

**Subject: Heritage Permit for Alterations at 110-116 York Street**

**File Number: ACS2026-PDB-RHU-0009**

**Report to Built Heritage Committee on 10 February 2026 and**

**Planning and Housing Committee on 18 February 2026**

**and Council 25 February 2026**

**Submitted on January 30, 2026 by Court Curry, Manager, Right of Way, Heritage,  
and Urban Design Services, Planning, Development and Building Services  
Department**

**Contact Person: MacKenzie Kimm, Heritage Planner III, Heritage Planning Branch**

**613-580-2424 ext. 15203, MacKenzie.Kimm@ottawa.ca**

**Ward: Rideau-Vanier (12)**

**Objet : Permis patrimonial en vue de modifications aux 110-116, rue York**

**Dossier : ACS2026-PDB-RHU-0009**

**Rapport au Comité du patrimoine bâti**

**le 10 février 2026**

**au Comité de la planification et du logement le 18 février 2026**

**et au Conseil le 25 février 2026**

**Soumis le 30 janvier 2026 par Court Curry, Gestionnaire, Services des emprises,  
du patrimoine, et du design urbain, Direction générale des services de la  
planification, de l'aménagement et du bâtiment**

**Personne ressource: MacKenzie Kimm, Urbaniste du patrimoine III, Direction de  
la planification du patrimoine**

**613-580-2424 poste 15203, MacKenzie.Kimm@ottawa.ca**

**Quartier : Rideau-Vanier (12)**

**REPORT RECOMMENDATION(S)**

**That the Built Heritage Committee and the Planning and Housing Committee recommend that Council:**

- 1. Approve the application to alter the property at 110-116 York Street to facilitate an expansion to the existing hotel on the site, according to plans by Neuf Architects dated November 11, 2025, and received on November 17, 2025, conditional upon the applicant:**
  - a. Revising the colour of the brick for the tower to be more compatible with the HCD to the satisfaction of heritage staff, prior to the issuance of a building permit;**
  - b. Providing samples of exterior cladding materials, including the proposed decorative ventilation screen at the northwest entrance for heritage staff's approval, prior to the issuance of a building permit;**
  - c. Providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes;**
  - d. Continuing to work with heritage and urban design staff, in consultation with the Lowertown Community Association to finalize details of the proposed art installation on the east elevation of the building, to the satisfaction of the Program Manager of Heritage Planning;**
  - e. Ensuring that the proposed fixtures will be oriented to minimize light pollution as far as possible; final details of lighting and associated signage to be provided to heritage staff for approval prior to the issuance of a building permit.**
- 2. Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

## **RECOMMANDATION(S) DU RAPPORT**

**Que le Comité du patrimoine bâti et le Comité de la planification et du logement recommandent ce qui suit au Conseil :**

- 1. Approuver la demande de modification du bien-fonds situé aux 110-116, rue York afin de permettre l'agrandissement de l'hôtel occupant les lieux, selon les plans préparés par Neuf Architects, datés du 11 novembre 2025 et reçus le 17 novembre 2025, sous réserve du respect des conditions suivantes par le requérant :**
  - a. changer la couleur de la brique pour que la tour soit plus compatible avec le DCP, à la satisfaction du personnel responsable du patrimoine, avant de délivrer un permis de construire;**
  - b. soumettre à l'approbation du personnel chargé du patrimoine des échantillons du revêtement extérieur, notamment la grille de ventilation décorative proposée à l'entrée nord-ouest, avant la délivrance d'un permis de construire;**
  - c. fournir un exemplaire des plans associés au permis de construire au personnel chargé du patrimoine au moment de présenter la demande de permis de construire; la demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées;**
  - d. continuer de collaborer avec le personnel chargé du patrimoine et du design urbain, en consultation avec l'Association communautaire de la Basse-ville, en vue de finaliser les détails de l'installation artistique proposée sur la façade est du bâtiment, à la satisfaction du gestionnaire de programme de la Direction de la planification du patrimoine;**
  - e. veiller à ce que le projet soit conçu de manière à minimiser autant que possible la pollution lumineuse; les détails définitifs de l'éclairage et de la signalisation associée doivent être soumis à l'approbation du personnel chargé du patrimoine avant la délivrance d'un permis de construire.**
- 2. Déléguer au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment, le pouvoir d'apporter des modifications mineures.**

**3. Approuver la délivrance d'un permis patrimonial d'une durée de deux ans à compter de la date de délivrance, sauf indication contraire du Conseil.**

**EXECUTIVE SUMMARY**

This report recommends conditional approval of an application under the *Ontario Heritage Act* to facilitate a new 17-storey addition to an existing hotel at 110-116 York Street within the ByWard Market Heritage Conservation District. The addition would expand upon a previously approved 16-storey addition from 2023, as a result of the applicant's acquisition of an adjacent vacant lot. The proposal results in the removal of a vacant lot in the HCD and building design that will make a positive contribution to the York Streetscape. This addition will facilitate the construction of new hotel accommodations, which in turn will help support the economic development and tourism goals in the ByWard Market. This report has been prepared as applications under the *Ontario Heritage Act* for alterations for large scale additions require the approval of City Council. Applications for a Zoning Bylaw Amendment and Official Plan Amendment are also required to facilitate the project and are expected to be considered by Council concurrently.

