is characterized by its low-rise, 19th and early 20th century buildings. The HCD is framed along Sussex Drive by the Connaught Building and some taller commercial structures on the east side of Sussex, however the skyline is pierced only by the spires of Notre Dame Basilica and former St. Brigid's Church to the north and east in Lowertown West. Taller buildings, such as the Andaz Hotel are generally located at the borders of the HCD. As outlined above, this Plan seeks to conserve this important historic character as the HCD evolves with compatible new development.

Recognizing the anticipated growth planned for the downtown core and the limited number of vacant parcels within the ByWard Market HCD, there may be rare scenarios that require creative solutions to increase density in a sensitive way. In addition to Sections 9.0 and 9.1, the following provides further direction and guidance for reviewing these types of uncommon situations, should they arise; these types of situations or those not contemplated in this Plan will be considered on a case-by-case basis with heritage staff and may include consultation with the community.

### Policies

- 1. The conservation of the cultural heritage value and heritage attributes of the HCD and of Contributing properties on, adjacent to, or across the street from a proposed development may constitute a limiting factor in terms of height, scale, or massing, of development on the designated property.**
- 2. Building heights within the HCD shall generally be low-rise to allow for the conservation of Contributing buildings and the contribution they make to their streetscape, as well as the primacy of the ByWard Market Building, and the spires of Notre Dame Basilica and former St. Brigid's Church within the skyline.**

**3. New construction and additions to buildings on properties on William Street, ByWard Market Square, George and York Streets, adjacent to or across the street from the ByWard Market Building shall be designed to be compatible and consistent with the scale, setbacks and massing of the existing Contributing buildings in these streetscapes. Appropriate transitioning shall be incorporated to avoid overpowering the ByWard Market Building.**

**4. Recognizing Policies #1, 2 and 3 above, greater heights, up to the lower mid-rise range on Dalhousie Street, may in some cases, be considered where a proposal:**

- a) does not require the demolition of a Contributing building, unless the applicable demolition policies in Section 5 can be appropriately satisfied; and**
- b) meets the applicable policies and guidelines for views and viewsapes in 10.8 and does not negatively impact those identified on Map 4; and**
- c) meets the applicable policies and guidelines for new construction in Section 9.0 and 9.1; and**
- d) incorporates mitigative design solutions such as those outlined in Sections 9.0 and 9.1 to:**
  - i. retain the primacy of the spires of Notre Dame Basilica and former St. Brigid's Church within the skyline; and**
  - ii. minimize the impacts of increased heights on the cultural heritage values and attributes of the HCD, including identified intact streetscapes and the ByWard Market Building; and**
  - iii. provide transition from the proposal to adjacent streets and surrounding Contributing properties.**

# 10.0 LANDSCAPE, STREETScape AND THE PUBLIC REALM

Historically, the ByWard Market was a simple, utilitarian landscape that evolved from muddy streets, gas lighting and plank sidewalks to a typical urban landscape of the late 19th and early 20th century with concrete sidewalks, overhead wires and electric street lights. Other features, such as the horse trough on York Street and a drinking fountain at George Street and Sussex Drive were specific to its role as a market. The landscape and public realm of the ByWard Market has evolved from a working landscape characterized by workshops behind large commercial buildings, institutions, shops, small hotels, and the actual market, consisting of open stalls and the market building, into a destination for locals and tourists alike. Features that reflect the current character of the ByWard Market include, but are not limited to, the OTTAWA sign, the open space south of the ByWard Market Building known as the George Street Plaza and the five globe lights seen throughout the HCD.

In response to concerns about the future of the public realm within the ByWard Market, the City of Ottawa commissioned a public realm plan for the area. City Council adopted the Public Realm Plan in 2021; its boundaries overlap with those of the HCD and as well as the Parliament and Confederation Boulevard Special Districts in the Official Plan. The Public Realm Plan is intended to be implemented in the coming years.

