

# 126 York Street Zoning By-law Amendment



September 2021,  
*revised*  
March 2022

## Cultural Heritage Impact Statement

*Prepared for:*

12052229 Canada Inc.

*Prepared by:*

Bray Heritage



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# 1. Introduction

In July 2020, Bray Heritage was retained by 12052229 Canada Inc. to prepare a Cultural Heritage Impact Statement (CHIS) for the existing commercial building at 126 York Street, within the ByWard Market Heritage Conservation District (HCD) in downtown Ottawa. This CHIS is intended to accompany the complete planning application for a Zoning By-law Amendment to permit rehabilitation of the existing building and construction of a hotel/residential building as a side and rear addition. The subject property extends the entire depth of the block, from York to George Streets, with the portion of the property south of the existing building being outside of the boundary of the HCD. The Amendment also requests relief from the provisions of the Heritage Overlay in order to permit the proposed addition.

## 1.1 Property Information

### **Municipal Address:**

126-30 York Street and 151 George Street, Ottawa, Ontario

### **Legal Description:**

110 York Street: Plan 42482 Part of Lots 21, 22 and 23 (South of York Street) and part of Plan 42482 and Part of Lots 21 and 22 (North of George Street)

### **Lot Area (combined):**

54, 594.5 sq. ft./5072.0 sq. m.

### **Current Uses:**

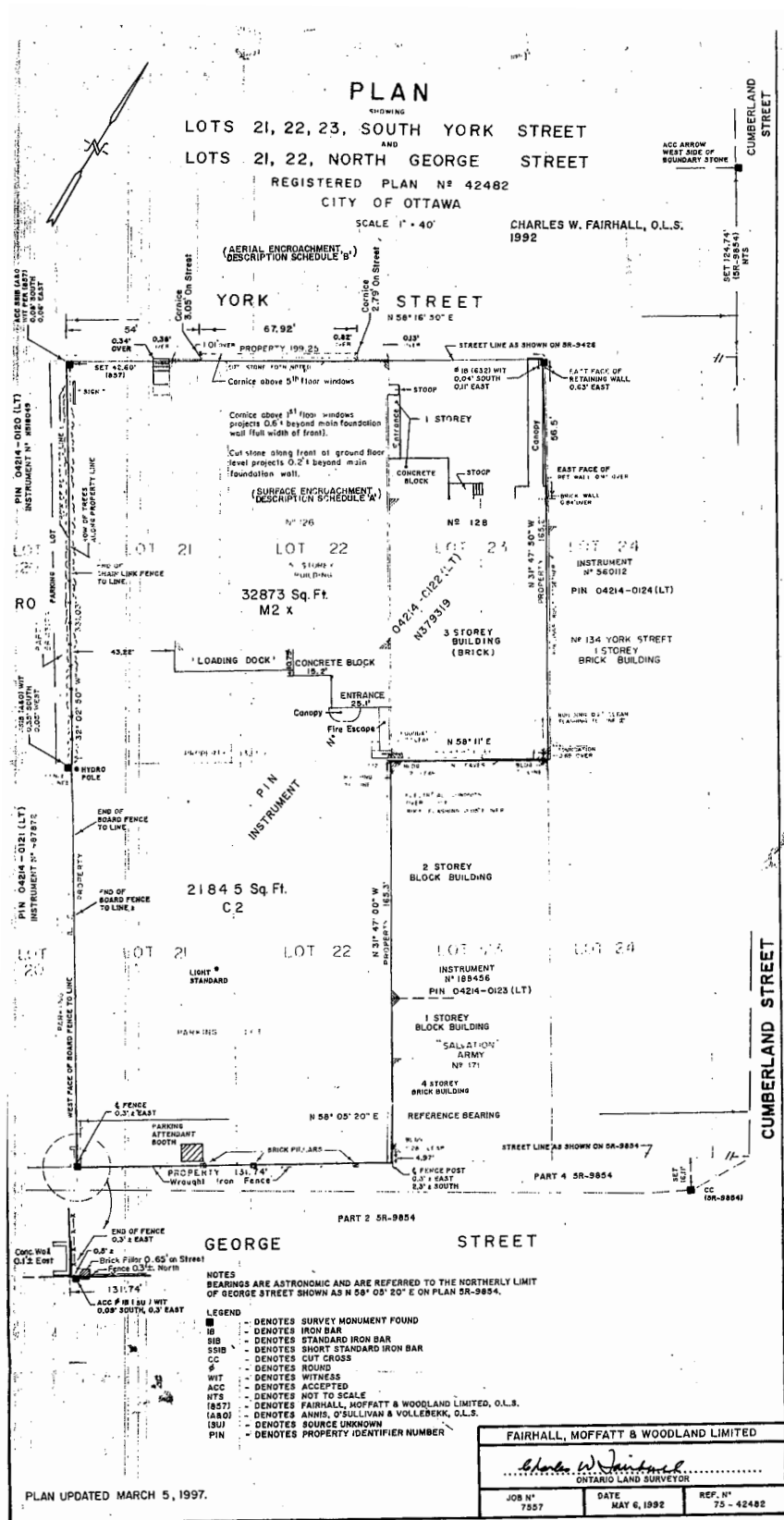
126 York Street: commercial office and service uses (130 York Street is vacant)

151 George Street: surface parking lot

### **Current owner and contact information:**

12052229 Canada Inc.

Contact person: Marc Varadi T (519) 738-4725 <marc@groupecanvar.com>



Property Survey

## 1.2 Study Scope and Methodology

This CHIS was prepared in accordance with the City of Ottawa's Guidelines for the Preparation of Cultural Heritage Impact Statements (April 21, 2010) and following the process for the inventory and evaluation of cultural heritage properties outlined in the Provincial Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Culture and Sport's "Ontario Heritage Tool Kit" and specified in Ontario Regulation 9/06. The research and conclusions contained therein were based on information gathered from a limited historical review and, due to COVIC, a single site inspection. The historical research relied on information from secondary sources, collected within the study scope of work, time and budget limitations. The study scope did not include a condition or structural assessment conducted by a professional structural engineer, or an assessment of archaeological resource potential conducted by a registered archaeologist. With respect to historical research, the purpose of that work was to evaluate the property. The authors are fully aware that there may possibly be additional historical information. Nevertheless, the consultants believe that the information collected, reviewed, and analyzed is sufficient to conduct a defensible evaluation using O. Reg. 9/06 criteria.

This report reflects the professional opinion of the author's and the requirements of their membership in various professional and licensing bodies.

The scope of research for the report includes:

- Research into the historical evolution of the property and its environs, based on available secondary sources (fire insurance plans, directories, local histories, historical photographs) found in the City of Ottawa Archives and in published materials;
- Site reconnaissance of the property and surrounding area, including visual inspection of the existing buildings (exterior and interior);
- Review of adopted City of Ottawa planning policies and urban design guidelines for the subject property and area (Official Plan, Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada);
- Review of the ByWard Market Heritage Conservation District Study (September 1990), its recommendations, guidelines, heritage property inventory and evaluation listings;
- Review of the proponent's proposed design for the new building to be constructed on the property; and
- Review of comments made on the proposed design by the City of Ottawa's Urban Design Review Panel and City heritage planning staff.

The results of this research inform the study conclusions and recommendations. The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review (for that, refer to the planning justification report that accompanies the complete planning application).

### 1.3 Right of Use

The information, recommendations and opinions expressed in this report are for the sole benefit of the 'Owners'. Any other use of this report by others without permission is prohibited and is without responsibility to Bray Heritage. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Bray Heritage are considered its professional work product and shall remain the copyright property of Bray Heritage, who authorizes only the Owners and approved users (including municipal review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

### 1.4 Definitions

Definitions used in this report are based upon those provided within *City of Ottawa Official Plan (2003)* where applicable, as well as the *Provincial Policy Statement (2020)* and *Ontario Heritage Act (1990)*.

**Alter** means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning; ("transformer", "transformation") (*Ontario Heritage Act, 1990*).

**Alteration:** a substantive change to the built environment which could impact on the heritage character of an individually designated heritage property or heritage conservation district or buildings in heritage zones, as indicated in the zoning by-law. (*City of Ottawa Official Plan, 2003*).

**Adjacent Lands** In terms of evaluating potential impacts of development and site alteration on protected heritage properties, means:

- b. for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan (*Provincial Policy Statement (PPS), 2020*).