**RÉSUMÉ**

Le présent rapport recommande l'approbation conditionnelle d'une demande présentée en vertu de la *Loi sur le patrimoine de l'Ontario*, afin de permettre la construction d'un rajout de 17 étages à un hôtel occupant les 110-116, rue York, dans le district de conservation du patrimoine du marché By. Ce rajout viendrait se greffer à un rajout de 16 étages approuvé en 2023, par suite de l'acquisition par le requérant d'un terrain vacant adjacent. La proposition donnerait lieu à la suppression d'un terrain vacant dans le district de conservation du patrimoine et à une conception de bâtiment contribuant de manière positive au paysage de rue de la rue York. Ce rajout permettra la construction de nouvelles commodités, qui viendront soutenir les objectifs de développement économique et touristique dans le secteur du marché By. Le présent rapport a été préparé parce que les demandes de modifications présentées en vertu de la *Loi sur le patrimoine de l'Ontario* et qui concernent des modifications devant permettre la création de rajouts de grande dimension requièrent l'approbation du Conseil municipal. Des demandes de modification du Règlement de zonage et de modification du Plan officiel doivent également être présentées pour ce projet, et devraient être examinées en même temps par le Conseil.

**BACKGROUND**

The subject site is located on the south side of York Street, east of Dalhousie Street and west of Cumberland Street (Document 1, Location Map, Document 2, Site Photos) and

is comprised of two lots known as 110 and 116 York Street. The property at 116 York Street has been vacant and used as surface parking since before the 1990s; 110 York Street previously included a two-storey red brick building constructed circa 1950 by the Union Saint-Joseph du Canada organization as office space. The Union Saint-Joseph du Canada had its headquarters at a 13-storey building next door at the corner of York and Dalhousie Streets at 325 Dalhousie Street; both buildings were demolished between 2014 and 2024.

The subject site is located at the boundary of the ByWard Market Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1991. The site at 110 York Street and the north (front) portion of the site at 116 York Street is located within the HCD boundary, while the rear portion of the site to the south which includes 137 and 141 George Street, is outside of the HCD boundary (see Figure 1, Document 1).

In 2024, City Council adopted a new HCD Plan for the ByWard Market HCD (Document 3, Statement of Cultural Heritage Value). As part of the preparation of the new Plan, the original inventory of properties was reviewed to ensure that each property's contribution to the HCD. Both 110 and 116 York Street were confirmed as "non-contributing" in the district.

In 2014, a heritage permit was approved for the demolition of the previous Union du Canada building at 325 Dalhousie Street and to construct the existing hotel. In 2023, City Council approved an application ([ACS2023-PRE-RHU-0045](#)) under the *Ontario Heritage Act* to demolish the previous two-storey red brick building and construct a 16-storey addition to the existing hotel. Portions of the site are currently under construction.

Since the 2023 approval, the applicant has acquired the neighbouring lot at 116 York Street. This application is to facilitate an expansion to the previously approved addition that comprises both lots.

This report has been prepared as applications under the *Ontario Heritage Act* for alterations for large scale additions require the approval of City Council. A Zoning By-law Amendment is required to add site-specific provisions and a site-specific zoning schedule to allow for the proposal. The site-specific zoning will address provisions including maximum building heights and the heritage overlay. The proposal also requires an Official Plan Amendment to associated policies in the ByWard Market Special District related to height. These applications will be considered by Planning and Housing Committee and City Council concurrently with the heritage application. A Site Plan Control application has also been submitted to facilitate the project.

## **DISCUSSION**

### **Project Description**

This application is to permit the construction of a 17-storey addition with a mechanical penthouse above, being an expansion to the previously approved 16-storey addition to the existing hotel. The site plan, elevations, and renderings of the proposal are attached to this report as Documents 4, 5, and 6. A landscape plan is also included as Document 7.

The proposed addition will be very similar to the previous project in its form, height, massing, materials and design. It will continue to be comprised of a low-rise, brick podium with a tower behind. The applicant has refined the design of the podium as a three-storey volume that will house a two-floor interior ballroom featuring large windows, brick pilasters and brick detailing. The tower will continue to be set back nine metres from York Street to provide transition from the low-rise buildings in the streetscape. On the east elevation, the tower will also be set back seven metres to provide massing relief to the neighbouring heritage building at 126 York Street. The upper floors will be clad in a mix of brick and aluminum panels with windows. The footprint of the new addition will cover the entirety of the resulting combined lots and will abut the adjacent hotel via a three-storey section clad in grey-coloured spandrel glass and translucent glazing; this section will be slightly set in from the existing hotel and the red brick volume and will serve as the entrance to the lobby of the new section of the hotel.

The project includes four levels of underground parking to be shared with the 22-storey residential building at 137 and 141 George Street for which approval was given in 2014; the residential building is outside of the ByWard Market HCD. The garage will be accessed off Dalhousie Street via a drive aisle located midblock between York and George Street, between the existing hotel and the residential building.

### **ByWard Market Heritage Conservation District Plan**

Any application for alteration or an addition within the ByWard Market HCD is reviewed for consistency with the HCD Plan's Statement of Objectives, the Statement of Cultural Heritage Value, and the identified heritage attributes. All proposed applications must meet the policies and guidelines established in the Plan. The following sections set out the policies and guidelines specifically relevant to the subject proposal:

- Section 8.0- Additions and Section 10.4- Signage

Given the scale of the addition, staff have also considered relevant policies in Section 9.0- New Construction, and 9.2- Other Development Considerations, to help inform the review of this application, as appropriate.

The HCD Pla/n categorizes all properties as contributing or non-contributing; as vacant lots, these properties were determined to be non-contributing, as they do not include structures that express the cultural heritage value of the HCD.