## 10.1 PUBLIC REALM

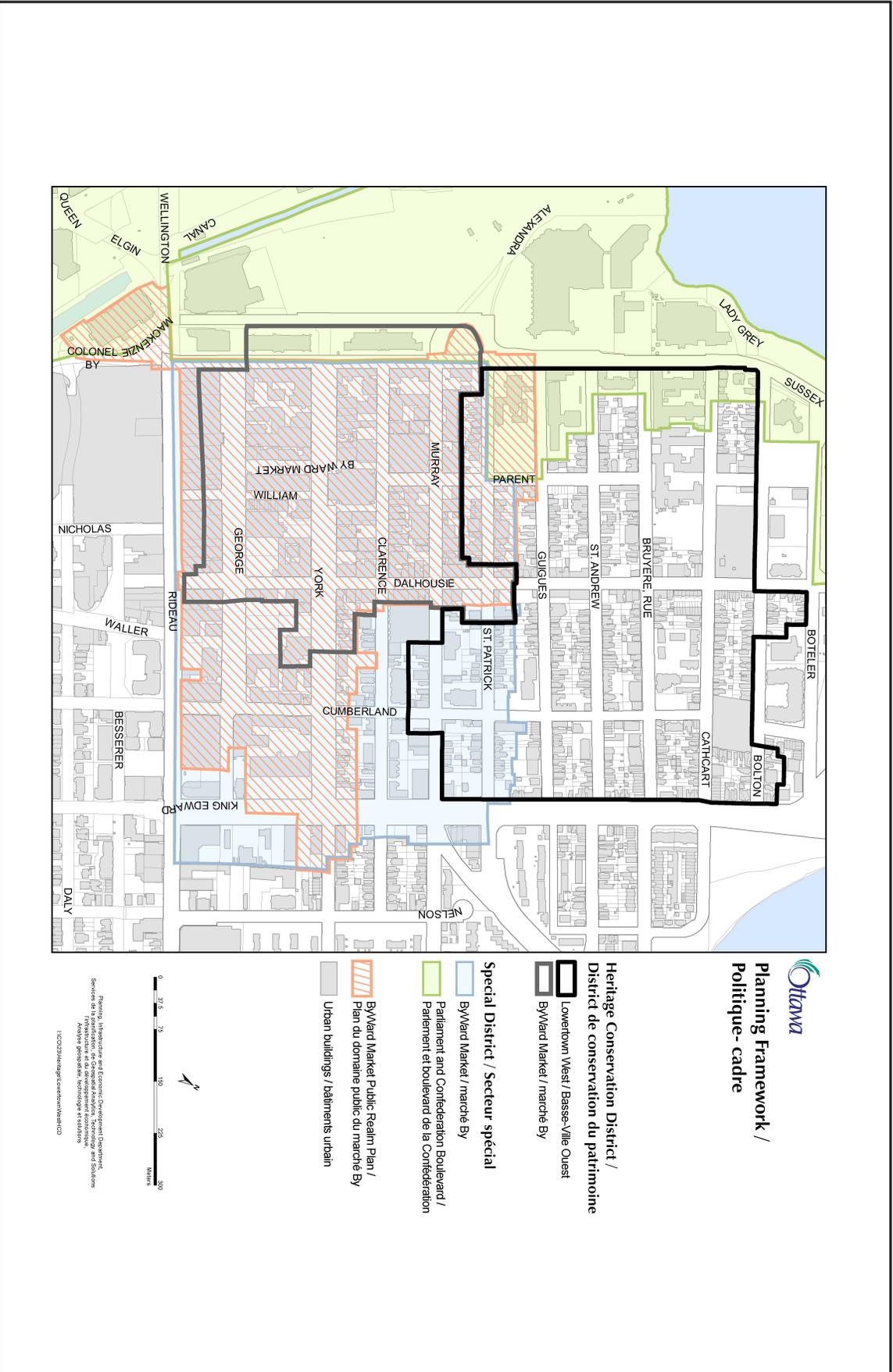
### Policies

1. **Conserve the cultural heritage value of the ByWard Market HCD and its attributes related to the public realm, through sensitive interventions as part of the implementation of the ByWard Market Public Realm Plan.**
2. **The ByWard Market Public Realm Plan shall guide changes to aspects of the public realm such as, but not limited to street trees, furniture, market stalls, benches, bicycle racks, newspaper boxes and garbage bins etc. , while also having regard for the objectives, policies and guidelines of this HCD Plan.**
3. **Make efforts to preserve existing trees. Focus planting new street trees on streets that were originally residential and now are commercial/ mixed use.**

### Guidelines

- a) New street furniture, lighting, and other permanent fixtures should be designed to be compatible with the cultural heritage value of the HCD.
- b) Although historically the streets of the ByWard Market did not have large canopy trees, new street trees may be planted for environmental and aesthetic reasons; this approach is reflected in the ByWard Market Public Realm Plan.
- c) Explore opportunities to incorporate interpretation, wayfinding, public art or other programming that may enhance and celebrate the many histories associated with the ByWard Market.

Map 3: Map showing overlaid boundaries of the HCD, the Public Realm Plan and Special District Areas.



## 10.2 THE COURTYARDS

### Policy

1. **Conserve the sense of enclosure within the Sussex Courtyards created by the surrounding buildings.**

### Guidelines

- a) The system of courtyards developed in former warehouse and workshop spaces. They should be conserved and enhanced as they contribute to the present-day character of the area.
- b) Ensure that interventions to the Courtyards enhance their unique character and meet accessibility and safety standards.
- c) Ensure that interventions to the Courtyards have regard for the Council-approved ByWard Market Public Realm Plan.
- d) Explore opportunities to incorporate interpretation, wayfinding, public art or other programming that may enhance and celebrate the many histories associated with the ByWard Market.



Figure 50: Jeanne D'Arc Court.

## 10.3 FRONT YARDS AND PRIVATE LANDSCAPES

Almost all of the structures within the ByWard Market HCD are located on the front lot line and thus there is little opportunity for front yard landscaping. The properties on York Street, east of Dalhousie Street have front yards.



Figure 51: Example of remaining front yards on York Street east of Dalhousie Street.

### Policies

1. **Conserve the soft landscapes character of front yards (and side yards, where applicable), as well as mature trees on existing properties.**
2. **Retain existing front walkways.**
3. **Maintain the consistency of front yard setbacks for new construction in the HCD.**

### Guidelines

- a) When a new structure is contemplated, its front yard setback should be consistent with those of its neighbours.
- b) Where front yards have been converted to hard landscaping, efforts should be made to either return them to soft landscaping or introduce more soft landscaping elements such as shrubs and flowerbeds.
- c) Linear walkways (usually about one metre in width) oriented perpendicular to street should be maintained.
- d) Low fences in front yards, consistent with the City's Fence By-Law, which limits heights to one metre in front yards, can be appropriate.
- e) Residents interested in adding trees to private property should consult City Forestry staff for information on appropriate species.

## 10.4 SIGNAGE

As a mixed use and commercial district, shop owners and business people have been installing signs to advertise their businesses in the ByWard Market since the 19th century. Signs make an important contribution to the area, however, recent trends in signs such as internally-lit signs, banners and large interior window signs have had a negative effect on the cultural heritage value of the HCD. In addition, in recent years, there have been cases of signs being installed without proper permits.

Any signage within the ByWard Market HCD is regulated by the City's Permanent and Temporary Signs on Private Property By-laws (By-laws 2016-236 and 2004-239 as well as the Permanent Signs on City Roads By-law (2003-520, as amended from time to time. The policies and guidelines below are intended to be read in conjunction with the appropriate provisions of those by-laws.

The policies and guidelines included here provide additional direction regarding signs in the building to be erected on both Contributing and Non-contributing properties. In order to protect and honour the cultural heritage value of the heritage conservation district, violations to the signs by-law and this Plan will be prosecuted.

### Policies

1. New signage and any associated lighting shall be designed to be compatible with the character of the HCD and its attributes.
2. Avoid covering windows, character-defining attributes or other architectural features of a building's façade when installing signage.
3. Do not attach, etch, inscribe or project permanent window signs from the exterior and ensure that they conserve appropriate transparency.
4. The name of a business may be painted or stenciled on the inside of a window, as this was typical of storefronts in the ByWard Market throughout its history.
5. The following signs tend to detract from the cultural heritage value of the HCD and are not generally appropriate within the HCD:

- Suspended fabric sign banners mounted parallel to the building façade;
- Digital display screens or billboards, moving signs, signs with mechanical or electronic copy;
- Signs attached or painted directly onto a previously unpainted wall surface, unless they are a restoration of an historic wall sign;
- Signs installed on or projecting from the roof unless there is documentary evidence of such a sign.

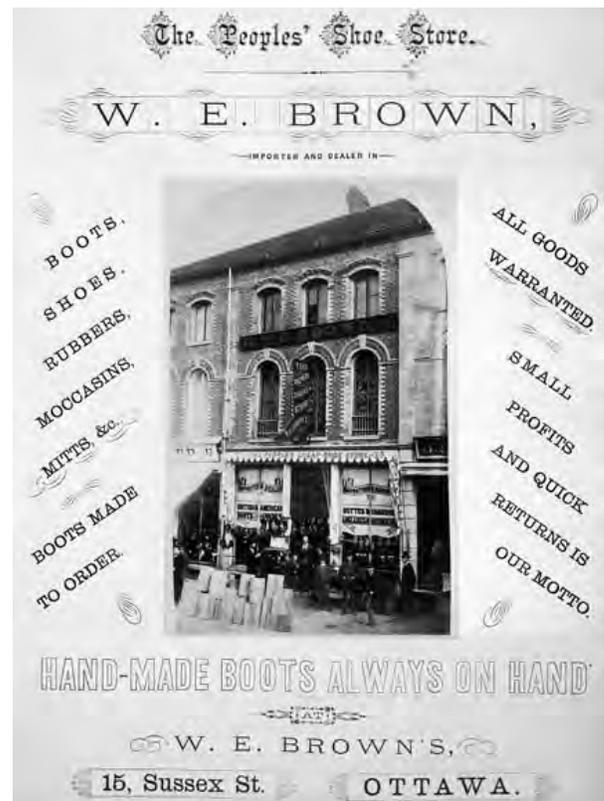


Figure 52: Historic ad showing window lettering often used in storefronts, 15 Sussex Street, 1875. Credit: William James Topley / Library and Archives Canada / C-002249.

