

Subject: Conservation Design Guidelines - 284 King Edward Avenue

File Number: ACS2025-PDB-RHU-0049

Report to Built Heritage Committee on December 9, 2025

and Council 28 January 2026

**Submitted on November 28, 2025 by Court Curry, Director, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services
Department**

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Ward: Rideau-Vanier (12)

**Objet : Lignes directrices en matière de conception pour la conservation –
284, avenue King Edward**

Dossier : ACS2025-PDB-RHU-0049

Rapport au Comité du patrimoine bâti

le 9 décembre 2025

et au Conseil le 28 janvier 2026

**Soumis le 28 novembre 2025 par Court Curry, Directeur, Services des emprises,
du patrimoine, et du design urbain, Direction générale des services de la
planification, de l'aménagement et du bâtiment**

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REPORT RECOMMENDATION

That Built Heritage Committee recommend that Council direct staff to consider the “284 King Edward Avenue Conservation Design Guidelines”, attached as Document 1 in evaluating any future application for redevelopment of this property under Section 33 or 34 of the *Ontario Heritage Act*.

RECOMMANDATION DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de demander au personnel de prendre en considération les Lignes directrices en matière de conception pour la conservation visant le 284, avenue King Edward, jointes à la présente en tant que document 1, lors de l’examen de toute future demande de réaménagement de cette propriété, aux termes de l’article 33 ou 34 de la *Loi sur le patrimoine de l’Ontario*.

BACKGROUND

The Église évangélique baptiste d’Ottawa at 284 King Edward Avenue was constructed between 1904 and 1920 in Lowertown at the corner of King Edward Avenue and Clarence Street. The church was constructed in the Late Gothic Revival Style and was designed by William James Abra of the Ottawa architectural firm of Richards and Abra, a firm which designed numerous churches in the city. King Edward Avenue is an important historic corridor in Lowertown and includes many designated and listed heritage buildings. It forms the eastern edge of the ByWard Market and Lowertown West.

In 2020, City Council approved a Zoning By-law Amendment to change the zoning of this property from Minor Institutional (I1A) to Traditional Main Street (TM). This would allow for a wider variety of uses on the site in the future. At the time of the application, heritage planning staff stated that this property was a strong candidate for designation, and a designation report would follow at a later date, since the property was already listed on the Heritage Register.

Given the Bill 23 timelines, Heritage Planning staff recommended that Council designate this property under Part IV of the *Ontario Heritage Act* in February 2024 through report [ACS2024-PRE-RHU-0010](#). The property owner was not supportive of the proposed designation for a number of reasons but particularly due to ongoing efforts to sell the property and discussions with adjacent property owners regarding a potential land assembly.

Given the concerns of the owner, at its meeting of April 3, 2024, Council referred the matter back to Built Heritage Committee meeting of October 2024. At its meeting of

October 8, 2024, Built Heritage Committee passed a motion to further defer consideration of the proposed designation to allow time for discussions between staff and representatives of the property owner to continue. The Built Heritage Committee directed staff to return to BHC by the end of Q1 2025. Heritage Planning brought the report back to the December 10, 2024 Built Heritage Committee meeting and the Committee carried the staff recommendation to issue a Notice of Intention to Designate the property under Part IV of the *Ontario Heritage Act*.

At this meeting, staff accepted the following direction from Vice Chair Plante.

Direction to Staff

Vice-chair S. Plante

Referencing the correspondence submitted related to this item, the need for a more comprehensive development solution for the site beyond the property line of the church, while allowing for an opportunity to look at an interesting concept that would create an “Eastern Gateway” into the ByWard Market, would attract a more viable market investment at this corner.

A collaborative process for 284 King Edward Avenue would:

- Encourage diverse developers by reducing upfront financial and procedural confusion.
- Facilitate community-driven redevelopment that integrates heritage considerations.
- Allow time to gauge market interest and refine concepts before formal commitments.
- Provide a realistic path for heritage preservation of this church.

Therefore, as a good practice, staff be directed to work with the property owner’s group to develop conservation guidance, in the form of conservation design guidelines, a heritage easement or other appropriate tool, for the future redevelopment of this site in recognition of its heritage value and its location on an important corridor, in the absence of formal applications under the *Planning Act*.

Council issued a Notice of Intention to Designate this property in January 2025 and a By-law 2025-127 designating the property was passed by Council on April 16, 2025. No appeals were received, and the by-law is in full force and effect.

This report has been prepared in response to the direction received at the December 2024 Built Heritage Committee meeting.

DISCUSSION

There are thousands of historic places of worship across Canada, many of which have lost their congregations or in some instances the congregations have outgrown the space. This leaves property owners attempting to sell these properties and municipalities considering the heritage values of these important historic buildings. The City of Ottawa Official Plan acknowledges this in policy 4.5.3 (2):

The City may work with faith groups in order to find approaches to the adaptive re-use of their places of worship that shall preserve and honour their cultural heritage value in changing urban, suburban or rural environments.