**Built heritage** includes buildings, structures and sites that contribute to an understanding of our heritage and are valued for their representation of that heritage. They may reveal architectural, cultural, or socio-political patterns of our history or may be associated with specific events or people who have shaped that history. Examples include buildings, groups of buildings, dams, and bridges (*City of Ottawa Official Plan, 2003*).

**Built heritage resource** means 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 Aboriginal community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage*



Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).

**Conservation (Heritage):** A broad range of activities used to identify, protect, maintain, and revitalize a property. Conservation seeks to retain elements of the built environment which are recognized as having heritage value (*City of Ottawa Official Plan, 2003*).

**Conserved** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).

**Cultural heritage landscape:** any geographic area that has been modified influenced or given special cultural meaning by people and that provides the contextual and spatial information necessary to preserve and interpret the understanding of important historical settings and changes to past patterns of land use. Examples include a burial ground, historical garden or a larger landscape reflecting human intervention (*City of Ottawa Official Plan, 2003*).

**Cultural heritage resources:** Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people (*City of Ottawa Official Plan, 2003*).

**Development:** the construction, re-construction, erection or placing of one or more buildings or structures on land or the making of a material change in the use or intensity of use of any building or land (*City of Ottawa Official Plan, 2003*).

**Heritage:** Buildings, structures, sites, landscapes, areas, and environments of historic, architectural, contextual, cultural, and/or natural interest, which are or should be conserved for the benefit of the community and posterity (*City of Ottawa Official Plan, 2003*).

**Heritage attributes** are the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property) (PPS, 2020).

**Heritage conservation district:** An area or environment, usually an aggregate of buildings, open spaces, and streets, which has been designated by by-law

by City Council under the authority of Part V of the *Ontario Municipal Act (City of Ottawa Official Plan, 2003)*.

**MHSTCI** refers to the Ministry of Heritage, Sport, Tourism and Culture Industries.

**MTO** refers to the Ministry of Transportation.

**OHA** refers to the *Ontario Heritage Act*.

**Redevelopment:** The construction of new residential units or mixed-use development to replace the current development of the area (*City of Ottawa Official Plan, 2003*).

**MHSTCI** refers to the Ministry of Heritage, Sport, Tourism and Culture Industries.

**Significant** means e) in regards to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some *significant* resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (PPS, 2020).

## 1.5 CHIS Purpose and Function

The objective of a CHIS is to provide a critical and objective review of a proposed development or site alteration from a heritage conservation planning perspective. A CHIS is a comprehensive document designed to clearly articulate the cultural heritage values of a property (if any), respond to a proposed intervention, outline steps to mitigate impact, and provide recommendations to conserve the identified heritage value and attributes of the property and/or any adjacent properties (or if within a Heritage Conservation District (HCD), the area as a whole). It considers a project not only in terms of its heritage conservation principles and how to guide a cultural heritage resource through the process of change, but also examines it from a planning and regulatory perspective. Its purpose is not to justify a particular course of action, but to evaluate its appropriateness and compliance.

The authority for the Cultural Heritage Impact Statement is derived from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, and Section 2.6 of the *Provincial Policy Statement, 2020* as well as the City of Ottawa's Official Plan, Section 4.6.

As defined by the City of Ottawa Official Plan Section 4.6.1 Policies 1 and 2, a Cultural Heritage Impact Statement is a required to evaluate the impact of a proposed intervention (alteration, addition, partial demolition, demolition,

relocation, or new construction) on cultural heritage resources when that intervention has the potential to:

- Adversely impact the cultural heritage value of properties designated under Part IV of the *Ontario Heritage Act* (OHA);
- Adversely impact the cultural heritage value of districts designated under Part V of the OHA.

Policy 2 also requires any CHIS that evaluates an alteration or addition to “a building located in an Heritage Conservation District” to address the HCD Study or Council-approved “Heritage District Plan” of that district for design guidance.” Section 4.6.1 Policy 3 applies to development on properties adjacent to or within 35 metres an HCD or individually designated property and describes the purpose of a CHIS as being to:

- Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected from the proposed development;
- Describe the actions that may reasonably be required to prevent, minimize or mitigate the adverse impacts;
- Demonstrate that the proposal will not adversely impact the defined cultural heritage value of the property, Heritage Conservation District, and/or its streetscape/neighbourhood.

The City of Ottawa, in its Guide to preparing a Cultural Heritage Impact Statement (section 4) provides a series of requirements for a CHIS, which include:

- a) General information: municipal address, present owner contact information;
- b) Current conditions/Introduction to the development site: location plan, written and visual description of the cultural heritage value of the development site and/or adjacent sites, noting (in this case) the designation under Part V of the OHA, existing heritage descriptions and reference to relevant Council-approved heritage policy and guideline documents.;
- c) Background research and analysis: comprehensive written and visual research, reference to primary and secondary source material;
- d) Statement of significance identifying the cultural heritage value and heritage attributes (if any) of the cultural heritage resources;
- e) Description of the proposed development: written and visual description;
- f) Impact of the proposed development: an assessment of the positive and negative impacts that the proposed development may have on cultural heritage resources identified in section b), above;
- g) Alternatives and mitigation strategies; alternative development approaches that result in compatible development and limit adverse impacts; and
- h) Other: bibliography and list of people contacted during the study.

## 2. General Information

**Address:**

126 (-130) York Street and 151 George Street, Ottawa, Ontario

**Location plan:**



Source: Google Earth

## 3. Development Site

### 3.1 Introduction



Aerial view to SE  
Source: Google Earth

The existing building at 126-30 York Street is located within the ByWard Market Heritage Conservation District (HCD,) designated under Part V of the *Ontario Heritage Act*. Development within the HCD is regulated by the ByWard Market Heritage Conservation District Study (September, 1990: Julian Smith & Assoc. et. al.). This study pre-dates the 2005 changes to the *Ontario Heritage Act* and contains elements of what would now be components of an HCD Study and HCD Plan. Note that the existing surface parking lot at 151 George Street is located outside the boundary of the HCD.

The nearest properties of heritage significance are:

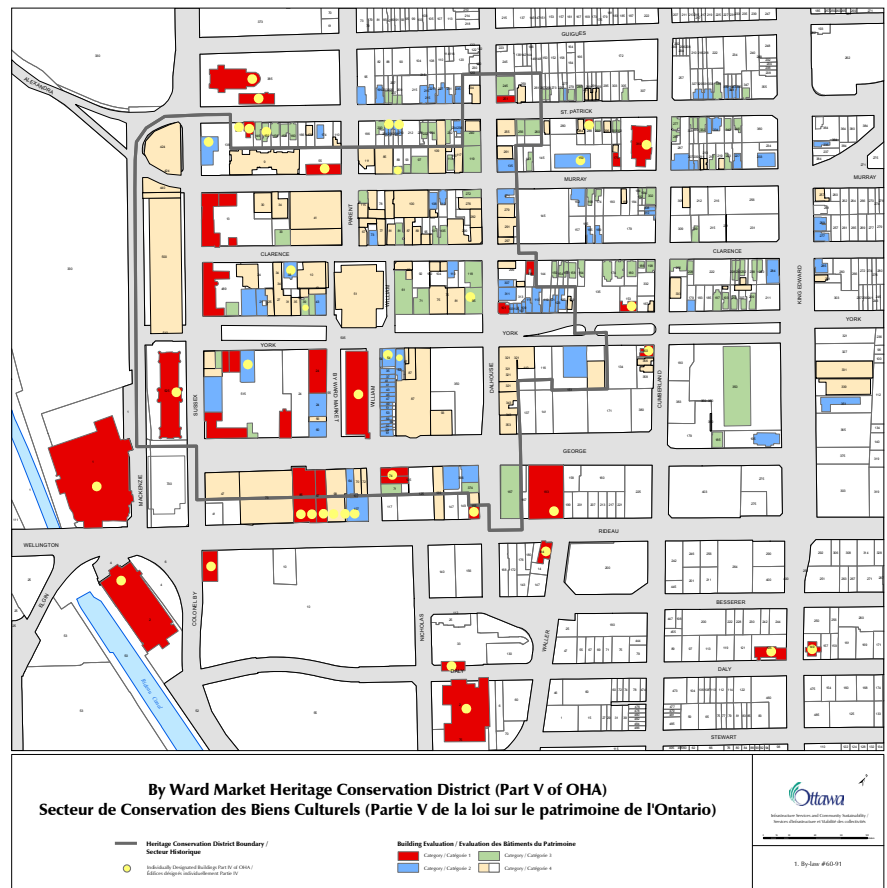
- 103-127 York Street: 2-3 storey brick house-form and apartment structures on the north side of York Street. These properties are also evaluated in the HCD Study as being Category 2, the second highest level of heritage significance.
- 101 York Street: 3 storey brick commercial/residential structure at the northeast corner of Dalhousie and York Street. It was evaluated in the HCD Study as Category 1, the highest level of heritage significance.
- 153 (-161) York Street: 2 storey stucco-clad frame commercial terrace on the north side of York Street east of the HCD. This property is designated under Part IV of the *Ontario Heritage Act*.
- 350 (-352) Cumberland Street: 2 storey brick-clad frame residential terrace on the southwest corner of York and Cumberland Streets east of the HCD. This property is designated under Part IV of the *Ontario Heritage Act*.