### **Recommendation 1**

This proposal has been reviewed against the relevant policies and guidelines for additions in the ByWard Market HCD Plan and heritage staff recommend approval of the application for the following reasons:

#### **The proposal results in the removal of a vacant lot in the HCD and a site and building design that will make a positive contribution to the York Streetscape.**

- The expanded addition encompassing the adjacent lot at 116 York Street will result in the removal of a longstanding vacant lot in the HCD. The zero metre setback from York Street will establish a consistent street edge and allow for a street wall that is typical within the HCD. The additional lot area has allowed for a more discreet location of the garage access off Dalhousie Street and away from York Street. The purposeful change in materiality at the podium level from red brick to spandrel glass for the contemporary connection to the existing hotel helps to visually break up the façade and reflects a similar pattern of building widths seen in this block of York Street.

#### **The form, mass, and articulation of the podium helps to mitigate impacts of increased height on the York Street streetscape; the project's location and use of design measures supports the conservation of the defined attributes including intact streetscapes of the HCD.**

- The three-storey form of the podium gives the new addition a similar volume to other buildings in this block of York Street, helping to maintain the appearance of a low-rise form that is characteristic in the HCD. With the deep setback of the tower, the podium helps visually reduce the impact of the addition on the streetscape. Its flat roof and the horizontal divisions between floors take inspiration from other surrounding historic buildings and the use of brick pilasters to divide the bays of windows on the red brick volume visually references those of the contributing building at 126 York next door. Together, these efforts help the addition to be compatible and sensitive to its context.
- As an addition to the existing high-rise hotel, at the edge of the HCD and on a minor corridor, the site's location means the project will have minimal impact on the core of the HCD, the ByWard Market Building and other landmark buildings. The overall height is generally the same as the existing hotel, and the deep

setbacks of the tower on east and north help to provide transition, having regard for the low-rise buildings on the north side of York Street and to 126 York next door.

**The addition uses compatible materials and reflects architectural characteristics of adjacent contributing buildings to be sensitive to its context.**

- The materiality and proposed architectural details of the podium such as its brick cladding, brick detailing and cornice at the roof and between floors, as well as its window pattern and large areas of glazing on the ground floor, reflects and references similar features of this block of York Street in a contemporary way. The proposed use of red brick for the lower levels takes cues from neighbouring properties, while the mix of brick and panels for the tower helps it blend with the other tall buildings behind on George Street, emphasizing the podium's contribution to the street while the tower acts as a backdrop at the edge of the HCD.

Height

The ByWard Market HCD is characterized by its low-rise nineteenth and early twentieth century buildings, framed by taller buildings on its south and west. This low-rise character emphasizes the taller elements of several historic landmark buildings north of the ByWard Market HCD in Lowertown West, such as the spires of Notre Dame Basilica and the former St. Brigid's Church. In preparing the new HCD Plan, careful consideration was given to providing direction for how to ensure that the conservation of that character could be achieved, while also providing direction for how development can occur sensitively within the HCD (Section 9.2). The Plan recognizes that there is a concentration of intact, historic low-rise buildings at the core around the ByWard Market building which together mostly strongly convey the HCD's early commercial character. Accordingly, in that core area, the Plan provides policies that seek to maintain that low-rise form and directs new height towards the edges of the HCD and the Dalhousie Street corridor.

The design of the proposed expansion is very similar to the previously approved addition. This revised version will be 17-storeys with a mechanical penthouse, resulting in a building that is one-storey taller than before, but generally the same height as the existing hotel building. The proposed tower maintains the same nine-metre setback as the previous addition, being set well back from the podium façade at the street edge, which allows for the continued experience of the HCD's traditional low-rise character. In its location at the southern edge of the HCD, the new addition will be away from core of the HCD, surrounded by other tall buildings with which the proposal would be

consistent, helping to minimize the impact of the increased height. Together with the removal of a vacant lot in the HCD and the efforts made to design the podium to be compatible with the character of the HCD and ground the building in its historic streetscape, staff are satisfied that the proposal meets the intent of the HCD policies.

## **Conditions**

Heritage staff recommend the following conditions of approval for this permit:

a. and b. Materials

To ensure the final material selection will be compatible with the character of the HCD, approval has been made conditional upon heritage staff support of the exterior cladding materials, to be reviewed prior to the issuance of a building permit. As noted in the HIA, the proposed dark brick could dominate the streetscape and is not in keeping with the character with the York Street streetscape. Staff will look to confirm final details of the proposed decorative ventilation screen near the north west entrance and that the final colour of the proposed brick cladding will be sensitive to surrounding buildings in the streetscape.

c. Changes to plans at building permit stage

To expedite the building permit process and assist heritage staff in identifying changes that may arise after the heritage approval, heritage staff recommend a condition requiring the applicant to provide a digital copy of building permit plans directly to heritage staff at or before the time of submission of a building permit application. The submission must include a list of changes from the original approval and clearly identify them on the plans. Minor changes often emerge during the detailed building permit phase of a project and Council has delegated authority to approve minor changes to staff. It is incumbent on the applicant to ensure that the Heritage Planning Branch is made aware of any changes to the approved plans that arise through the detailed design phase of a project. The submission must include a list of changes from the original approval and clearly identify them on the plans. This recommendation also ensures that the authority delegated to the Program Manager, Heritage Planning Branch for minor design changes is exercised and documented appropriately.

d. Art or Light Installation

The applicant is proposing to utilize the large area of blank walls on the east elevation of the podium to feature an installation, which may take the form of art, light or other interpretation elements. To ensure that the proposed art installation meets the objectives of the HCD Plan, staff are recommending a condition to allow for the applicant to further refine the details and for consultation with community partners and

stakeholders.

e. Signage and Lighting Plans

The applicant has provided conceptual lighting and signage plans and are continuing to work with staff to ensure they are consistent with intent of the HCD Plan. A condition has been included requiring approval of the lighting and sign details from heritage staff prior to the issuance of a building permit.