### Guidelines

- a) Signs should most often be located on the primary cornice or within an existing sign board; they should not generally be located on the upper storeys of infill, Contributing or Non-contributing buildings.
- b) Mast arm or projecting signs can also be appropriate.

- c) Avoid covering more than 25% of storefront windows in order to conserve the transparency of storefronts, which is character-defining attribute of the HCD.
- d) Signs that must be attached to the façade of a building should be completed in a reversible manner; for masonry buildings they should be fastened into the mortar joints and not through the brick face or masonry itself.
- e) Lighting for signs should aim to focus on the surface of the signboard and sign face, typically from the exterior. Halo lighting may be appropriate if the lighting is warm white in colour and light spillage is low.
- f) Minimize the size and number of signs on a building so as not to detract from the character of the building or the HCD.
- g) Corporate signage is expected to comply with these guidelines and may require some adaptation in order to be more sympathetic to a heritage building.



**Figure 53: Example of non-illuminated signage, within the sign band.**

## 10.5 PATIOS AND ROOFTOP TERRACES

### Policies

1. Design and locate patios, rooftop terraces and their elements to respect and be sensitive to, and not detract from the cultural heritage value and attributes of the ByWard Market HCD as outlined in the statement of cultural heritage value and list of attributes in this Plan.
2. The consistency of the commercial street walls with the primary façades of buildings set at the sidewalk is an important character-defining attribute of the ByWard Market HCD. Accordingly, patios that require a roof structure and/or an enclosure at the primary façade of buildings will not generally be supported in order to conserve this attribute.
3. Employ patio elements that are simple and subtle in design and appearance in order to appear secondary to the HCD's character-defining attributes. Utilize removable elements such as umbrellas, shade sails, planter boxes, and railings that are unobtrusive whenever possible. High quality, compatible materials are preferred.
4. Patios shall not permanently obscure or cover the primary façades of Contributing buildings.
5. Avoid anchoring patio elements directly into the primary façades of buildings.

### Guidelines

- a) Patio elements that require fastening into a building should be located at the side façade, if possible. If attachments are necessary, they should be subtle and reversible.
- b) Consider materials and colours that complement and do not detract from the façade of adjacent buildings and the streetscape such as transparent or vertical railings in metal or wrought iron. Avoid opaque railings, pressure treated lumber, vinyl or plastic, and corrugated metal. Measures to soften or help new patio elements blend in such as the introduction of planter boxes and painting wood elements are encouraged.

- c) Avoid raising patios above the existing grade.
- d) Roof level railings, pergolas, stairs or other projections should be meaningfully setback from the primary façade of the building.



Figure 54: Example of removable patio elements.



Figure 55: Example of mural painted on a board.

## 10.6 MURALS

The City has several mural programs (the Residential Mural Program and the Paint It Up! Program) that could be used in the ByWard Market.

### Guidelines

- a) New murals may be considered on previously-painted brick walls.
- b) When a mural is proposed on an unpainted masonry wall of a Contributing property, it should be painted on a different surface and affixed to the wall in a way that does not harm the masonry. Murals may be painted directly on the walls of a Non-contributing property.
- c) Heritage staff should be consulted when murals are contemplated for buildings in the District.
- d) Consideration may be given to uncovering or restoring historic murals (ghost signs), when appropriate, in consultation with City staff.

## 10.7 LIGHTING

The Public Realm Plan and The National Capital Commission's "Capital Illumination Plan" address lighting in the ByWard Market Heritage Conservation District in the public realm. The following also applies to the lighting of individual buildings.

### Guidelines

- a) The illumination of properties within the HCD should conserve and be sensitive to the cultural heritage value and attributes of the HCD.
- b) Lighting of properties within the HCD should focus on highlighting important character-defining attributes. Fixtures should be located to focus on the building or its elements and should generally be down-facing in order to minimize light pollution.
- c) New light standards may be considered as detailed in the ByWard Market Public Realm Plan. Consideration may be given to the retention of certain existing five globe standards for commemorative and or interpretative purposes
- d) Consider the appropriateness of the design of light fixtures and their location in relation to the existing building and its surrounding context in both the daytime and at night. Generally, fixtures and related components (e.g. wires, conduits etc.) should be attached so as to minimize damage to an existing building and located discreetly, unless they play an aesthetic role.

Generally, fixtures and related components (e.g. wires, conduits etc.) should be attached so as to minimize damage to an existing building and located discreetly, unless they play an aesthetic role.

- e) Lighting should generally be a warm white light.



Figure 56: Example of down-facing lighting.



Figure 57: Example of the revamped five globe street light in the market.

## 10.8 VIEWS AND VIEWSCAPES

Although a number of views, viewsheds and view sequences of the Parliament Buildings and other National Symbols are identified in the City's Official Plan (Schedule C6-A), the cultural heritage value of the ByWard Market HCD is also expressed in a number of additional views and viewscapes.

The identified views are intended to capture the ByWard Market's special sense of place and experience of the historic market area created by: the consistently low-rise, 19th and early 20th century commercial buildings and their consistent street walls, the ByWard Market building and the visual and spatial relationship between it and the surrounding Contributing buildings on William Street and ByWard Market Square, as well as the important contextual relationship with both the Lowertown West HCD and Parliament Hill established by sightlines from within the HCD to landmark buildings including former St. Brigid's Church, Notre Dame Basilica, the Chateau Laurier and the Parliament Buildings.