The congregation at 284 King Edward Avenue has outgrown the church building and has moved to a new place of worship. The property owner has been working with a team of development industry professionals to market the property along with an adjacent vacant property at 211 York Street, at the southwest corner of King Edward Avenue and York Street. The property owners have not and do not intend to submit any applications under the *Planning Act* to permit the redevelopment of this site. The intention of the process that staff have engaged in with the property owners is to explore possibilities for the site should a future owner wish to redevelop.

Discussions between staff and the representatives of the property owner took place over several months to determine what type of conservation guidance could be recommended to Council and be used by a future property owner to guide redevelopment of this property in the context of a development application. Through these discussions Heritage Planning Staff developed the “284 King Edward Avenue- Conservation Design Guidelines” attached as Document 1 in collaboration with the property owner’s team.

The guidelines contemplate a spectrum of possible design solutions for this site but primarily focus on two potential approaches while acknowledging there are a variety of other solutions that may be appropriate. Examples of church integration projects are included in Document 2 for reference.

The approaches are described at a high level below:

Approach A- Minimal Intervention Approach

- This approach is the preferred approach and focuses on retention and adaptive reuse of the three-dimensional volume of the church and locates any new development at the south and west portions of the property.

Approach B- Meaningful Incorporation into New Development

- This approach includes more intervention to the historic fabric of the church and could include:
 - Retention of the primary street facing facades on Clarence Street and King Edward Avenue as well as the entire volume of the tower at the north east corner of the building.
 - New development could be cantilevered over the building subject to ensuring careful integration with the historic building.

While there are currently no plans to redevelop the site, this report recommends that Council direct staff to consider these guidelines to apply in any future redevelopment proposal for the consolidated site which includes the designated parcel at 284 King Edward Avenue. If approved by Council, these guidelines would provide a heritage lens to the evaluation of a future redevelopment application under the *Ontario Heritage Act* and a Heritage Impact Assessment would be required to demonstrate compliance with the guidelines.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the recommendation of this report.

CONSULTATION

Extensive consultation was undertaken with the property owner's representatives.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for this report at this time. Servicing capacity requirements to be confirmed at time of site plan. Sanitary capacity availability is only provided as a guide at time of rezoning. Allocation of sanitary capacity is typically committed on a first come first served basis at time of site plan application.

TERM OF COUNCIL PRIORITIES

There are no impacts on Term of Council Priorities.

SUPPORTING DOCUMENTATION

Document 1 284 King Edward Avenue- Conservation Design Guidelines

Document 2 Church Integration Examples for Reference

DISPOSITION

If Council approves this recommendation, Heritage Planning staff will implement the guidelines if a future redevelopment is proposed for this site.

Document 1

284 King Edward Avenue Conservation Guidelines

1.0 Introduction:

This document was developed in 2025 as a collaborative project between City of Ottawa Heritage Planning Staff and representatives of the property owners. The project team included:

- Jane Kirchmann, Development Management Consultant
- Kevin Reid, Director Design, RLA Architects
- Barry Padolsky, Architect
- Brian Casagrande, Partner, FoTenn Planning + Design
- Ashley Kotarba, Heritage Planner, City of Ottawa
- Lesley Collins, Program Manager, Heritage Planning, City of Ottawa

Through the development of this document, City staff sought advice from colleagues in Affordable Housing, Planning Services, Planning Policy and Urban Design.

1.1 Background:

At its meeting of December 10, 2024 the Built Heritage Committee approved the issuance of a Notice of Intention to Designate 284 King Edward Avenue under Part IV of the Ontario Heritage Act. This recommendation was carried by Ottawa City Council on January 22, 2025.

At the December 10, 2024 meeting, staff accepted the following direction:

Direction to Staff

Vice-chair S. Plante

Referencing the correspondence submitted related to this item, the need for a more comprehensive development solution for the site beyond the property line of the church, while allowing for an opportunity to look at an interesting concept that would create an “Eastern Gateway” into the ByWard Market, would attract a more viable market investment at this corner.

A collaborative process for 284 King Edward Avenue would:

- Encourage diverse developers by reducing upfront financial and procedural confusion.
- Facilitate community-driven redevelopment that integrates heritage considerations.
- Allow time to gauge market interest and refine concepts before formal commitments.
- Provide a realistic path for heritage preservation of this church.

Therefore, as a good practice, staff be directed to work with the property owner's group to develop conservation guidance, in the form of conservation design guidelines, a heritage easement or other appropriate tool, for the future redevelopment of this site in recognition of its heritage value and its location on an important corridor, in the absence of formal applications under the *Planning Act*.