View SW from Cumberland



View SE from Dalhousie



ByWard Market HCD

### 3.2 History of the Area

The following is a summary of the history of the ByWard Market HCD Study area that shows how that area’s historical development affected the subject properties, over time. The following text is based on a more complete local history that was prepared by historian Margaret Carter and is found in Appendix C of the HCD Study (Smith et. al.,1990).

The subject properties are located in what has traditionally been known as Lower Town, a part of Ottawa originally held by the colonial Ordnance Department for use by the military or for other public uses. The most prominent feature of the area in the early 19<sup>th</sup> century was the By-Wash, an open drain that took the overflow from the Rideau Canal and distributed it along channels aligned with what are now York and George Streets, ultimately flowing into a similar drain that ran along what is now King Edward Avenue. This early use of the area accounts for the extra width on both York and George Streets. Maps of the time show that the By-Wash ran along George Street west of Dalhousie Street but appears to cross the block between Dalhousie and Cumberland Streets on a diagonal, reaching York Street just

west of Cumberland and travelling east to King Edward Avenue. It is not clear whether the subject property at 126 York Street was traversed by the By-Wash but the Owner has indicated that geotechnical investigations conducted for the proposed development show that the property does not appear to contain evidence of that watercourse.

The By-Wash, combined with military ownership of the land, inhibited urban development of the area. Initial settlement was on leased land and tended to be of a temporary nature and, thus, many early structures were of frame construction. Even with these restrictions, however, Lower Town was already an established community by the 1840s.

Redevelopment of Lower Town began in earnest once the military withdrawal was underway in the years after 1844. Removal of Ordnance Department control allowed for the granting of land title to leaseholders and squatters. Security of title meant that property owners replaced many of the early structures with more substantial buildings and land uses. Construction of new market buildings in 1865 and 1875 solidified the Market's role as the centrepiece of Lower Town. Ottawa's incorporation as a City in 1855, followed by its designation as the new capital of the Canadas two years later, increased the level of investment in and around the Market.

The most significant change in terms of the subject properties was the drainage of the swamp that occupied portions of the York/George Street block, as part of a larger project of removing the open By-Wash drains in 1872. Lands once considered to be peripheral to Lower Town now became the focus of development. Newly created York Street gained a central boulevard that held a hay and wood market, activities that were ancillary to the main market located one block to the west. Construction of the municipal gas works in the next block to the east attracted industry, including some related to market activities. But the sense of permanence offered by this and other public investments also spurred residential development such that the area became a mixture of housing, shops, warehouses, and small factories. Residential development was often in the form of apartments over shops rather than in houses or apartment buildings. Many of the small industries were located behind the street front buildings, in large rear yards.

In the late 19<sup>th</sup> and early 20<sup>th</sup> century, the ByWard Market expanded and consolidated its role as one of Ottawa's major centres for commercial trade. Beyond being a place to sell food, the Market also housed a variety of enterprises that served local, regional, and national markets. As this diverse trade grew, so did the demand for space well beyond the capacity of the Market buildings to both display and store goods. Merchants needed off-site storage and warehouse space and they built new buildings in the blocks near the Market. The area's residential character changed as more housing was built for employees of larger public agencies or private businesses. The



*ByWash Drain (possibly on King Edward Avenue).*  
Source: NAC

houses on the north side of York Street between Dalhousie and Cumberland are examples of this type. The municipal government also responded to this expanding resident population by building the public Central School on George Street, with a playground extending north to York Street.

In the years before the First World War, several Market businesses had expanded their operations beyond the local area to encompass regional and national markets. This scale of operation required large warehouses or factories close to the Market. Once the War got underway, there was an even greater need for such facilities in order to serve the wartime provisioning contracts.

This activity declined in the 1930s and was further disrupted by the Second World War. It was at this time that the Market buildings had dormitories for the unemployed created in their upper storeys and this, along with proximity to rail and bus terminals, made the Market area attractive to the homeless. In response to this social need, the Salvation Army established a men's shelter on George Street in 1912 and then expanded their operation, first in the former Central School, then by developing their headquarters and a larger shelter in their present location at the southeast corner of George and Cumberland Streets. In the immediate area, the major food suppliers continued to operate warehouses, adding space around their buildings to accommodate the movements of fleets of trucks. Wartime demand for housing spurred development of apartment buildings throughout the area (such as 180 Clarence Street) and the conversion of upper storeys of commercial buildings to rental residential accommodation. Demolitions of rear stables and former industrial outbuildings also ensued as demand increased for building upgrades and for garages.

Much of this pattern of development persisted into the late 20<sup>th</sup> century, with the Market remaining as the commercial hub of Lower Town. A significant transition that began in the 1970s has been driven by the renewed importance of the ByWard Market as well as by municipal and federal government efforts to enhance the downtown and Parliamentary Precinct. The Market's ongoing role as a supplier of food and goods to the city's residents has been amplified by its emerging role as a major tourism attraction. The ambience of the Market area, conserved and enhanced by a combination of public and private investment, has created a destination for residents and visitors alike. As before, this has made the Market area an attractive place to invest for new commercial enterprises and, especially, for residential intensification. East of Dalhousie, this pattern of higher density residential is most pronounced.

### 3.3 History of the Subject Properties

The history of the block that includes the subject properties demonstrates this pattern of mixed use. The 1878 fire insurance map shows the subject lands in



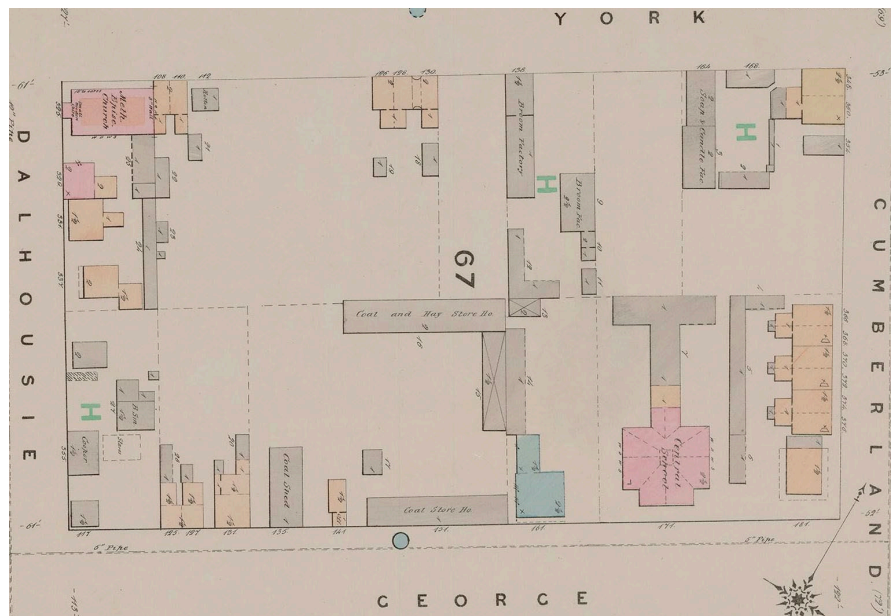
the first phase of mixed-use development following Confederation. The York Street half of the block is occupied by a 1 storey frame building housing a broom factory and flanked by a vacant lot to the west and a schoolyard to the east, beyond which are scattered residences and small factories. On George Street, what appears to be a large stone house occupies the street frontage with a large side yard and frame outbuildings behind. To the west is a large storage yard for coal and hay while to the east is the new two-and-a-half storey brick Central School building. The fire insurance plan from ten years later shows few changes in the two lots but construction of residential infill in the lots east of Dalhousie and facing Cumberland, including a two-storey, brick-clad residential terrace fronting on George street to the southwest of the broom factory. By this time, the character of the block is becoming more residential and institutional than industrial.