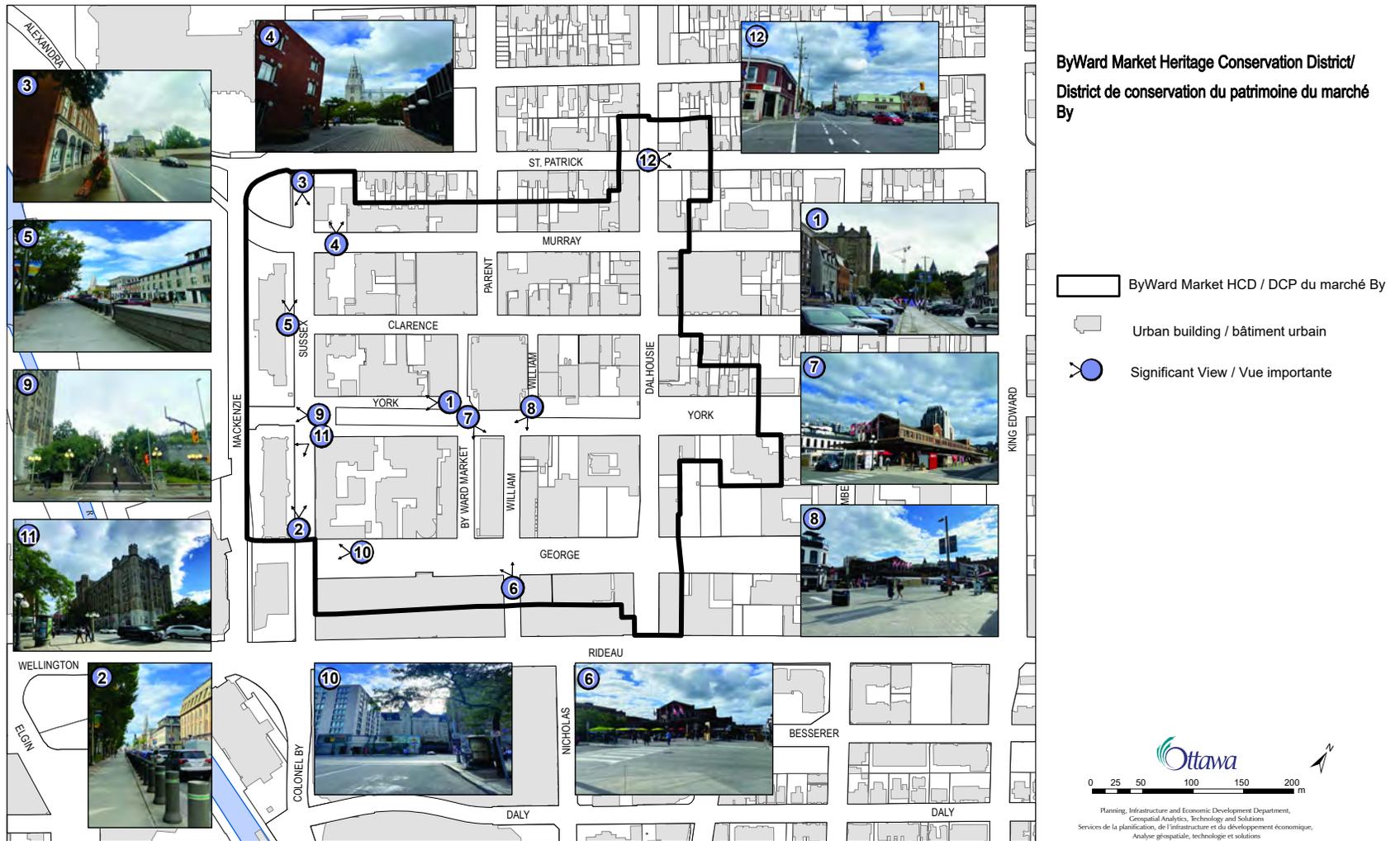


Figure 58: View of former St. Brigid's Church.

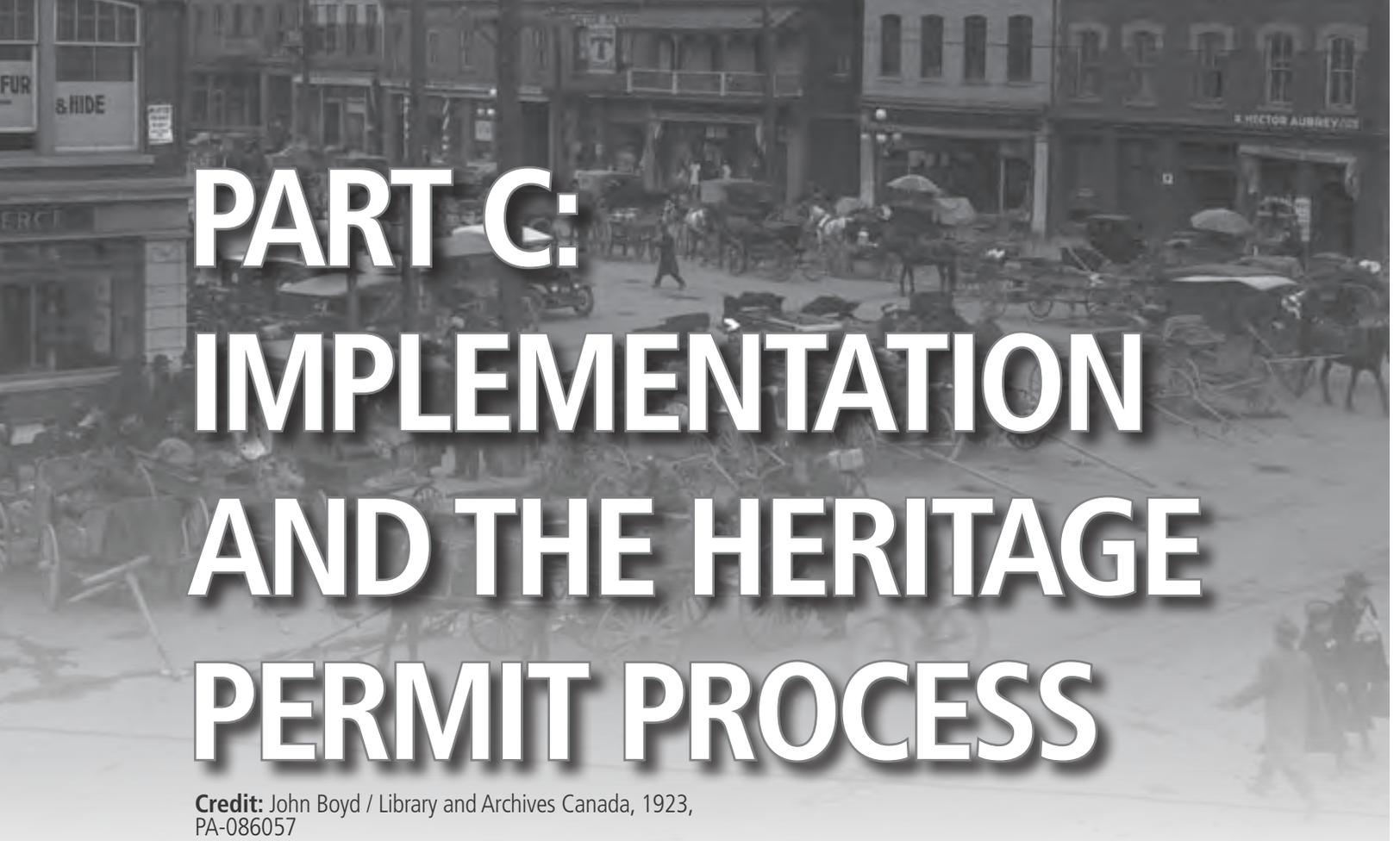
The following relates to the HCD's objectives of conserving the ByWard Market's overall cultural heritage value and significance of its identity based on its distinct physical character and historical role as the commercial centre, but also the site of cultural, institutional, and social venues.

### Policies

1. Conserve the important views identified within the HCD that help convey its sense of place and cultural heritage value.
2. Heritage staff may request a views analysis be undertaken as part of an application for new development within the HCD.



Map 4: Identified views within, and from the ByWard Market HCD.