1.2 Purpose:

The purpose of this document is to inform the conservation, future adaptive reuse and redevelopment of the consolidated property parcels at 284 King Edward Avenue, 240 Clarence Street and 211 York Street. If additional parcels of land are consolidated as part of a development proposal, the guidelines will apply to all consolidated lands. This document has been prepared in consideration of the City of Ottawa Official Plan policy 4.5.3 (2) which contemplates creative approaches to adaptive reuse of places of worship in a changing city:

The City may work with faith groups in order to find approaches to the adaptive re-use of their places of worship that shall preserve and honour their cultural heritage value in changing urban, suburban or rural environments.

The parcel at 284 King Edward Avenue, 240 Clarence Street and 211 York Street includes the former *église evangelique d'Ottawa*, a property designated under Part IV of the *Ontario Heritage Act* (see Figure 1).

The document has been prepared with regard for the following documents:

- Statement of Cultural Heritage Value for 284 King Edward Avenue (See Section 1.4)
- City of Ottawa Official Plan
- Standards and Guidelines for the Conservation of Historic Places in Canada

The development of this document was also informed by massing studies prepared by RLA Architects.

Any alterations not contemplated in this document will be subject to the regular heritage permit process as outlined in the *Ontario Heritage Act* apply and will be assessed using the Standards and Guidelines for the Conservation of Historic Places in Canada.

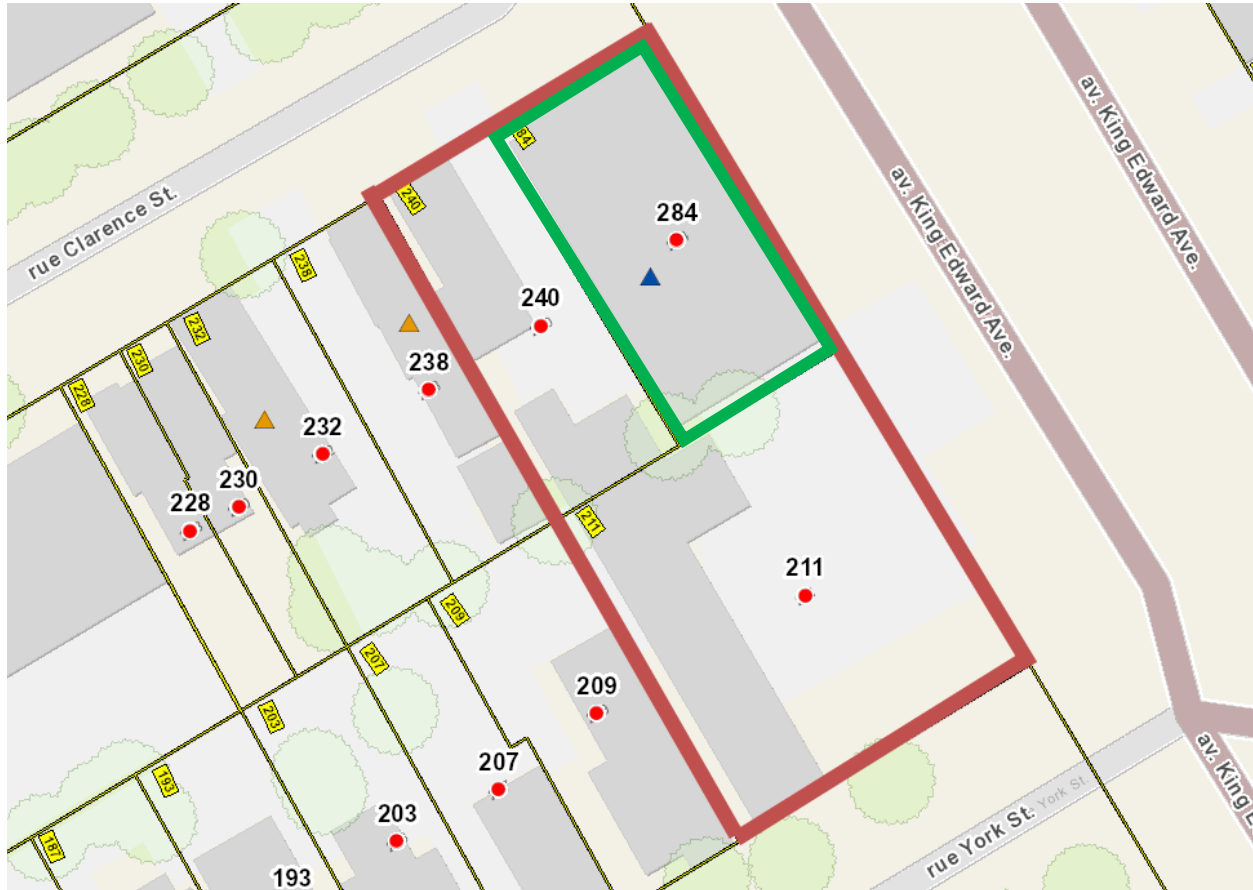


Figure 1: Parcel including 211 York Street, 284 King Edward Avenue and 240 Clarence Street outlined in red. Parcel included in By-law 2025-127, designating the église evangelique d'Ottawa, 284 King Edward Avenue under Part IV of the *Ontario Heritage Act*.