Evidence of this transition is shown on the 1902 and 1912 fire insurance plans (the year before the warehouse was built). The most significant change is the construction of the S. J. Major Ltd. complex of buildings on the site of the former broom factory. This complex included existing buildings as well as new ones. The plans show a two-storey, brick-clad frame house that fronts on York Street, next to which are a frame, one-storey grocery warehouse, a three-storey bonded liquor warehouse, and other frame outbuildings, including stables, all of which are “iron-clad”.

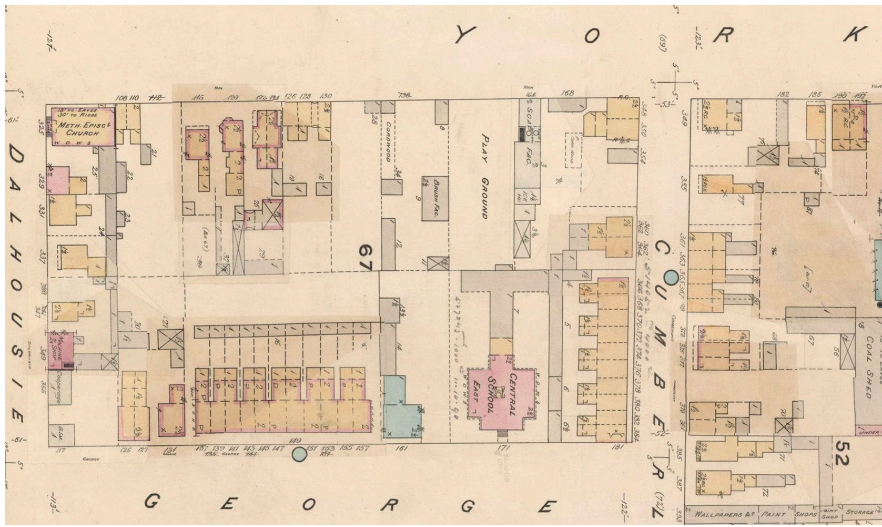
The 1913 S.J. Major warehouse appears in the 1922 fire insurance plan. It is shown occupying several lots to the west along York Street, next to three brick-clad frame detached houses built there in the late 19<sup>th</sup> century but replacing a frame two storey frame terrace that was present on the 1878 plan. The 1913 warehouse has a two-storey frame garage and storage building located to the east (at what is now 130 York Street) and connected to 126 York Street by an underground tunnel. The warehouse is shown as having loading doors on the west, south and east sides, with steel canopies over. Inside it contains offices on the street side next to warehousing for wholesale groceries as well as for wines and vinegar. Single storey frame outbuildings line the rear property boundary. By 1948, the property has been taken over by A. J. Freiman Ltd. and the main warehouse is now attached to a concrete, one-storey shipping and receiving building and warehouse. Only the south loading bays remain on the main warehouse.

South of the warehouse, the stone building on George Street now has several rear additions in brick, frame and concrete block that include auto-related uses and sleeping quarters for the Salvation Army, now located in the former school to the east. The former school playground is still shown on this plan, extending from the rear of the former school north to York Street. Little has changed by the time of the 1956 fire insurance plan except for the removal of the house at 130 York Street, resulting in a deep front setback for the warehouse behind.

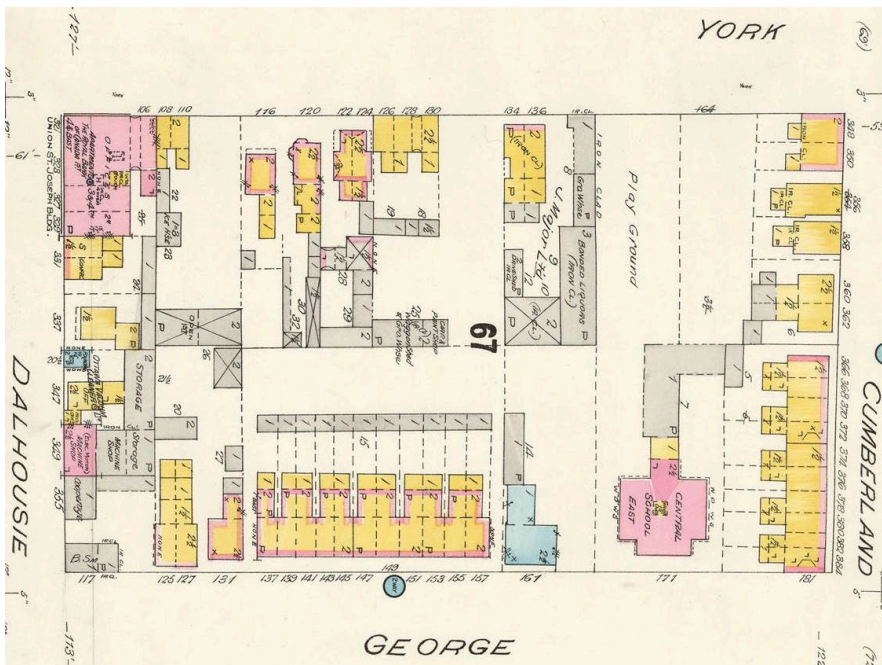
Changes following the 1956 fire insurance plan include the demolition of most of the buildings along the George Street frontage as well as many of those on the south side of York Street. By that time, the residential terrace on George Street had been replaced by surface parking and a one storey building containing a bar and restaurant (later demolished and replaced by surface parking). The adjacent stone building and its rear additions had been demolished along with the former George Street School, with the Salvation Army developing new housing and offices along George Street and around the corner on Cumberland Street. On York Street, the former housing west of the 1913 warehouse had been replaced by surface parking and a one storey commercial building next to which is a 1960s office tower (now replaced by the Andaz hotel). Next to the main warehouse block on the east, the former warehouse addition has had a second and third storey addition, and the front portion converted to a bar. Further east on York Street, the former school playground and adjacent lot to the east became consolidated into a higher density residential development with four storey townhouses facing York Street behind which is a 15-storey tower. These components of the area surrounding 126 York Street are in place today and define the varied character of this part of the ByWard Market.