### **Heritage Impact Assessment**

Section 4.5.2 (2) of the Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposal has the potential to adversely impact the heritage resource. An HIA for this proposal was prepared by Bray Heritage and is available on the City's Development Application search tool. Heritage staff have reviewed the HIA and determined that it meets the requirements of the City's Terms of Reference for HIAs.

The HIA found that "the proposed development generally conforms to the provincial and municipal policies and guidelines applicable to the ByWard Market HCD. It removes a surface parking lot and a Non-Contributing building, replacing them with a structure that has a tower set well back and a podium that augments the low-rise character of the HCD."

Heritage staff generally concur with the findings and conclusions of the HIA.

Pages 26 and 27 of the HIA also describe that while efforts have been made to more closely align with the HCD policies and guidelines, there are a number of areas where refinements could be made to improve compatibility within the ByWard HCD. These relate to improved articulation of the podium façade, additional references to architectural details found elsewhere in the HCD in terms of fenestration patterns, improved relationship with the streetscape at the entrances, and compatibility of the material for the tower.

At staff's request, the applicant has since made further efforts to address the concerns outlined in the HIA through the introduction of additional brick details between the first and second floors and a stronger cornice at the podium roof. The dark spandrel glass of the podium connection to the existing hotel has been refined to be a lighter grey to help call less attention at the street level. The applicant expects to introduce a decorative screen in front of the large air intake grill near the north west entrance to help further improve the visual relationship with the streetscape.

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

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The ByWard Market HCD Plan was developed based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2024.

### **Conclusion**

Staff have reviewed the application for 110-116 York Street against the objectives, policies and guidelines of the ByWard Market HCD Plan and the Standards and Guidelines and have no objections to its approval. This addition will facilitate the construction of new hotel accommodations, which in turn will help support the economic development and tourism goals in the ByWard Market.

### **Recommendation 2**

Delegate authority for minor design changes to the Program Manager, Heritage Planning, Planning, Development, Building Services Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow the Heritage Planning Branch to approve these changes should they arise.

### **Recommendation 3**

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations within this report.

## **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of this construction, and is aware that Heritage staff engaged the Lowertown Community Association's Heritage Committee on their feedback. She supports this engagement and her comments would be consistent with what she submitted as part of the PHC report.

## **CONSULTATION**

Plans and other material related to the proposal were posted on the City's Development Application website on November 26, 2025.

Heritage Ottawa was notified of this application on November 25, 2025 and offered the opportunity to provide comments.

Neighbours within 60 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

The Lowertown Community Association (LCA) was notified of the application on November 25, 2025 and met with heritage staff to review the proposal on December 5. The LCA provided comments (Document 8) on the proposal, identifying concerns related to the scale and massing of the revised addition being out of conformity with the HCD Plan. Similar concerns to those identified in the HIA were raised related to the architectural design and details of the podium, proposed brick colours for the podium and tower, and extent of ventilation grills throughout the project were also raised. The LCA noted that further efforts should be made to better reflect the pattern of commercial frontages via more traditional window proportions/patterns and at grade active entrances, materials that reflect those seen in the site's surroundings.

The applicant made efforts to integrate additional architectural details and characteristic elements seen in the HCD to improve the compatibility of the addition. While more active entrances at grade would be in keeping with the character of the Market, given the functional requirements of a hotel, and the use of transparent glazing, staff are of the opinion that the proposed ground floor approach is reasonable. Regarding the podium's proportions, the taller glazing pattern for the windows above the ground floor is reminiscent of those seen at the building next door at 126 York Street, a former grocery warehouse, with wider and larger, multi-pane upper storey windows, and more residential style windows (example: narrow, rectangular) for the ground floor. In this

block of York Street, especially on the north side, most of the historic buildings reflect more residential typologies; staff are supportive of the podium's expression as the window shape and size as proposed makes an attempt to reflect nearby historic window patterns in the streetscape, while balancing the overall proportions of the podium.

Staff are supportive of the height and mass for the reasons outlined above. The conditions recommended will ensure that the final material selection will be sensitive to the area and ensure consistency with the HCD Plan.

### **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no Asset Management Implications for this report.

### **ECONOMIC IMPLICATIONS**

This project will add additional hotel rooms in the ByWard Market and provide important accommodation options for visitors to Ottawa. Specifically, leisure travelers will benefit from new hotel rooms in close proximity to several visitor attractions including Parliament Hill, the Rideau Canal (a UNESCO World Heritage Site), and the National Gallery of Canada to name a few. Additional hotel rooms located near the Rogers Centre Ottawa will enhance Ottawa's ability to attract significant city-wide conferences and events. Tourism is a key economic driver in Ottawa. In 2023, 9.8 million visitors spent \$2.6 billion on accommodations, activities and entertainment and supported 24,570 jobs across the city.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

- A city with a diversified and prosperous economy

### **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on March 5, 2026

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Site Photos

Document 3 Statement of Cultural Heritage Value

Document 4 Proposed Site Plan

Document 5 Proposed Elevations

Document 6 Proposed Renderings

Document 7 Proposed Landscape Plan


Document 8 LCA- Heritage Permit Application Comments

## **DISPOSITION**


Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

# Document 1 - Location Map



	
D09-01-110York	25-1552-L
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REVISION / RÉVISION - 2025 / 12 / 02	

LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

 110, 116 rue York St.