1.5 Limitations

It is important to note that this document has been prepared in the absence of any formal redevelopment proposal or application under the *Planning Act*. The guidance contained in this document is intended to only apply to the heritage aspects of any possible future proposal and does not apply to any applications under the *Planning Act*.

The contents of this document are not exhaustive and are primarily focused on the stated objectives of conserving the heritage value of the church while contributing to the

revitalization of King Edward Avenue and the advancement of broader development objectives within the Official Plan.

1.6 Implementation

The guidelines in this document are intended to inform potential owners, City staff, the Built Heritage Committee and City Council. This document should be used by prospective developers of this site and will be used in considering any future applications under the *Ontario Heritage Act*.

2.0 Heritage Context

The properties are located between Clarence Street and York Street on the west side of King Edward Avenue, in Ottawa's Lowertown neighbourhood (see Figure 2). The immediate context along King Edward Avenue includes a mix of historic and contemporary buildings. There is a concentration of historic institutional buildings on and near King Edward Avenue including the Champagne Bath, 321 King Edward Avenue the former Adath Jeshurun Synagogue, 375 King Edward Avenue, Hydro Substation No. 4, 251 King Edward Avenue, the Andrew W. Fleck Memorial, 195 George Street. There are also a number of designated residential properties in the immediate vicinity. The ByWard Market and Lowertown West Heritage Conservation Districts are west of the parcels.