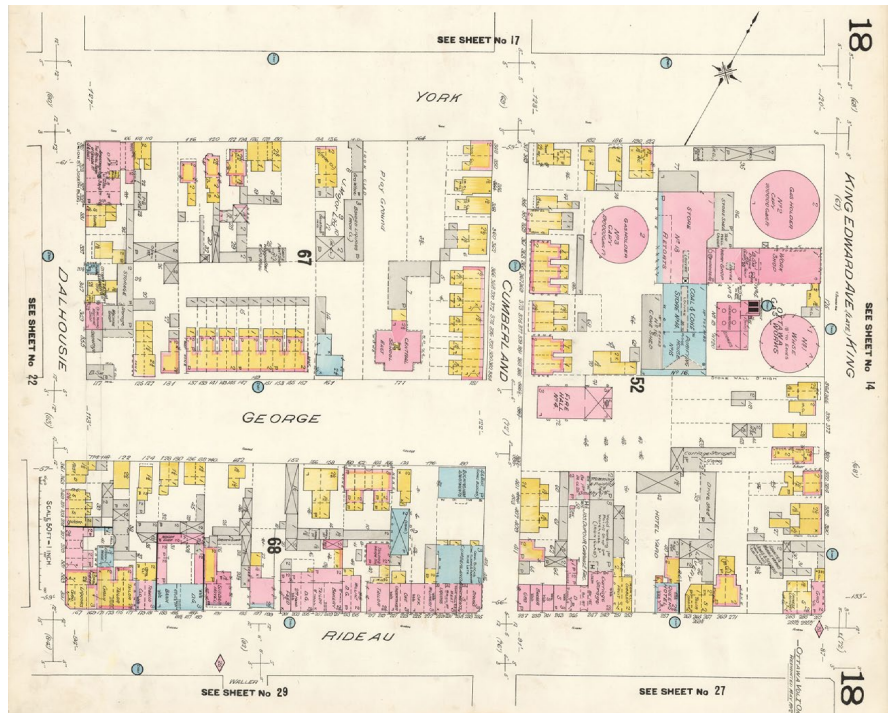
1878 Fire Insurance Plan



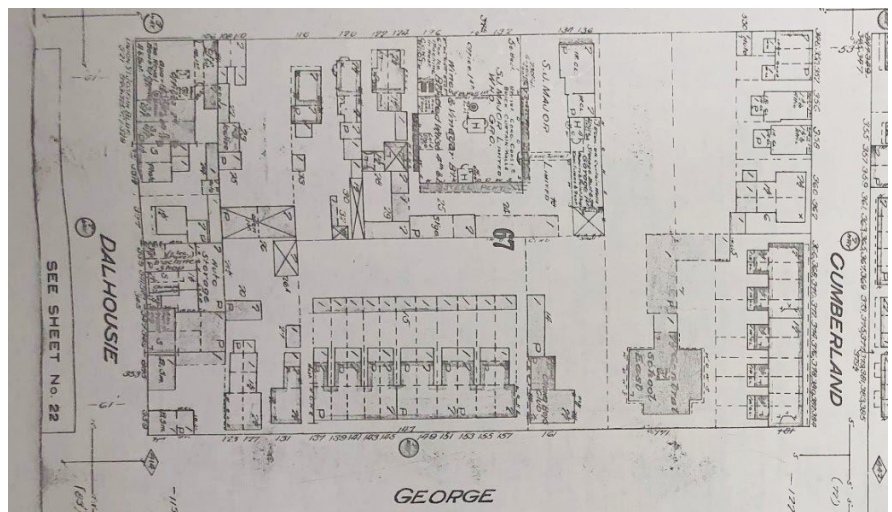
1888 Fire Insurance Plan



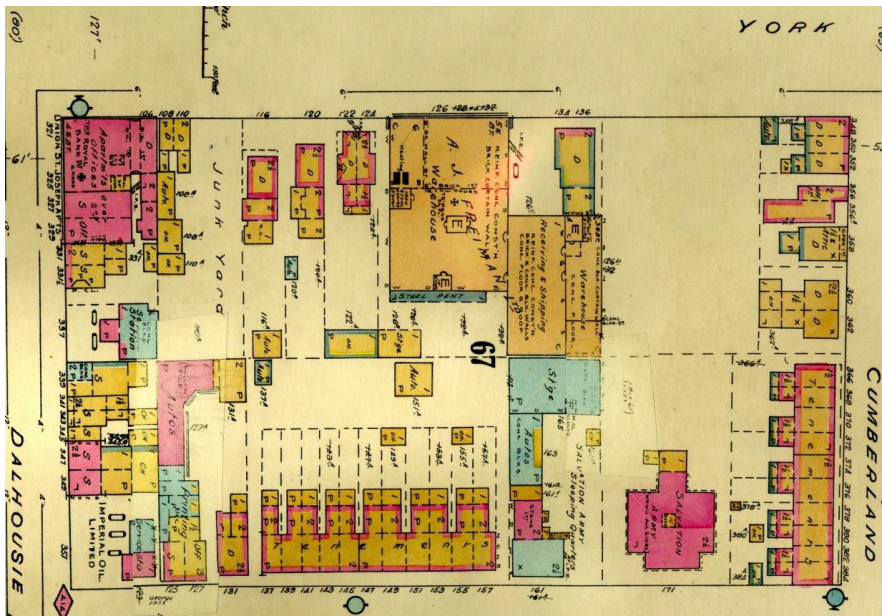
1902 Fire Insurance Plan



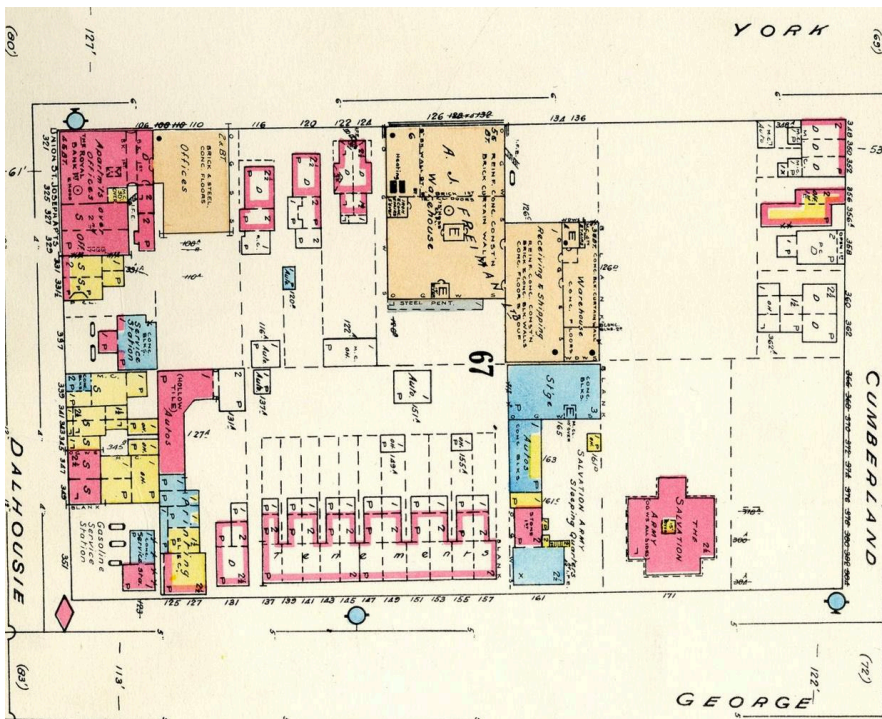
1912 Fire Insurance Plan



1922 Fire Insurance Plan



1948 Fire Insurance Plan



1956 Fire Insurance Plan

## 4. 126-30 York Street: Heritage Evaluation

### 4.1 Description

The history of the building has been well-documented. According to the inventory and evaluation prepared as part of the 1990 HCD Study and from material supplied by the Lowertown Community Association and the Biographical Dictionary of Architects in Canada, the existing building at 126 York Street was constructed in 1913 to designs by C.P. Meredith (a prominent Ottawa architect). It was commissioned for use as a wholesale grocery warehouse by Marie Corrinne Major, widow of S. J. Major. Shortly after her husband's death, Mrs. Major took over management of the company and, with one of her sons, eventually merged it with other grocery wholesalers to become National Grocers Ltd. one of the largest wholesalers in Eastern Canada. In doing so, she became one of Canada's leading businesswomen. In 1948, the company was purchased by A.J. Freiman, a prominent Ottawa furniture store owner who used the building as his store's warehouse. The Hudson's Bay Company purchased the property subsequently and continued to use it for storage until the early 1970s, after which the property was sold and the building converted to office and retail uses. The original warehouse has been altered internally and added to many times since then.

In terms of massing and cladding, the 1913 main warehouse is a five-storey building with a raised basement. It is constructed of reinforced concrete with brick and precast stone cladding. Architecturally it is an industrial interpretation of Beaux-Arts style popular in the early 20<sup>th</sup> century. The York Street elevation has a central shallowly projecting 4-bay panel flanked by recessed single bays that wrap around the west and east corners. Cladding is decorative dark brown brick, with light brown inset precast tiles. A grey ashlar precast stone base supports a blond ashlar precast stone first floor. A central entrance is recessed between precast stone freestanding columns, above which is a glazed transom and an ashlar panel with incised lettering flanked by sculpted lion's torsos grasping decorative scrolls. An ashlar moulding in a string course sits atop the ashlar first storey. There is a decorative pressed metal cornice curved to match the profile of the fifth-floor fenestration pattern, above which is a projecting flat-headed parapet with a metal cornice and faced with inset brick panels and decorative blond tiles. A blond ashlar string course continues the cornice line into the recessed side bays.