1:0 12 500m

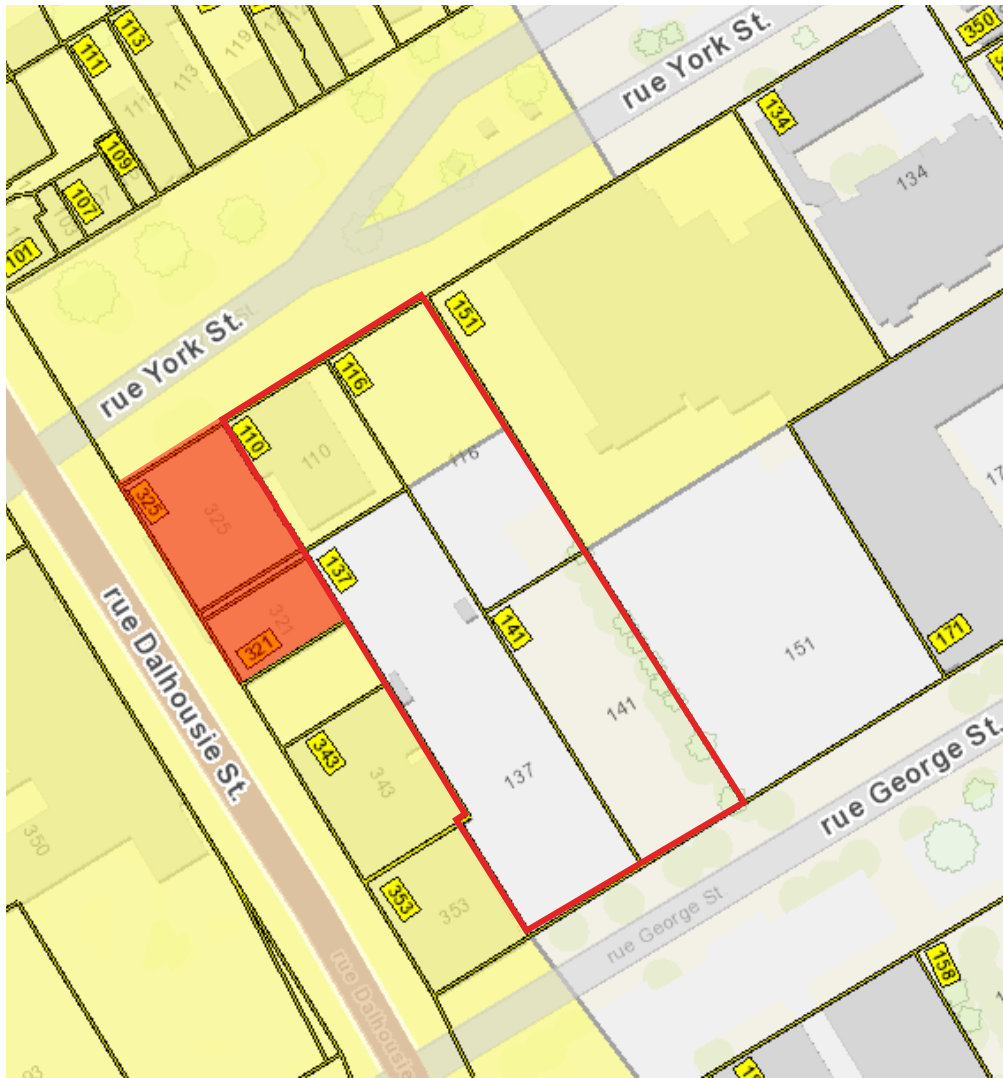


Figure 1: Red outline is the boundaries of the subject site. Red shaded area is the existing Andaz Hotel. Yellow area indicates the properties within the boundaries of the ByWard Market HCD.

**Document 2 - Site Photos**

Image showing the subject property at 110-116 York Street looking south east, with the existing hotel building at the corner (right) and development project next door at 126 York Street.



Image showing the subject site at 110-116 York Street, looking south west.



Image showing the subject site on the left, and the wide York Street boulevard.

### **Document 3 - Statement of Cultural Heritage Value**

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.