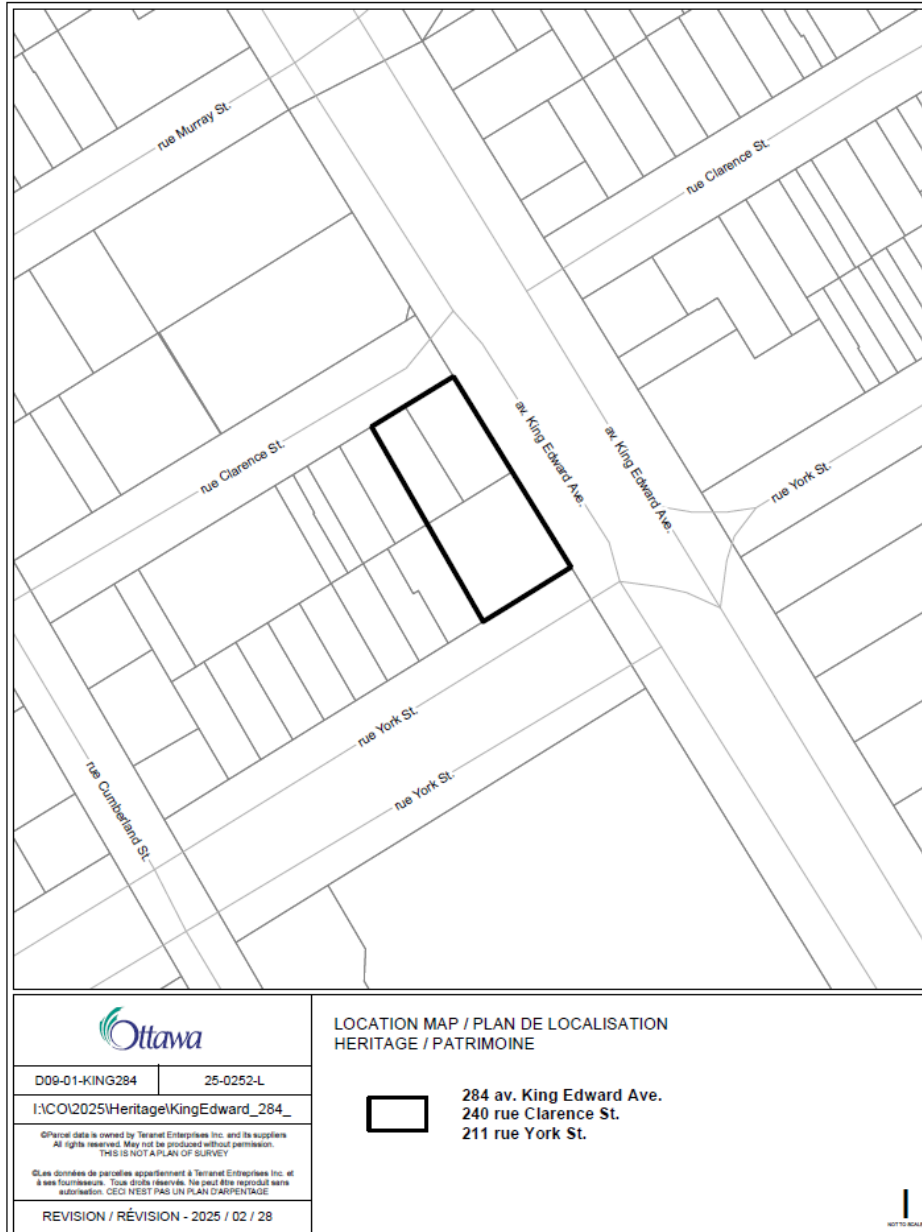


Figure 2: Location Map

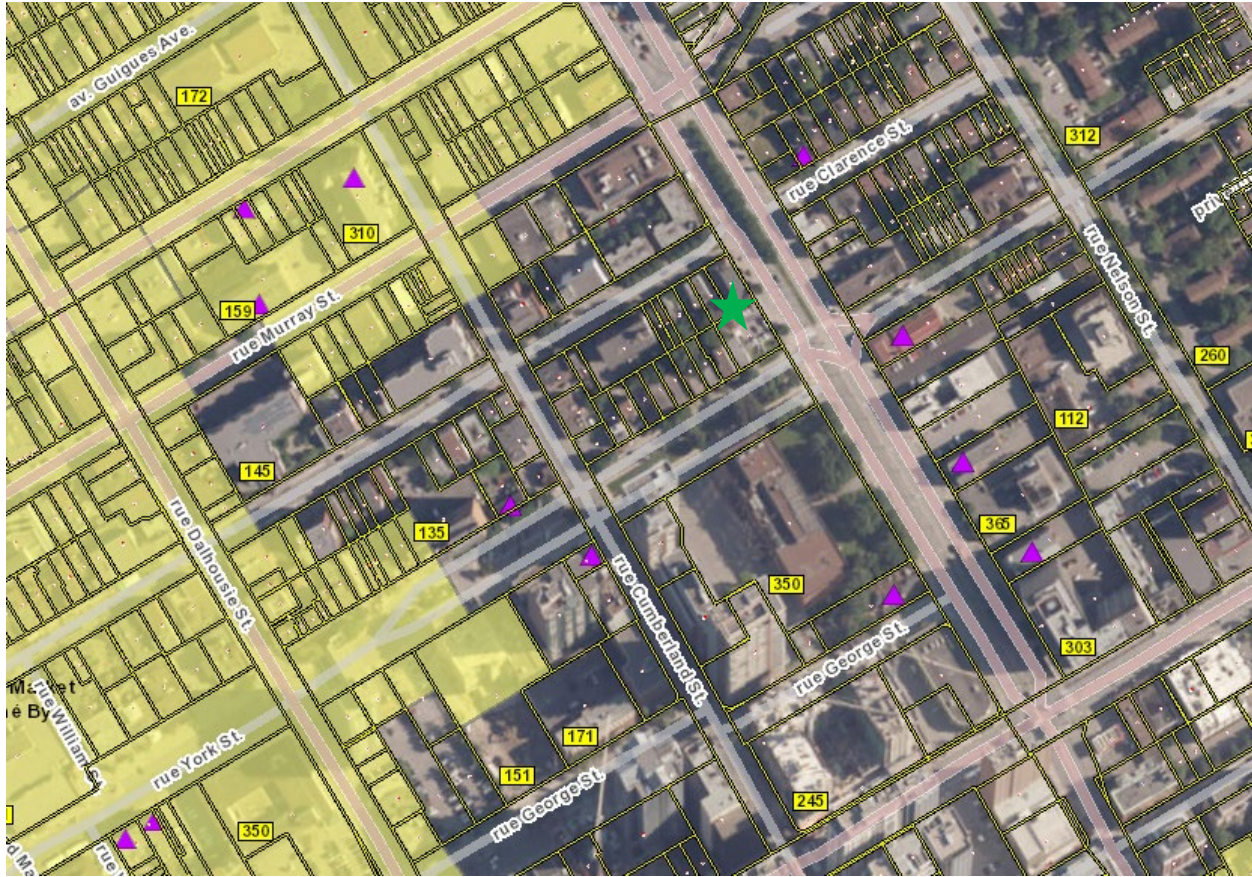


Figure 3: Heritage Context- the subject parcels are shown with a green star. Nearby individually designated properties are shown with purple triangles and the ByWard Market and Lowertown West HCDs are shown in yellow overlay. Source: City of Ottawa



Figure 4: North Façade (Source: City of Ottawa)



Figure 5: Looking west towards the east and north facades (Source: City of Ottawa)



Figure 6: Looking south towards the north façade and adjacent properties to the west (Source: City of Ottawa)



Figure 7: Looking west at the east façade of the building including the Gospel Hall (Source: Google Streetview)