# PART C: IMPLEMENTATION AND THE HERITAGE PERMIT PROCESS

Credit: John Boyd / Library and Archives Canada, 1923, PA-086057

## 11.0 ALTERATIONS NOT REQUIRING A HERITAGE PERMIT

The following interventions or types of interventions do not require a heritage permit under the *Ontario Heritage Act*:

- Interior alterations or renovations
- Insulating from the interior, weather stripping, caulking
- Installation of eavestroughs and downspouts;
- Re-painting of wood, stucco, metal or previously painted masonry, or changing paint colour
- Gardening, landscape maintenance and tree planting
- Regular ongoing maintenance such as repointing and foundation repairs using heritage methods and materials, re-roofing in the same material, repairs to building elements in the same style, material, size, shape and detail, unless related to the grant program;
- Temporary or seasonal structures/ installations that are reversible such as, but not limited to: event tents, bleacher, festival lighting
- Installation of street furniture, public art, plaques or wayfinding, or signage that meet the intent of the policies and guidelines of this Plan
- Temporary or seasonal patios and their fixtures that:
  - are subject to a patio permit; and
  - meet the objectives, policies and guidelines outlined within this HCD Plan; and
  - have obtained the appropriate permits issued for projects; and
  - are consistent with the City's Patio By-Law and related patio guidelines
- Minor alterations, such as but not limited to: resurfacing of existing hardscaped areas; alterations in rear yards such as the construction of a new

patio, deck or steps, removal/ replacement of rear decks, installation or removal of pools or hot tubs installation of fencing etc. that meet the policies and guidelines of this Plan

- Alterations to doors or windows of rear additions not visible from the street, or like-for-like replacement of windows and doors in Non-contributing buildings that meet the policies and guidelines of this Plan

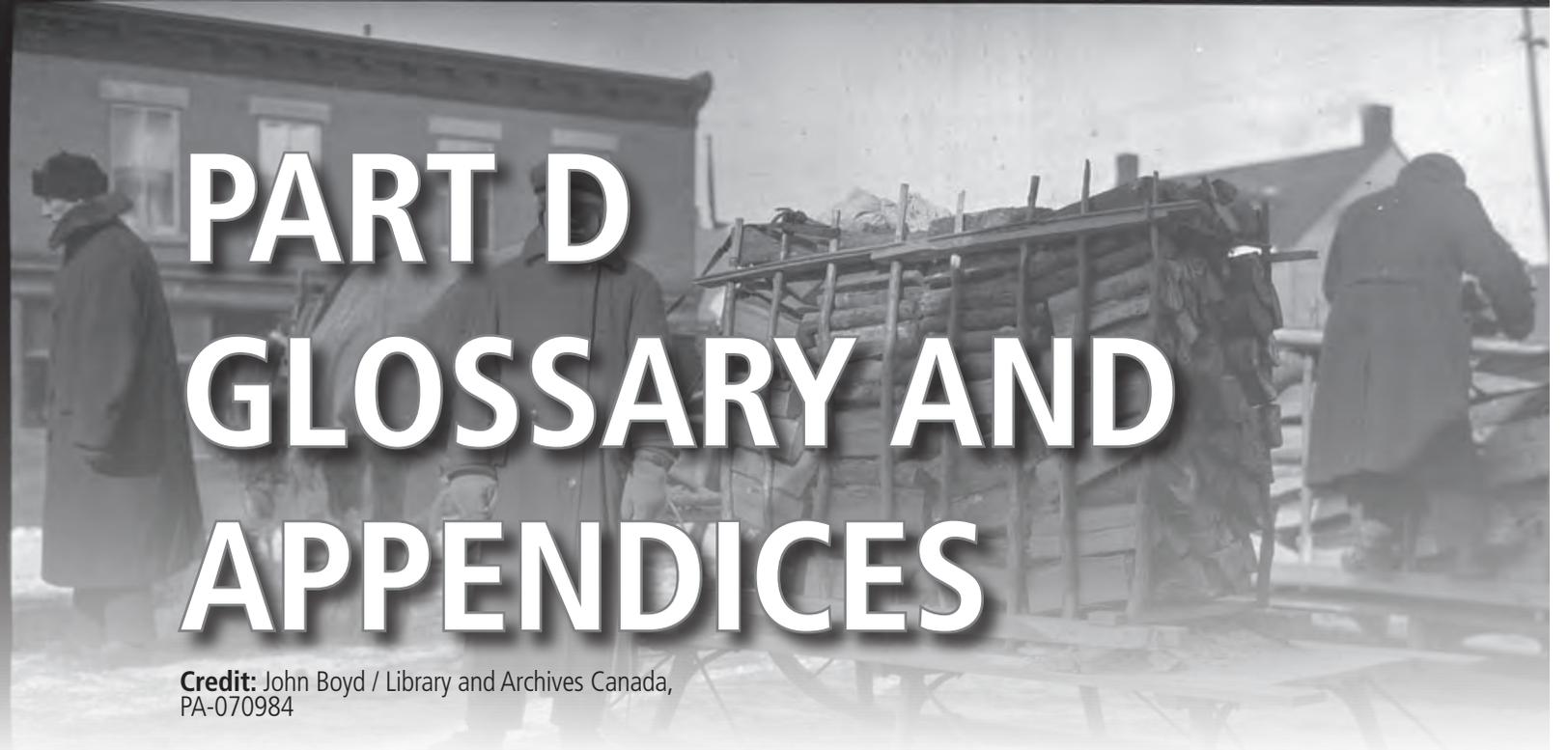
## 11.1 HERITAGE PERMIT PROCESS

Applications for permits under the *Ontario Heritage Act* must include sufficient information for City staff to be able to make informed decisions. This may include:

- A survey
- Project description
- Elevations on all sides;
- A site plan showing building location, fencing, plantings and other significant features, including the driveway;
- A landscape plan showing existing landscape and all trees, with those proposed for removal clearly marked and showing all proposed landscaping;
- Coloured front elevations showing the adjacent buildings;
- Grading plan;
- Perspective renderings/ streetscape views/views analysis;
- List of materials;
- Heritage Impact Assessment, and Conservation Plan, if required
- Tree Information Report or Tree Conservation Report, if necessary.
- Screening, greening, or hoarding plans, if necessary.

## 11.2 HCD PLAN REVIEW

This Plan should be monitored and reviewed at minimum every 10 years to evaluate its long-term impact and effectiveness. Failure to do so does not render the plan invalid.



# PART D GLOSSARY AND APPENDICES

Credit: John Boyd / Library and Archives Canada, PA-070984

## GLOSSARY

**Alter(ation):** “Alter” means to change in any manner, and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning (*Ontario Heritage Act* ).

**Built heritage resource:** A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. (Provincial Planning Statement).

**Bulkhead:** The low paneled base of a storefront bay that supports the glazing and elevates merchandise for pedestrian viewing.

**Consistent:** In this document, “Consistent” is interpreted to mean “similar to”, but not necessarily “the same as” or “identical to”, but “in agreement or coexistence with.”

**Conservation:** All actions or processes that are aimed at protecting Built heritage resources and Cultural Heritage Landscapes and safeguarding the Heritage Attributes of a cultural heritage resource so as to retain its heritage value and extend its physical life. (Parks Canada’s Standards and Guidelines).

**Contributing Properties:** Properties within the HCD that have been determined to contribute to the heritage character of the District.

**Corner Lot:** A lot situated at the intersection of two streets (City of Ottawa Zoning By-Law).

**Cornice:** The horizontal decorative band at the top of a wall.

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

**Heritage Attribute[s]** means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings or structures that contributes to their cultural heritage value or interest, (Provincial Planning Statement, *Ontario Heritage Act*).