The fenestration pattern varies on the façade and on the side elevations. The pattern in the raised basement consists of single horizontal windows with vertical steel bars, one per bay, with an ashlar string course above. In the first storey are long, rectangular single windows in each of the side bays and two windows per bay in the central projecting panel. In each storey above are single glazed, metal frame window units with central hopper

style openings. The glazing pattern here is 9/9/9, with 3/3 in the side bays. In the central panel, each slightly recessed window extends across the full width of the bay between the brick walls. Under each window is a flush panel of blond decorative tiles with single square tiles at each corner. The uppermost windows in the central panel have shallow-arched heads and are more deeply recessed than those below. All windows have steel lintels and concrete sills. Single windows in the side bays also have decorative tiles at the four corners. Decorative light fixtures attached to the façade in each bay appear to be later additions.

Treatment of the side and rear elevations is simpler than on the main elevation. The west and east elevations each have eight bays, the first of which is a continuation of the cladding and fenestration treatment of the north (main) elevation. The remaining seven bays have exposed reinforced concrete frames with pale blond brick infill. Inset in the upper centre of each bay is a single window of the same type as in the side bays (the exception is in the fourth bay where smaller windows are located in the lower centre of each bay, as this bay contains a stair tower that is flush with this elevation. The ground floor pattern of window and door openings is irregular and has been modified from the original configuration of loading and entrance doors. The rear (south) elevation has six bays with the same elevational treatment as the seven side bays, with a projecting concrete block elevator attached to the fourth and fifth bays. A loading dock is in the first three bays on the first storey, with a steel canopy projecting above.

There are additions attached to the main warehouse. In the sixth bay of the rear elevation is a two-storey concrete wing extending one bay south, with two windows in the second storey next to an access door and above a loading door. The front of this wing as seen on York Street is a flat-roofed, three-storey building, with four bays, all clad in light brown brick. There are single rectangular windows with horizontal sliders in each floor above an entrance door in the first bay. The second bay has a four-storey elevator tower clad in a staggered pattern of raised brick, with a small entrance door in the ground floor. The third and fourth bays each have two vertical windows with openable panels in the lower half, above a large entrance door accessed by a raised metal platform. Next to this is a single storey, flat-roofed L-shaped addition that wraps around the first storey of the main warehouse, with five single windows in the east elevation.

Atop all of these buildings are flat roofs covered in gravel over what appears to be a bitumen membrane. All have HVAC units and there are two large exterior service ducts extending down the sides of the main warehouse in the fourth bay of the east elevation and the second bay of the rear elevation. On the main warehouse roof there is a brick stair canopy with a single window as well as two brick elevator over-runs, and a single brick elevator over-run on the eastern addition.

The interior of the building complex has been altered since the time of its construction (the eastern addition was closed for renovation and not accessible at the time of this evaluation). The main building's front entrance is raised up several steps into a vestibule with a terrazzo floor, small portions of which survive. Former loading doors on the east wall have been infilled with a variety of red bricks. While each storey has been partitioned internally to provide retail and office space on the first floor, and office and studio space above, the unoccupied parts of the interior show a basic pattern of poured concrete floors and ceilings with exposed ductwork hung below, and each floor supported by evenly spaced concrete columns with flared heads. The basement contains storage lockers, offices, and studios as well as rooms containing the main heating and electrical services.



*Typical interior*



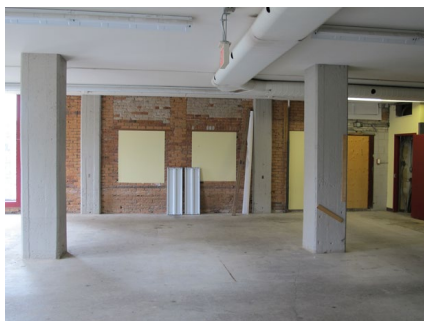
*Metal windows*



*Typical interior stair*



*Terrazzo flooring*



*Brick infill of E loading bay*



*Elevator machinery*



The building exterior brick wall on close inspection was shown to be damaged or deteriorating throughout. There is also obvious damage to the exposed concrete grid. The concrete surface is spalled, revealing the underlying metal grid and a steel reinforcing bar. Evidence of a former external fire escape is found on the east elevation, with similar damage to the concrete grid, and some original window units on the upper two storeys have been replaced with new units that do not match the original glazing pattern. Similarly, all the first-floor windows on the façade have been replaced with single units. Historical photographs show that the original glazing pattern appears to have been 1/1 and that these windows located east of the main entrance appear to have had their sills lowered along the façade and around the corner in the first bay.



*North elevation*



*East wing*



*East elevation*



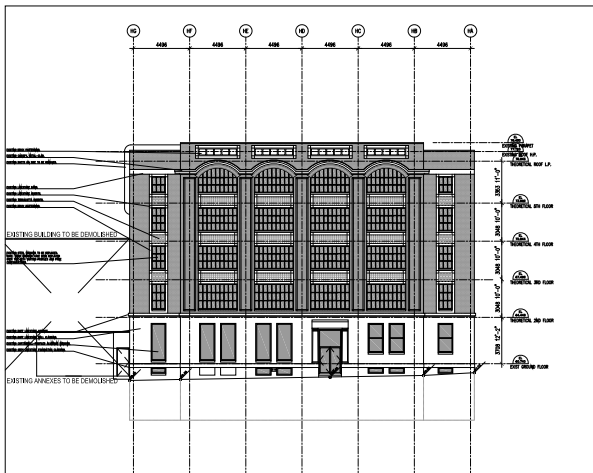
*West elevation*



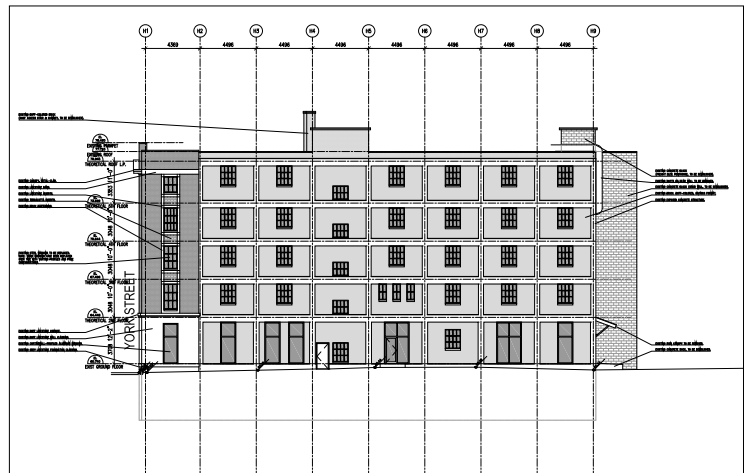
*South elevation and south wing*



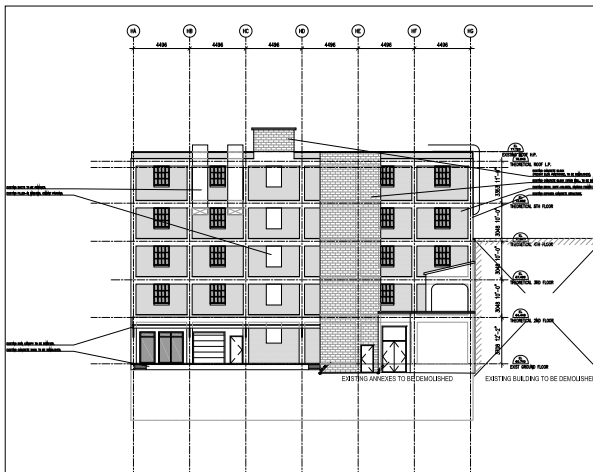
*151 George Street parking lot, looking North*



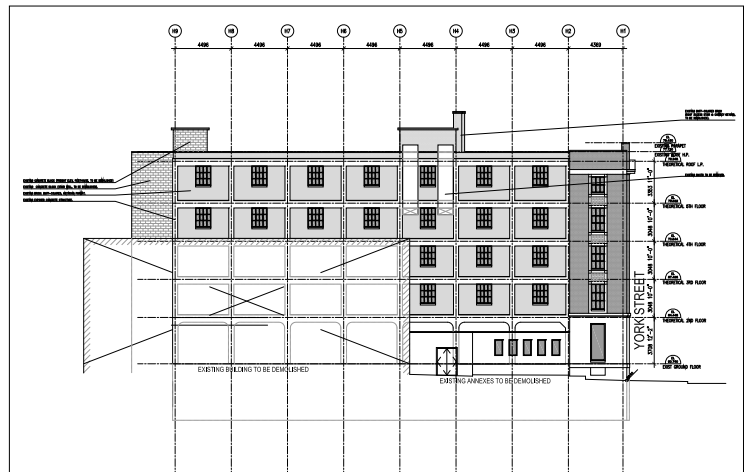
1 EXISTING YORK STREET (NORTH) ELEVATION  
A-101 1/16"



2 EXISTING WEST ELEVATION  
A-102 1/16"



3 EXISTING REAR (SOUTH) ELEVATION  
A-103 1/16"



4 EXISTING EAST ELEVATION  
A-104 1/16"

Existing elevations

## 4.2 Evaluation According to the Criteria of O. Reg. 9/06

### **Design/Physical Value**

The main warehouse is a very good example of the Beaux Arts style as expressed in an industrial building. Its massing and fenestration pattern, combined with an innovative use of brick and precast stone and tile cladding, enlivens a functional building whose structure is expressed externally in the exposed grid of the exterior side and rear elevations and in the simple structural composition of the interior. Design details such as those found in the entrance surround, in the metal windows and on the cornice further enhance an otherwise utilitarian structure. As a result, the property meets the criterion for design/physical value.