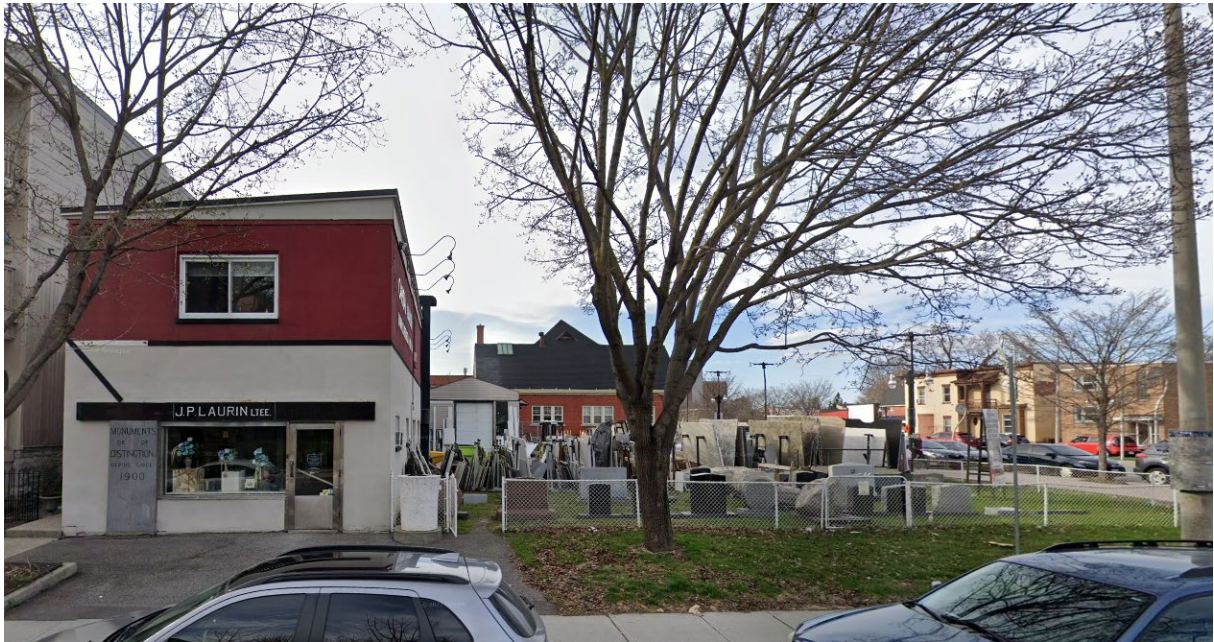


Figure 8: Looking north towards 211 York Street and the south façade of 284 King Edward Avenue (Source: Google Streetview)

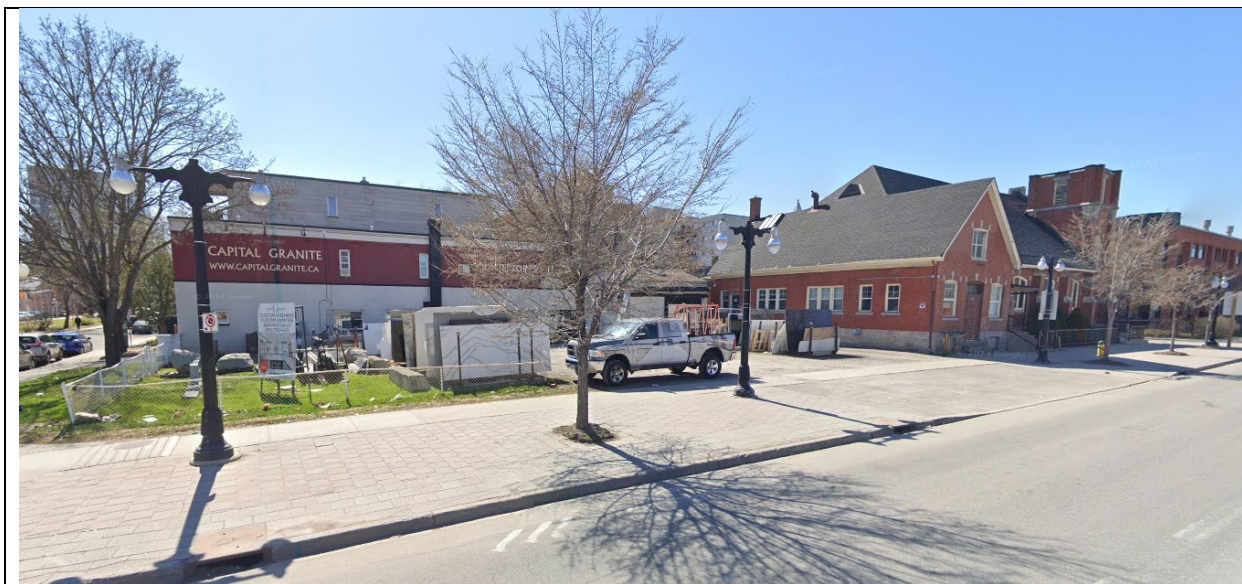


Figure 9: Looking west towards 211 York Street and the south façade of 284 King Edward Avenue (Source: Google Streetview)