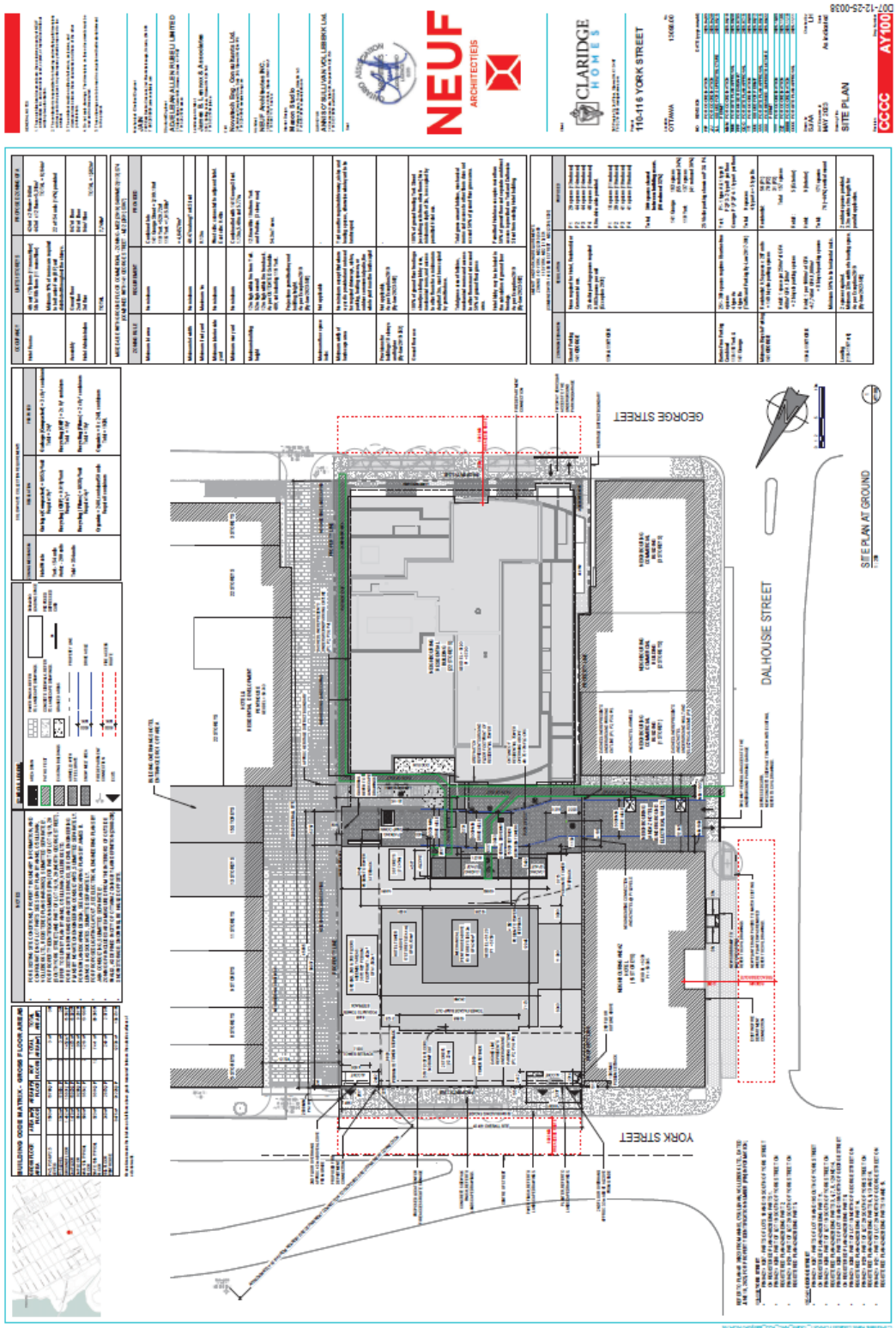
#### **Summary of Cultural Heritage Value**

The cultural heritage value of the ByWard Market HCD 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 Ottawa 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 nineteenth and early twentieth 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." <sup>1</sup>

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<sup>1</sup> City of Ottawa. "3.3 Statement of Cultural Heritage Value." [ByWard Market Heritage Conservation District Plan, 2024](#).

Document 4 - Proposed Site Plan



**PROPOSAL INFORMATION**

**PROJECT NAME:** 116-118 YORK STREET

**CLIENT:** CLARIDGE HOMES

**DATE:** MAY 2025

**SCALE:** AS SHOWN

**PROJECT LOCATION:** 116-118 YORK STREET, OTTAWA, K1R 7V6

**PROJECT NUMBER:** AY100

**DATE OF ISSUE:** 07-12-25-0038

**PROJECT STATUS:** AY100

**PROJECT TYPE:** SITE PLAN

**PROJECT DESCRIPTION:** CLARIDGE HOMES

**PROJECT CONTACT:** CLARIDGE HOMES

**PROJECT ADDRESS:** 116-118 YORK STREET, OTTAWA, K1R 7V6

**PROJECT PHONE:** (613) 237-1111

**PROJECT FAX:** (613) 237-1112

**PROJECT EMAIL:** info@claridgohomes.com

**PROJECT WEBSITE:** www.claridgohomes.com

**PROJECT SOCIAL MEDIA:** @claridgohomes

**PROJECT LOGO:** CLARIDGE HOMES

**PROJECT ARCHITECT:** NEUF ARCHITECTES

**PROJECT ARCHITECT ADDRESS:** 116-118 YORK STREET, OTTAWA, K1R 7V6

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**PROJECT ARCHITECT SOCIAL MEDIA:** @neufarchitectes