**Heritage Impact Assessment (HIA):** An arm's length, independent study to determine the impacts of proposed development on cultural heritage resources. An HIA, formerly known as a Cultural Heritage Impact Statement (CHIS is required where a proposal has the potential to adversely impact a designated heritage resource (City of Ottawa Guide to Preparing CHIS)

**Low-rise:** meaning four or fewer storeys in height (City of Ottawa Zoning Bylaw).

**Mass(ing):** In this document, mass(ing) is a term used to describe the shape or form of a building created by its walls and roof.

**Mid-rise:** meaning more than four storeys but less than ten storeys in height (City of Ottawa Zoning Bylaw).

**Minimal Intervention:** means doing enough to meet realistic objectives, while protecting cultural heritage values; determining minimal intervention requires assessment, options analysis and often creativity to identify an appropriate balance between technical requirements and conserving cultural heritage value of a place, and will vary depending on the historic site and elements (Parks Canada's Standards and Guidelines).

**Minor Alterations:** Alterations that are minor in nature and have been evaluated as having a neutral impact on the cultural heritage value and attributes of the HCDs.

**Mixed Use:** A development or area that blends multiple uses such as commercial, residential, cultural or institutional.

**Non-contributing Properties:** Properties within the HCDs that do not express or reflect the area's heritage character. Properties that were vacant at the time of the inventory are also considered to be Non-contributing (see Section 3.5 and Appendix B).

**Primary Façade:** In this document, Primary Façade is interpreted to mean the front or principal elevation of a building.

**Preservation:** The action or process of protecting, maintaining and/or stabilizing the existing form, material and integrity of an historic place, or of an individual component, while protecting its heritage value. (Parks Canada's Standards and Guidelines).

**Property:** "property" means real property and includes all buildings and structures thereon. (*Ontario Heritage Act*).

**Public Realm:** The public realm is defined as the publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, parks, open spaces and civic buildings and institutions.

**Rehabilitation:** The action or process of making possible a continuing or compatible contemporary use of a historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value (Parks Canada's Standards and Guidelines).

**Restoration:** The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value. (Parks Canada's Standards and Guidelines).

**Right of Way:** The traveled portion of public streets, as well as the border area, which may include any sidewalks, boulevards, traffic circles or medians.

**Setback:** A distance between a lot line and a building. (City of Ottawa Zoning By-law) For the purposes of this Plan, front yard Setbacks are measured from the edge of the sidewalk to the front façade of the building. For clarity, projections such as porches or steps are not part of the front façade.

**Step back (s):** The setting back of the upper floors of a building from the lower floors. In a high-rise building, the step backs usually occur between the base and the middle, and the middle and the top (City of Ottawa Urban Design Guidelines for High-Rise Buildings).

**Storefront cornice:** The decorative secondary cornice located between the first and second storeys of a commercial structure, often the location of signage.

**Street Wall:** the wall created when building façades visually join together into one long wall defining a street space.

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Additional background and references can be found in the original ByWard Market Heritage Conservation District Study prepared by Julian Smith, 1990, or other sources held on file at the City of Ottawa.

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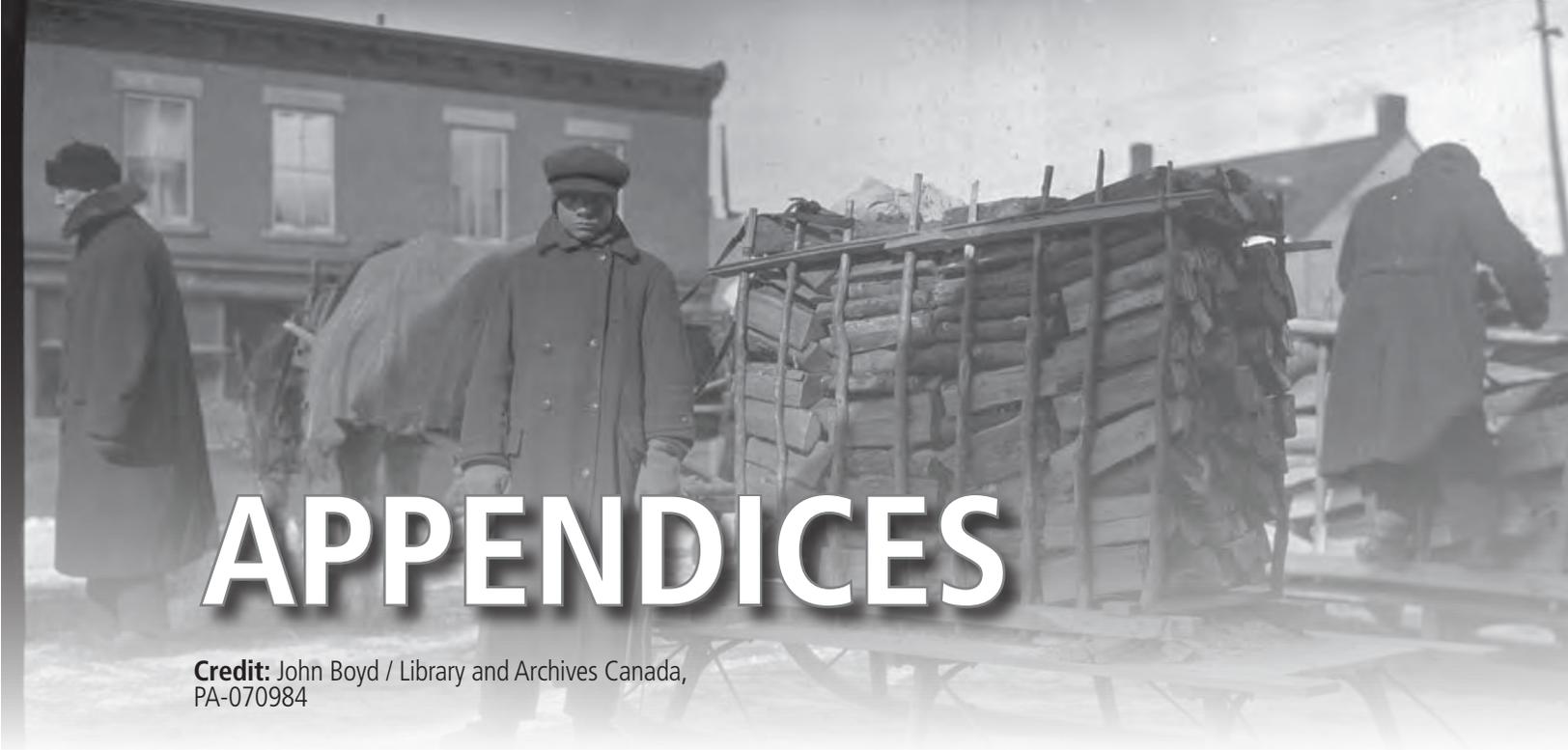
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# APPENDICES

**Credit:** John Boyd / Library and Archives Canada, PA-070984

## APPENDIX A: FREQUENTLY ASKED QUESTIONS

### What is a Heritage Conservation District?

Heritage Conservation Districts are areas of special meaning within a community that feature a concentration of historic buildings, landscape features and streetscapes that tell the story of the place. Heritage conservation districts allow municipalities to conserve the special qualities identified in each district.