Figure 10: Looking east along Clarence Street towards 240 Clarence Street and the north facade of 284 King Edward Avenue. (Source: Google Streetview)

2.1 Statement of Cultural Heritage Value and Attributes

(Schedule A, By-law 2025-127, enacted April 16, 2025)Description of Property

The French Baptist Church also known as the Église baptiste française, now the Église évangélique baptiste d'Ottawa at 284 King Edward Avenue is a red brick structure with limestone details and stone foundation. The Gospel Hall was built in 1904 and the sanctuary and tower were added to the site in 1919-20. The site is located at the southwest corner of Clarence Street and King Edward Avenue in Ottawa's Lowertown neighbourhood.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the Église évangélique baptiste d'Ottawa is found in its design value as a representative example of interwar church architecture with Late Gothic Revival influences, its historical association with the Ottawa's French Baptist community, and its contextual value as one of several red brick institutional buildings on King Edward Avenue.

The Église évangélique baptiste d'Ottawa has design value as a representative example of interwar church architecture influenced by the Late Gothic Revival style, a style that was popular in Ottawa during the interwar period and often used for institutional buildings. Typical of the style, the church features a dichromatic material palette using primarily red brick with simple stone detailing, a steeply pitched roof and prominent tower, buttressing and, leaded glass windows with tracery. The earliest part of the building, the Gospel Hall, was constructed in 1904 on the northern part of the site and was rolled across the lot in 1919 to the southern edge. This was an uncommon practice for this era, displaying a degree of technical merit.

The church has cultural heritage value for its association with local architect William James Abra. In 1919, the congregation engaged Abra of the Ottawa architectural firm Richards and Abra to design the new church that would incorporate the existing Gospel Hall. It was the first French Baptist Church in Ontario. The Église évangélique baptiste d'Ottawa has historical value for its associations with the establishment and growth of French Baptism in Ottawa and with francophone history in Lowertown. Baptist pastor, Reverend George Rainboth McFaul first held French services in a rented hall on Clarence Street in 1901. Over the next three years, he would hold services in various locations around Lowertown until the growing congregation purchased the property at the corner of King Edward Avenue and Clarence Street and built a Gospel Hall in 1904. As the congregation continued to grow, 40 funds were raised to move the hall from the corner of Clarence and King Edward to the rear of the lot in order to build a new, larger church building on the site in 1919.

The church has contextual value as it is physically and historically linked to its surroundings as one of several early 20th century institutional buildings on King Edward Avenue including the former Adath Jeshurun Synagogue (1904), Hydro Station No. 4 (1931) and the Champagne Bath (1922). It is also functionally linked to the Francophone community in Lowertown, having continuously provided French services since its establishment at the beginning of the 20th century. The church is important in maintaining the historic character of Lowertown, reflecting the neighbourhood's eclectic mix of buildings dating from the 19th and early 20th centuries.

Description of Heritage Attributes

The following attributes that express the cultural heritage value of the Église évangélique baptiste d'Ottawa as an example of interwar church architecture with Late Gothic Revival influences:

- Red brick cladding and stone foundation
- Asymmetrical north façade
- Steeply pitched gable roof
- Brick details including buttresses and voussoirs
- Limestone details including keystones
- Brick parapet on the north façade topped with dressed stone and a small crest stone at the top of the gable
- Variety of asymmetrically arranged windows including:
- Segmentally arched triple windows on the east and west façades
 - Multipaned windows on the north façade □ Tall rectangular windows on the tower with cathedral glass and tracery
 - A central rose memorial window with tracery and stained glass, dedicated to former member of the congregation Edmund C. Lawrence, killed in the First World War
 - Stained glass memorial window to former member of the congregation George Reymond, killed in the First World War
- The square tower at the north east corner featuring:
 - main entrance with segmental arched double paneled wood doors □ tapered stone corbels with stringcourse

- stepped corner piers and louvered openings
- The south wing, containing the original Gospel Hall with its:
 - simple, front gable roof
 - row of rectangular windows

The contextual value of the French Baptist Church is embodied in its prominent location at the southwest corner of King Edward Avenue and Clarence Street.

The designation is limited to the footprint and envelope of the church. The interior of the building is excluded.

3.0 Heritage Conservation Approaches

In the absence of a formal development proposal for this site, this document contemplates a range of options that could appropriately conserve the heritage attributes of the site as outlined in the Statement of Cultural Heritage Value. These options have not been considered holistically as it relates to planning, engineering, or other municipal matters and have been prepared in the context of the policy framework in place at the time of writing. This document does not supersede the need to approvals under the *Ontario Heritage Act*, *Planning Act* or other legislation as required.

There are two approaches outlined in this document:

- Approach A outlines an approach of minimal intervention into the historic fabric of the church building and new construction on the lots to the south and west.
- Approach B contemplates greater alteration of the historic building but maintains meaningful integration of significant portions of the church building into a new development above the existing church and to the south and west.