The three-storey eastern addition has been extensively altered from the original single storey wing. It has some decorative brickwork on the north elevation but is otherwise a functional adjunct to the main warehouse with irregular fenestration and many exterior alterations. As a result, it does not have design/physical value.

### **Historical/Associative Value**

The building's architect, C.P. Meredith, was a prominent Ottawa-based architect who was an early proponent of reinforced concrete construction and a supporter of the City Beautiful movement. He was appointed to the Ottawa Improvement Commission in 1910 and published articles on city planning in 1911 and 1912. In the latter year he was elected as President of the Ontario Association of Architects and it was a year later that he designed the Major warehouse. He ceased professional practice after 1923. The property is associated with the Major family, important Francophone entrepreneurs in early 20<sup>th</sup> century Ottawa. Silvini. J. Major founded a grocery distribution company in Lowertown and after he died, his widow Marie Corinne Major assumed management of the company, commissioned construction of 126 York Street. With her son Ascanio J. Major, she formed National Grocers Ltd. which became one of Canada's largest grocery chains. Within the context of the ByWard Market HCD, the property shows evidence of the Market as a major warehousing and large-scale commercial centre during the early-mid-20<sup>th</sup> century. As a result, the property meets the criterion for historical/associative value.

### **Contextual Value**

It is the only surviving industrial building in this part of the ByWard Market HCD and a landmark on York Street. As a result, it meets the criterion for contextual value.

Evaluations that pre-date the 9/06 criteria are found in the 1990 HCD Study. They assess the existing property at 126-30 York Street as a Category 2 property, the second highest category of heritage value. The 9/06 evaluation described above reinforces this earlier assessment. As a result, the property is eligible for designation under Part IV of the *Ontario Heritage Act*.



*126 York Street ca. 1914 showing side loading door Source: NAC*



*126 York Street ca. 1914 showing office interior and elevation drawing of warehouse (on wall behind). Source: NAC*

### 4.3 Statement of Cultural Heritage Value or Interest

126 York Street has design/physical value because it exemplifies the Beaux Arts style as applied to an industrial building. The massing, innovative use of materials and details to enliven an otherwise utilitarian structure make it a rare example of early 20<sup>th</sup> century industrial architectural design.

The property has historical/associative value because of its association with a prominent architect and a prominent Francophone business family. Local architect C.P. Meredith was at the height of his career when he designed the building in 1913. The Major family was significant as prominent entrepreneurs within the Lowertown Francophone community and important for their role in expanding the wholesale grocery trade to a national level. Mrs. Major was a pioneering businesswoman who commissioned the design and construction of 126 York Street and went on to create National Grocers Ltd., one of Canada's largest grocer chains.

126 York Street has contextual value because it remains as a landmark in the periphery of the ByWard Market where uses that supported the Market flourished in the early-mid-20<sup>th</sup> century.

### 4.4 Heritage Attributes

- York Street elevation massing, cladding and fenestration pattern, including the first bay on each side elevation
- Metal windows and pressed metal cornice
- Precast stone cladding and details on the building base, first floor, string courses and panels between windows on each floor
- Incised lettering and bas relief sculpture over the entrance surround
- Exposed reinforced concrete grid on the side and rear elevations
- Reinforced concrete floors, ceilings and support columns in the building interior
- Surviving portions of interior cladding materials (e.g. terrazzo flooring in the main lobby area)

### 4.5 151 George Street

The former residential structures on this part of the property have been removed and replaced by a surface parking lot. This part of the subject property is bounded by a wire fence and trees on the west side and by a two-storey building located on the adjacent lot to the east. This building shows a blank wall on its western elevation.

## 5. Policy Context

The Planning Rationale prepared for this project by FOTENN planning consultants provides a detailed policy analysis. The following text augments this analysis with a summary of the Provincial and City of Ottawa heritage planning policies that are applicable to this development.

### 5.1 Provincial Policy Statement (PPS) 2020

Policy 1.1.3.3 of the PPS directs municipalities to identify “appropriate locations” for intensification and redevelopment that meet the criteria described in that section (such as “taking into account existing building stock”). Policy 1.7.1 (e) of the PPS also directs municipalities to support long-term economic prosperity by, among other things, “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.” The proposed development is affected by this policy because of its location partially within an HCD.

The specific cultural heritage policies of the PPS also apply to this property. Since 126 York Street has been evaluated as being eligible for designation under Part IV of the *Ontario Heritage Act*, Policy 2.6.1 applies as it directs “significant built heritage resources” to be conserved. This policy also applies to the portion of the property that is within the Byward Market HCD, since an HCD is a “significant cultural heritage landscape” as defined in the PPS. Policy 2.6.3 also applies in this case because of the portion of the property that is adjacent to the HCD. It states that “Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

### 5.2 City of Ottawa Official Plan (OP) 2003, as amended

Policy 2.5 Strategic Directions – Building Liveable Communities has, in Policy 2.5.1 Design Objective (4) that requires redevelopment projects to “ensure that new development respects the character of existing areas”. Policy 2.5.5 Cultural Heritage Resources has as this as its goal: “In recognition of the non-renewable nature of cultural heritage resources, and as steward of these resources in Ottawa, the City will continue to preserve them in a manner that respects their heritage value, ensures their future viability as functional components of Ottawa’s urban and rural environments, and allows them to continue their contribution to the character, civic pride, tourism potential, economic development, and historical appreciation of the community.”

In addition, Policy 4.6 addresses the conservation of cultural heritage resources and lists the studies required for development that could impact these resources. Policy 4.6.1 requires a CHIS for alteration, demolition, or redevelopment of individually designated properties and properties within Part V Heritage Conservation Districts. The scope of a CHIS has been described in section 1.5, above.

The Official Plan has recently been updated. The current draft version of the updated plan (December 2020) has many of the same heritage policies as the current in force and effect 2003 Official Plan. In addition, however, it identifies the ByWard Market as a Special District (Section 6.6.4). While the draft policies for this district apply to the core market area west of Dalhousie Street, the intent is to enhance the Market as a destination, internationally as well as regionally and locally, and to enhance the streets that are within the Market. York Street is identified as a key street for accommodating “the widest variety of events”. It is not clear to what extent this design intent extends to the portions of York Street adjacent to the Market Special District, east of Dalhousie Street.

Also of note is the recent ByWard Market Public Realm Master Plan. This plan has York Street as a “grand boulevard” extending from Sussex Avenue to King Edward Avenue, with the portion alongside the subject property to be “York Lawn and Gardens”, with additional street tree planting and other streetscape enhancements. George Street is to be a “promenade and gardens” with similar streetscape improvements.

### 5.3 Central Area Secondary Plan (former City of Ottawa Official Plan) as amended to November 26, 2008)

The subject property is in the Lowertown part of the Central Area, located just east of the ByWard Market and containing portions of the ByWard Market Heritage Conservation District. Section 1.5 of the Secondary Plan has policies that apply specifically to the ByWard Market. The focus of that section of the Plan is on the core of the Market, as defined by the boundary streets of Sussex Avenue, St. Patrick Street, Dalhousie Street and Rideau Street. The vision for this area (Section 1.5.1) is for the area to be a visitor attraction locally, regionally, and beyond, with emphasis on its “special heritage, pedestrian-oriented, and commercial character.”