### What is a Heritage Conservation District Plan?

The *Ontario Heritage Act* (2022) requires that a heritage conservation district plan be prepared by a municipality when it designates a heritage conservation district and makes provisions for the preparation of plans for districts that were designated prior to 2005. Heritage conservation district plans describe the cultural heritage value of district and provide guidance to property owners, architects and developers to ensure that change within the district preserves its cultural heritage value, as defined in the plan.

### What does owning a property in a heritage conservation district mean for property owners?

District designation is intended to help ensure that alterations and new construction respect the District's heritage attributes and special character. Owners of properties in heritage conservation districts, whether they be single family residences or larger commercial structures can obtain advice from heritage staff regarding changes to their properties and may be eligible for heritage grants or other financial incentives. In addition, they must obtain a heritage permit for alterations but are not required to restore their property or provide any kind of public access to it.

Owning a property in a heritage conservation district does not require an owner to undertake alterations beyond the necessary maintenance standards for heritage buildings as outlined in the City's Property Standards Bylaw (By-law 2013-416), nor does it require an owner to restore a property to an earlier period.

## APPENDIX B: LIST OF CONTRIBUTING/NON-CONTRIBUTING/CONTEXTUAL PROPERTIES

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
10	By Ward Market						1957	Non-contributing
24	By Ward Market	42 York St	Château Lafayette				1866	Contributing
24	By Ward Market	48-50 By Ward Market Sq					1879	Contributing
24	By Ward Market	52-54 By Ward Market Sq					1885	Contributing
24	By Ward Market	46-46A By Ward Market Sq					1886	Contributing
24	By Ward Market	24-44 By Ward Market Sq					1911	Contributing
55	By Ward Market		ByWard Market Building		Yes		1927	Contributing
56	By Ward Market						1990s	Contextual
60	By Ward Market	60-62 By Ward Market Square					1910	Contributing
13	Clarence	443, 445-447 Sussex Dr	Larocque-Lafortune College	Recognized Federal Heritage Building			1840	Contributing
13	Clarence	6 Murray St					1849	Contributing
13	Clarence	457-459 Sussex Dr	Commercial Building (Frasier Building)	Recognized Federal Heritage Building			1850	Contributing
13	Clarence	461-465 Sussex Dr, 3 Clarence St	Commercial Building (Martineau Building)	Recognized Federal Heritage Building			1850	Contributing
13	Clarence	13-15 Clarence St	Commercial Building (Thibert Shop)	Recognized Federal Heritage Building			1898	Contributing
13	Clarence	22 Murray					1999	Non-contributing
13	Clarence	17-23 Clarence St	Sussex House				1999	Non-contributing
13	Clarence	7 Clarence St					2017	Non-contributing
13	Clarence	449-453 Sussex Dr	Hotel Le Castor			Yes	1978	Contributing
24	Clarence	26 Clarence St					1985	Non-contributing
33	Clarence	35-39 Clarence St					1957	Non-contributing
34	Clarence						1942	Non-contributing
38	Clarence	38-44 Clarence St					n/a	Non-contributing
41	Clarence	47 Clarence St					1954; 1989	Non-contributing
67	Clarence	67-71 Clarence St					1991	Non-contributing
73	Clarence	73-75 Clarence St					1867	Contributing

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
77	Clarence	77-79 Clarence St					1949	Non-contributing
81	Clarence	81-85 Clarence St					1916	Contributing
87	Clarence						1955	Non-contributing
89	Clarence	89-91 Clarence St					1955	Non-contributing
92	Clarence						Not applicable	Non-contributing
92	Clarence						1980	Non-contributing
95	Clarence	97-99 Clarence St					1990	Contextual
101	Clarence	101-103 Clarence St				Yes	1980s	Non-contributing
104	Clarence						1932	Non-contributing
105	Clarence	105-107 Clarence St					1936	Contributing
110	Clarence	110-112 Clarence St					1875	Contributing
118	Clarence	298-308 Dalhousie; 120-122 Clarence St					1876	Contributing
138	Clarence	138-140 Clarence St					1912	Contributing
81 A	Clarence						1926	Non-contributing
234	Dalhousie	244-246 Dalhousie St					1851	Contributing
234	Dalhousie	240-242 1/2 Dalhousie St					1901	Contributing
234	Dalhousie	238 Dalhousie					1874	Contributing
234	Dalhousie	234-236 Dalhousie St					1948	Non-contributing
251	Dalhousie	251-253 Dalhousie St					1851	Contributing
255	Dalhousie	252 St. Patrick St					Not applicable	Non-contributing
261	Dalhousie	261-267 Dalhousie St					1913	Non-contributing
271	Dalhousie	271-277 Dalhousie					1910	Contributing
272	Dalhousie	272-274 Dalhousie St					1913	Contributing
276	Dalhousie	276-278 Dalhousie St					1946	Non-contributing
279	Dalhousie	279-283 Dalhousie St					1914	Non-contributing
282	Dalhousie	286-288 Dalhousie St					1964	Non-contributing
282	Dalhousie	282-284 Dalhousie St					1972	Non-contributing
290	Dalhousie	109-111 Clarence St					1993	Contextual

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
290	Dalhousie	113-115 Clarence St					1993	Contextual
290	Dalhousie	117-119 Clarence St					1993	Contextual
290	Dalhousie	121 Clarence St					1993	Contextual
290	Dalhousie	290-292 Dalhousie					1913	Contributing
290	Dalhousie	116 Murray St					Not applicable	Non-contributing
291	Dalhousie	291-295 Dalhousie St					1955	Non-contributing
297	Dalhousie						1947	Non-contributing
299	Dalhousie	299-305 Dalhousie					1980	Non-contributing
299	Dalhousie	134-136 Clarence St					1946	Contributing
307	Dalhousie	307/ Dalhousie St					1910	Contributing
311	Dalhousie	311-313/ Dalhousie St					1900	Contributing
321	Dalhousie	321-333 Dalhousie St					2014	Non-contributing
325	Dalhousie						2014	Non-contributing
343	Dalhousie	345-349 Dalhousie St					1930	Non-contributing
343	Dalhousie	341-343 Dalhousie St					1956	Non-contributing
343	Dalhousie	339 Dalhousie St					Not applicable	Non-contributing
350	Dalhousie	101 George St					1960	Non-contributing
353	Dalhousie	353-355 Dalhousie St					1980	Non-contributing
366	Dalhousie	368-370 Dalhousie St					1930	Contributing
374	Dalhousie	378 Dalhousie St					1888	Contributing
313 A	Dalhousie						Not applicable	Non-contributing
64	George	64-66 George St					1884	Contributing
70	George						1991	Contextual
72	George						1882	Non-contributing
74	George	74-78 George St			Yes		1876	Contributing
74	George	67-69 William St					1878	Contributing
87	George	70 York St					1980	Non-contributing