**PROJECT ARCHITECT LOGO:** NEUF ARCHITECTES





**NEUF ARCHITECTS**

110-116 YORK STREET  
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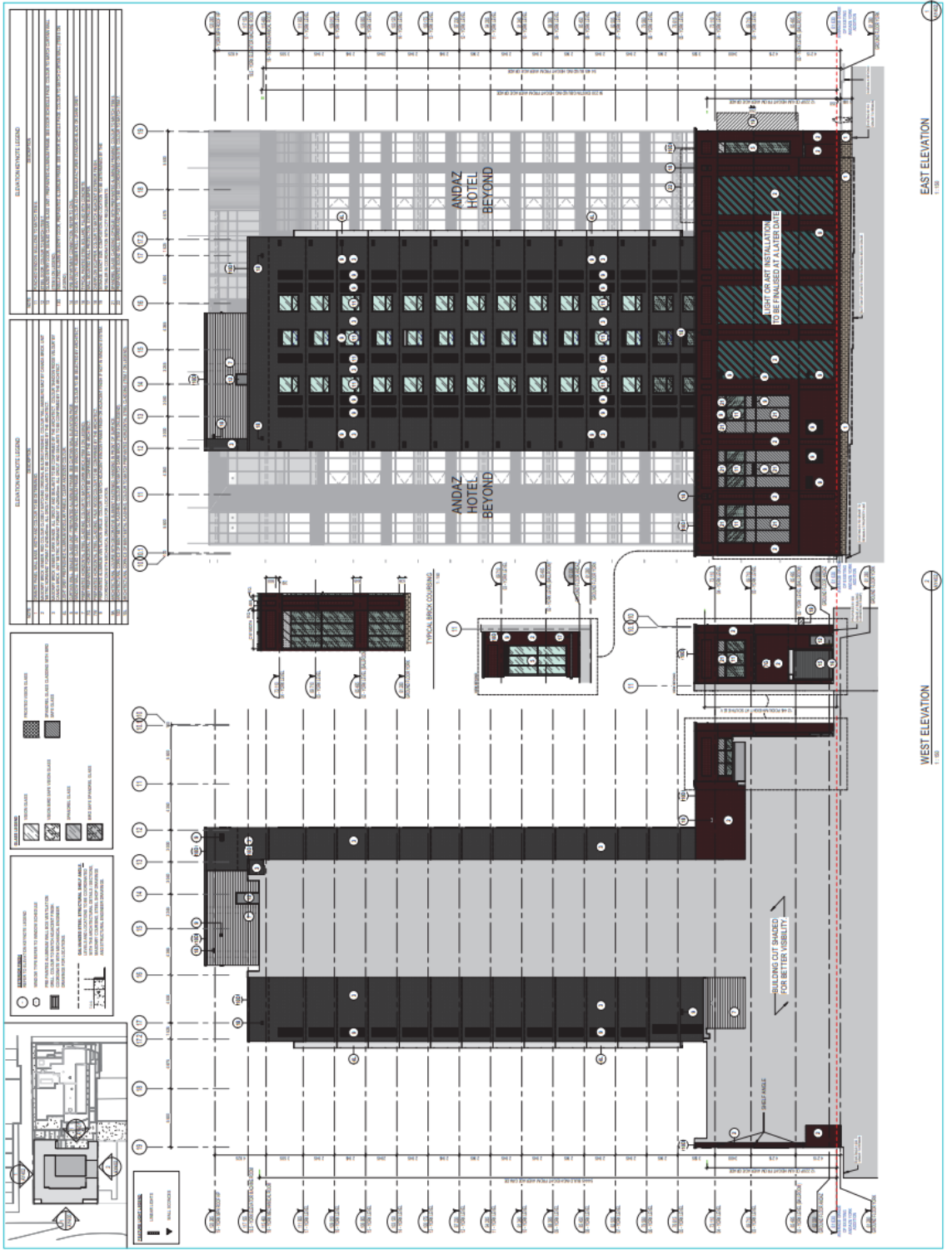
**OTAWA 13200.00**

**APRIL 2024**

**As indicated**

**ELEVATIONS (EAST AND WEST)**

**CCCC AY402**



OTAWA 13200.00  
APRIL 2024  
As indicated  
ELEVATIONS (EAST AND WEST)  
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Document 6 - Proposed Renderings



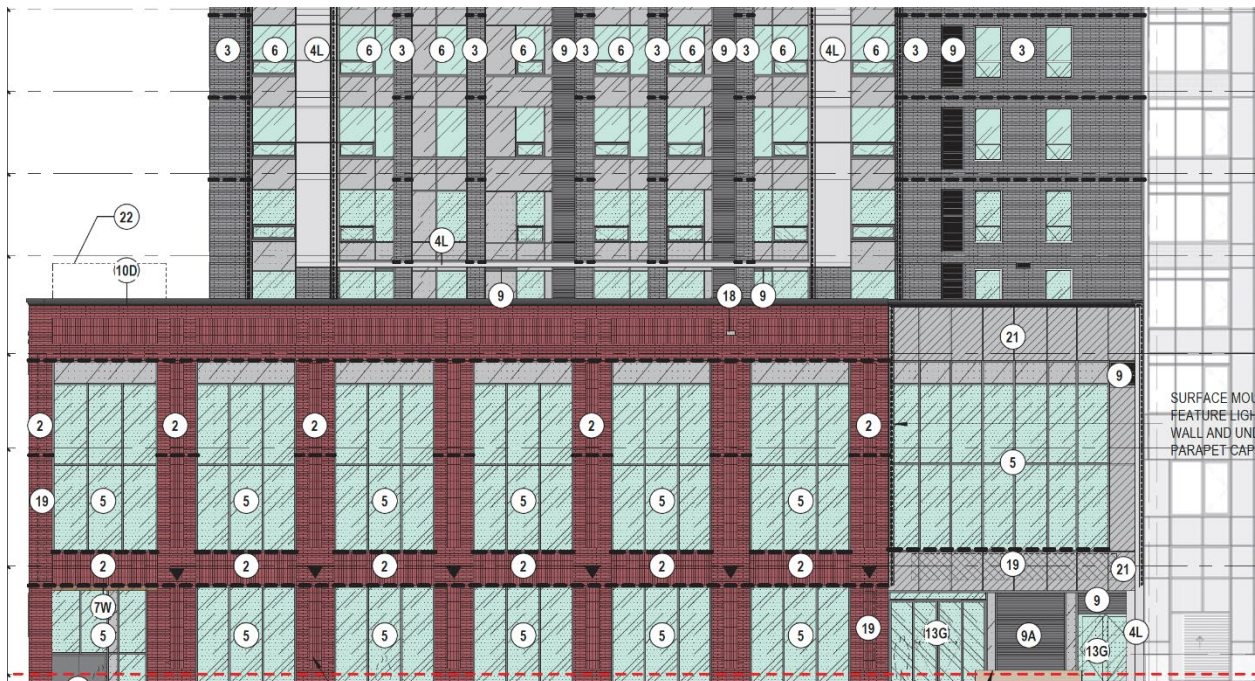


## Document 8 LCA - Heritage Permit Application Comments

Dear MacKenzie:

Thank-you for the opportunity to review with you last week the proposal for a revised addition at 110-116 York Street, within the ByWard Market HCD.