These approaches exist on a continuum and there could be a wide variety of other alternatives that might be appropriate. The two approaches contemplated in this document are intended to provide acceptable interventions at either end of this continuum.

3.1 Overarching Principles

1. Any approach to redevelopment of this site should prioritize the retention and incorporation of the building and its identified heritage attributes. Approach A is the preferred approach and should be meaningfully explored and considered prior to considering Approach B.

2. A larger parcel of land would provide greater flexibility for a heritage sensitive design approach.
3. An approach of minimal intervention is preferred.
4. Any redevelopment of this site must meet Standard 11 of the Standards and Guidelines for the Conservation of Historic Places in Canada which states:

“Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place”
5. Both approaches contemplate significant incorporation of the church building and not simply its façade. Façadism is not an appropriate approach to the conservation of this building, instead the guidelines prefer conservation of the building in its entirety or significant portions of the three-dimensional volume of the building.

3.2 Approach A - Minimal Intervention Approach

This approach would involve retention of the entirety of the church building and include any new construction on the south portion of this site. This approach represents “minimal intervention” per the recommendations in the “Standards and Guidelines for the Conservation of Historic Places in Canada.”

In this approach, the entire three-dimensional volume of the church would be conserved by ensuring the following principles are followed:

1. Prioritize the adaptive reuse of the church as part of any redevelopment proposal.
2. Locate any new construction at the south and west of the consolidated property.
3. Any new construction along Clarence Street and King Edward Avenue shall respect and reinforce the visual primacy of the historic building. Use design techniques such as setbacks, stepbacks, recessed gaskets, strategic glazing and compatible materials to ensure compatibility and provide appropriate transition.
4. New construction at the southern portion of the site should be up to mid-rise, unless there is a larger land assembly. High-rise built form may be appropriate from a heritage conservation perspective if it allows for an improved heritage conservation approach. Any consideration of a high-rise building would have to

be considered in the context of a development application with an appropriate planning rationale.

5. Alterations to the existing church may be considered on the west and south facades in order to integrate the historic building with a new development at the south and west of the site.
6. Development that includes retention of the entirety of the built heritage resource could leverage a density transfer to facilitate the conservation of the church as described in the Official Plan policy 4.5.2 (7) below:

The City may permit the transfer of density potential from one site to another to facilitate the retention of built heritage resources in those areas which have an established floor space index (FSI) under the Zoning By-law, and will study options to transfer density on sites without specified FSI, subject to:

- a) A concurrent, equivalent down-zoning and up-zoning of donor and recipient sites, respectively;
- b) Maintaining an appropriate relationship with respect to scale and architectural treatment between the heritage resource(s) and the new development and between the recipient site and its existing environs; and
- c) Where a density transfer is to take place in the Downtown Core Transect, conformity shall be required with policies regarding building heights and the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols

3.3 Approach B- Meaningful Incorporation into New Development

This approach would include significantly more intervention to the historic fabric of the church building while prioritizing the conservation of the heritage values and attributes of the designated property.

In this approach, a significant portion of three-dimensional volume of the church would be conserved and the following guidelines apply:

1. The primary street facing façades on Clarence Street and King Edward Avenue should be retained in situ.
2. The complete three-dimensional volume of the north-east tower of the church shall be retained.

3. A sense of the gable roofs of both the Gospel Hall and the main church building and their relationship to one another shall be retained in any new development.
4. If new construction is cantilevered over the existing building, careful consideration must be given to how the required structural support is integrated into the historic building. New structural components should establish alignment with the existing structural buttresses of the church.
5. Any new mass along King Edward Avenue and Clarence Street should be set back as to retain primacy of the east elevation of the church.
6. Any development application that proposes high-rise built form may be considered from a heritage conservation perspective for its contributions to the conservation and adaptive reuse of the church and its potential to provide improved transition and integration with the historic building. The current policy framework for this property does not contemplate high-rise built form, as such any consideration of a high rise on this site would require a development application with an appropriate planning rationale.

Document 2 Church Integration Project Examples

Below are a series of church integration projects. These examples show a variety of design approaches to how the three-dimensional church form can be integrated into new development.

These examples are provided for reference purposes only. There are many other examples in Ottawa and beyond that could offer appropriate inspiration for a redevelopment at 284 King Edward Avenue.



St. Charles Market, 135 Barrette Street (Source: Linebox Studio)



All Saints Church, 315 Chapel Street (Source: Linebox Studio)



87 Mann Avenue (Source: RMA+SH Architects)



Southminster United Church, 1040 Bank Street

Source: Windmill Development Group



Christchurch Cathedral, 439 Queen Street (Source: Google Maps)



384 Arlington Avenue (Source: Windmill Development Group)



St. Andrew's Presbyterian Church, 275 Sparks Street (Source: Google Maps)