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
87	George						Not applicable	Non-contributing
87	George						Not applicable	Non-contributing
93	George						Not applicable	Non-contributing
98	George						1937	Contributing
555	Mackenzie	525 Mackenzie Ave, 600 Sussex	Connaught Building	National Historic Site; Classified Heritage Building	Yes		1913-1916	Contributing
9	Murray	9 to 35 Murray St					1988	Non-contributing
30	Murray						1974	Non-contributing
34	Murray	36 Murray St					1957	Non-contributing
55	Murray	47-63 Murray St & 112 Parent	Martineau Hotel		Yes		1871	Contributing
78	Murray	86-88 Murray St					1998	Non-contributing
78	Murray	82-84 Murray St					2001	Non-contributing
85	Murray	87 Murray St					1994	Non-contributing
89	Murray	89-91 Murray St			Yes		1876	Contributing
93	Murray	95 Murray St					1872	Contributing
97	Murray	99-105 Murray St					1911	Contributing
100	Murray						2005	Non-contributing
108	Murray		Eloise Apts.				1903	Contributing
109	Murray	107 - 111 Murray St					1930	Contributing
110	Murray	110-112 Murray St					1909	Contributing
113	Murray						1889	Contributing
117	Murray						1985	Non-contributing
119	Murray	260 /-270 Dalhousie St					1909	Contributing
119	Murray						1912	Contributing
135	Murray	269 Dalhousie					1904	Contributing
111	Parent						1948	Non-contributing
115	Parent	76 Murray St					1873	Non-contributing

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
73	Rideau	"18-30 George St, including 85 Rideau and 87 Rideau"					1912	Non-contributing
90	Rideau	80 George					1996	Contextual
90	Rideau	71-73 William St					1996	Contextual
90	Rideau	90 George					2007	Non-contributing
99	Rideau	54 1/2-62 George St					1985	Non-contributing
139	Rideau	96 George St					Not applicable	Non-contributing
155	Rideau	380-384 Dalhousie St					1963	Non-contributing
167	Rideau	377 Dalhousie St	Mercury Court				1923	Contributing
47	Rideau	4-14 George St					1992	Non-contributing
259	St Patrick	257-259 St. Patrick St					1934	Non-contributing
260	St Patrick						1958	Non-contributing
138	St. Patrick	136 St. Patrick St					1985	Non-contributing
138	St. Patrick	419-423 Sussex Dr	"Bishop's Block, O'Connor Building, Graham - McGilivray Building)"	Recognized Federal Heritage Building	Yes	Yes	1986	Contributing
138	St. Patrick	425-431 Sussex Dr				Yes	1986	Contributing
240	St. Patrick	250-260 Dalhousie St					1974	Non-contributing
256	St. Patrick						Not applicable	Non-contributing
261	St. Patrick	263-265 St. Patrick St					1960	Non-contributing
424	Sussex	428 Sussex Dr	Reconciliation: The Peacekeeping Monument				1992	Not applicable
489	Sussex	489-493 Sussex Dr	Institut Jeanne d'Arc: May Building, 489 Sussex	"Recognized Federal Heritage Building"		Yes	"1995-1998 (1846-1876 façade)"	Contributing
489	Sussex	475 Sussex Dr	Institut Jeanne d'Arc: Revere Hotel	"Recognized Federal Heritage"		Yes	"1995-1998 (1846-1876 façade)"	Contributing

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
489	Sussex	489 Sussex Dr	Institut Jeanne d'Arc: Sparrow Building	Recognized Federal Heritage Building		Yes	"1995-1998 (1846-1876 façade)"	Contributing
489	Sussex	471-485 Sussex Dr	Institut Jeanne d'Arc; 481 Sussex, Mansfield Building	Recognized Federal Heritage Building			"1995-1998 (1846-1876 façade)"	Contributing
489	Sussex	9-11-15 York St				Yes	1970s (façade 1901)	Contributing
489	Sussex	17-19 York St	Office Building (Grant Whole Sale House)	Recognized Federal Heritage Building			1902	Contributing
489	Sussex	17-19 York St	Office Building (Grant Whole Sale House)	Recognized Federal Heritage Building			1902	Contributing
489	Sussex	10-18 Clarence St					1997	Non-contributing
500	Sussex	490 Sussex Dr	Embassy of the United States of America				1996	Non-contributing
510	Sussex						Not applicable	Not applicable
515	Sussex	18 A-18-20 York St	Institute candien-francais		Yes	Yes	1976 (1876 façade)	Contributing
515	Sussex	541 Sussex	Former Geological Survey of Canada	Recognized Federal Heritage Building; National Historic Site			1863 / 1917	Contributing
515	Sussex	6 York St				Yes	1984 (façade 1877)	Contributing
515	Sussex	8 York St				Yes	1877 ( façade 1877)	Contributing
515	Sussex	31 George St	Courtyard Restaurant				1917	Contributing
515	Sussex	511-513 Sussex					1959	Non-contributing
515	Sussex	35-37 George St	Wine Vault/ Ottawa School of Art	Recognized Federal Heritage Building			1907	Contributing
515	Sussex	517-519 Sussex Dr					1967	Non-contributing
515	Sussex	10-12 York St					1975	Non-contributing
515	Sussex	20-22 York St					1982	Non-contributing
515	Sussex	33 George St					2002	Non-contributing
515	Sussex	535, 537, 539 Sussex Dr	Henry Palmer and Germain Buildings			Yes	1974	Contributing
515	Sussex	521-525 Sussex Dr	Le Hibou Café			Yes	1872	Contributing

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
515	Sussex	527-531 Sussex Dr	McDougal Block			Yes	1981 (1872 façade)	Contributing
35	William						1872	Contributing
37	William						1913	Contributing
43	William						1913	Contributing
45	William						1861	Contributing
47	William						1861	Contributing
49	William	49-53 William St					1930	Contributing
55	William	55-61 William					1916	Contributing
41 A	William	41A-41C William					1913	Contributing
21	York	21-23 York St					1875	Contributing
24	York	41 George St					1959	Not applicable
24	York	41 George St					1959	Non-contributing
25	York						1875	Contributing
27	York						1951	Contextual
31	York	33 York St					1886	Non-contributing
35	York						Not applicable	Not applicable
39	York	41 York St	St. Louis Hotel		Yes		1875	Contributing
43	York	14-18 By Ward Market Sq					1874	Contributing
51	York						1974	Non-contributing
54	York	54-60 York St			Yes		1880	Contributing
61	York	11 A William St					1915	Contributing
61	York	11 William St					1929	Contributing
62	York	62-66 York St			Yes		1844	Contributing
71	York	71-73 York St					1984	Non-contributing
75	York						1928	Non-contributing
81	York						Not applicable	Non-contributing
95	York	312-322 Dalhousie					1946	Contributing
101	York	315-317 Dalhousie St					1898	Contributing

Main Address	Street	Secondary Address	Common Name	"Federal Heritage Building"	Part IV	"Reproduction/reconstruction"	Construction Date	Final Category 2024
103	York						1890	Contributing
107	York	105-107 York St					1898	Contributing
109	York						1898	Contributing
110	York	108 York St					1948	Non-contributing
111	York						1910	Contributing
113	York	113-115 York St					1910	Contributing
116	York	118 York St					Not applicable	Non-contributing
119	York						1887	Contributing
121	York	121-123 York St					1912	Contributing
126	York	151 George St					1913	Contributing
127	York						1870	Contributing
129	York						1877	Contributing
135	York	139 York St	York Towers				1973	Non-contributing