I note that the even the July 2025 Heritage Impact Assessment by Bray Heritage recognizes that the proposed design "is only partially successful in meeting the objectives of the HCD policies and guidelines and in addressing the District's heritage attributes." In fact, with respect to the scale and massing of a project within the HCD under the existing Heritage Overlay By-law it is very far from conformity with those policies and guidelines. The LCA has written city planner Ann O'Connor separately to express some of these concerns.



**Architectural detail and design:** To return to Bray Heritage's assessment, we also agree that the design of podium facade is uninspired, generally flat and lacking the architectural detail found elsewhere in the HCD. We concur that its attempt to reflect the pattern of commercial frontages characteristic of the HCD in its fenestration pattern and spacing of brick pilasters does not really succeed. For one thing, almost the full extent of the ground floor is characterized by at-grade windows with no active use, apart from two building entrances (13G). This design is not conducive to the kind of active, pedestrian-oriented environment which characterize the ByWard Market HCD elsewhere.

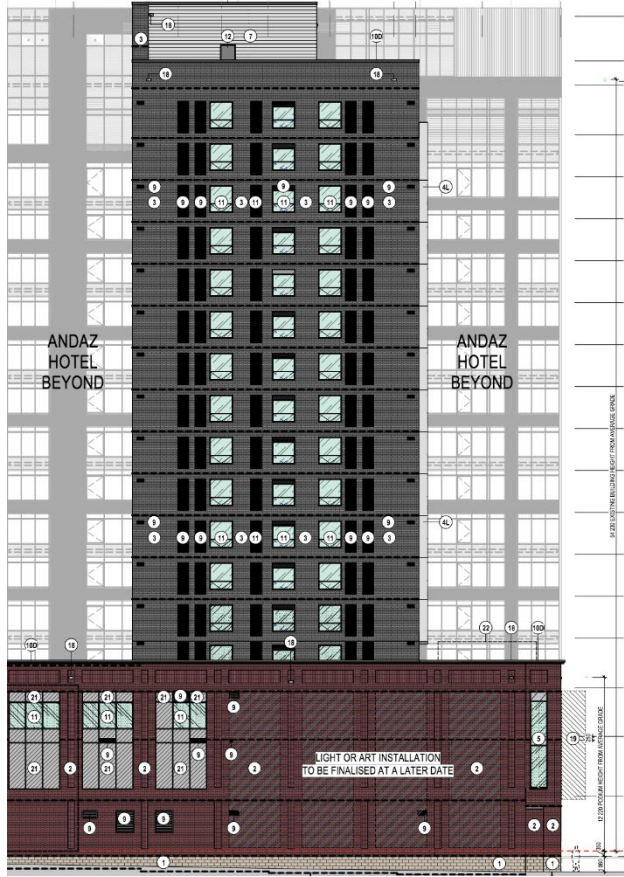
In addition, the lack of uniformity in window sizes -- with larger windows spanning the

second and third stories (item 5 above) compared to the smaller dimensions of the first storey windows — further distances this podium design from precedents in the HCD. We gather that this design is due to higher ceilings in a ballroom on the second floor, which is all well and good, but the effect on the exterior facade is regrettable. The absence of any lintels and sills at the top and bottom of the window openings perhaps also contributes to the failure of the treatment.

**Brick Colour:** We also are not thrilled with the dark brick applied to the facade (item 3 above), which as the Heritage Impact Assessment notes is "not characteristic of the HCD and can be visually dominant." Perhaps a lighter buff-coloured brick would be more appropriate? Unfortunately, the rest of the tower's facade — taking up the majority of its surface area will be comprised of window glass and opaque spandrel glass cladding — a treatment that is also inconsistent with the heritage character of the HCD. We hope and expect that the brick colour chosen for the podium itself (item 2) should at least reflect /complement the colour and texture of similar materials found on heritage buildings within the HCD.

**Aluminum Ventilation Grills:** One of the more unpleasant elements in the proposed design is the prominence of pre-painted aluminum grills (Item 9 and 9A) at various places on the facade of the building coloured to "match adjacent window frame finish or adjacent finish if not in the window system." The ventilation grills in the central portion of the facade extending 17 stories to the rooftop are of particular concern — though the grills on the ground floor and the ones beside the windows at each level above the main entrance are also distracting. It is not clear whether all of these grills are required for the functioning of the mechanical / ventilation system of the building, and if so, whether better alternative solutions could not be found. Certainly, such large ventilation grills do not seem to feature on other contemporary buildings in the adjacent area. The large grill by the main door (9A) is also concerning, particularly as no detailed information has been provided to describe the decorative element that is to be fastened to the architectural louvre at a very prominent street-level location on York Street. It is also unclear whether this grill is meant to serve as an air intake for the building, or will exhaust air out into the street, which could be unpleasant.

**Opportunities for Interpretation of Local History:** We note the recommendation in the Bray Heritage assessment to provide opportunities for interpretation of local history, ("perhaps highlighting the route of the former By-wash"), including the design and placement of interpretive panels on the laneway elevation of the podium, with approval of the the City's heritage planning staff. As you know, the Lowertown Community Association has several experts in local history who could contribute to preparing relevant historical material for such panels. We would be very interested in being involved in this opportunity - should it proceed.



Thanks again.

Yours sincerely,

Allen Brown

LCA Heritage Committee Co-Chair