The subject property at 126 York Street is approximately half a block east of this area. Keeping in mind that the Secondary Plan policies in Section 1.5 apply primarily to the core Market area, the following heritage goals and policies should be addressed in development at 126 York Street:

- 1.5.1 Vision/Heritage Conservation: Within the HCD “the design of new buildings on vacant or infill sites will be guided by special design criteria which will ensure that new development is sensitive to, and compatible with, nearby historic buildings. Alterations to properties within the area will be assessed on their sensitivity to the heritage character of the property and the district as a whole.”
- 1.5.3 Policies/Heritage Character Profile (a): Here are the policies for changes proposed within the Secondary Plan area, directing City Council to ensure that:
  - o “i. New infill – new infill buildings are sensitive to, and compatible with, nearby heritage buildings, particularly with respect to scale, lot size, lot development patterns, setbacks, materials and details;
  - o ii. Alterations – alterations to heritage resources within the designated heritage conservation district are assessed against their sensitivity to the heritage character of the property and the district as a whole; and
  - o iii. the scale of development is predominantly low profile, is of a human scale, is compatible with the heritage character of the area, and protects sunlight patterns and significant views.”
- Further policies within that section direct Council to prepare design guidelines to implement the previous policies and to “designate and enhance York Street as a distinctive street, entrance to, and promenade through the ByWard Market, featuring appropriate landscape and interpretive elements which are sensitive to, and compatible with, the historic character of the area...”

For Lowertown, policies in Section 1.8 of the Secondary Plan apply as do the policies from the ByWard Market area that pertain to the Heritage Conservation District. The vision for Lowertown (Section 1.8.1) is for the area to “evolve, over time, into an attractive pedestrian-oriented predominantly residential urban village neighbourhood, with a significant heritage component.” York Street is intended “to serve as an important pedestrian promenade and entrance way to the ByWard Market, with distinctive streetscaping in keeping with its historic context.” Mention is also made of the availability of “casual seating and landscaped areas” along York Street. Policies in Section 1.8.3 b) direct Council to “protect and enhance the heritage resources, character and features of Lowertown, and...ensure sensitive development which respects that character and scale of nearby heritage buildings.” Sub-section e) also directs residential development to be “sensitive to nearby heritage buildings” and to maintain “a sense of human scale.” Finally, in sub-section m) Targeted Strategies, the intent is to develop “a York and George Streets streetscaping plan to help create a unique street-related open space image that emphasizes their key role in the re-urbanization of the Eastern Market Area.”



## 5.4 Zoning

The proposed development will require a zoning by-law amendment for several elements of the proposed building, including an increase in the permitted maximum building height (please refer to the Planning Rationale for details). The subject property is also subject to a Heritage Overlay (Section 60 of the City of Ottawa Zoning Bylaw) related to the HCD. Removal of the Heritage Overlay will be necessary to permit the proposed development.

## 5.5 ByWard Market Heritage Conservation District Study (September 1990)

The HCD Study was completed before the 2005 changes to the *Ontario Heritage Act* and subsequent changes to the PPS. As a result, the Study does not conform to the current scope and contents of an HCD Plan. That said, the guidelines the Study contains are being used by the City to assess proposed changes to the HCD, including additions and new infill. However, it should also be noted that the City did not adopt a core recommendation of the Study – that the areas adjacent to the market core be restricted to low-mid-rise development – and it was upon that recommendation that most of the guidelines were premised, particularly those relating to building height.

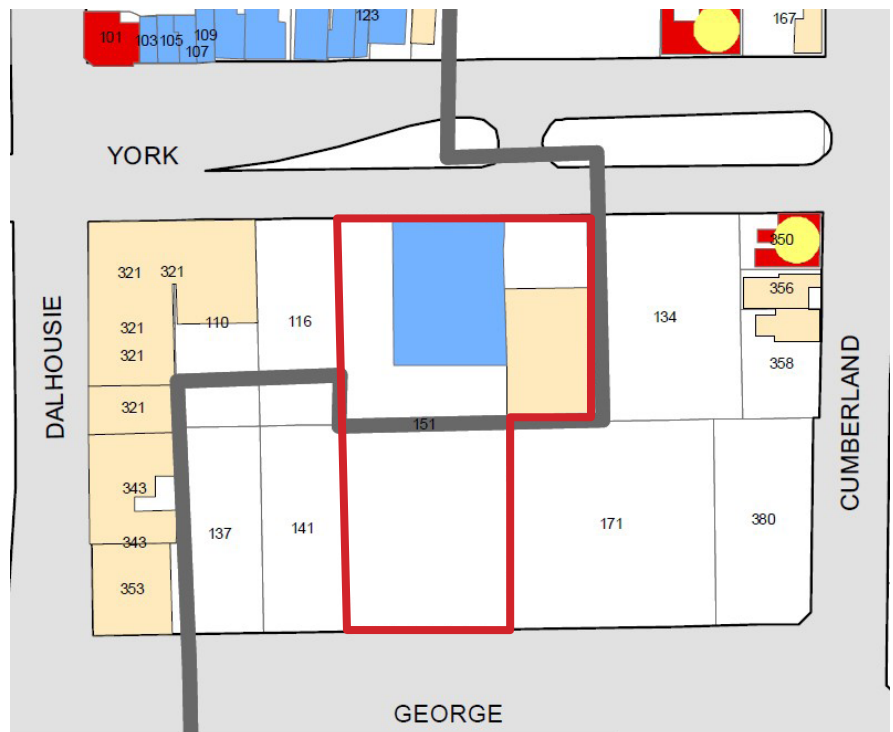
Relevant guidelines from the HCD Study that may apply to an assessment of the proposed development can be taken from several parts of the Study. The subject property is located within Sub-area 5, a part of the HCD on the northern fringe of the main Market area (see Figure 3.4 of the Study). The Study characterized this Sub-area as being “predominantly residential” and “composed largely of older, small-scale housing units (Smith et. al., Section 3.4, p. 30). Newer mid-rise apartments are also noted. In terms of the overall Heritage Character Statement for the HCD, the Study notes the hay and wood markets that were formerly located on York Street, but does not identify this association as a Character-Defining Element (op. cit., Section 4.2.2, p. 61). However, Section 4.2 (p. 59) states that “height and density restrictions for new buildings would be set by the existing heritage building stock”, an indication that what was then the prevalent pattern of low-rise development would be recommended to be continued in new construction.

Where the guidelines address new development, they indicate a continuation of the then-current predominant character of low-medium-rise buildings. As indicated on Figure 4.8 of the Study, the proposed heights for the subject property would be 16.0 m. The introduction to the streetscape improvement guidelines (Appendix A, Section 1.1, p. A-3) states that “the overall design intent is to conserve what remains of the building, landscape and streetscape heritage, and to encourage new development that both recognizes the heritage qualities of the area and embodies good contemporary design. In

general, new building development must reflect a sensitivity to building height, massing, setback, and pattern of lot coverage.” General principles for building design (Appendix B, 2.0.2, p. B-3) state that “[the] diversity [of the area] has within it certain elements of continuity, of which the most important are building scale and height.”

Infill guidelines for residential development (Appendix B, Section 3.5.1, p. B-20) include a need to “respect the heritage character of the area as a whole as well as the more immediate environment” and (3.5.4) “the building form should respect the massing of adjacent properties.” However, terms such as “recognizes”, “sensitivity” and “respect” are not defined.

Finally, it has been noted (above) that the HCD district boundary does not include the entire subject property, just the part that includes the existing warehouse and its immediate surroundings. The southern portion of the property is outside the HCD.



## 6. Description of Proposed Development

Rimap Development, owner of the subject property, is proposing to develop a hotel and rental apartment structure, rehabilitating the existing former warehouse building and adding new construction. The former warehouse is to be rehabilitated for use as a hotel, as part of a larger hotel that will be integrated with the warehouse and with the new apartment building. The addition will occupy the rear of the warehouse as well as portions of the roof and extend new construction on the balance of the property south to George Street. The current proposal requires a Zoning By-law Amendment to permit additional height to that permitted in the existing zoning and to accommodate site-specific details of the development.

The proposed addition will rise in a series of landscaped terraces stepping upwards towards the south to a height of 22 storeys on the tallest portion fronting on George Street. Extensive glazing and light cladding on each storey are designed to contrast with the dark cladding and bulky massing of the existing warehouse. Brick infill panels interspersed on the first five floors of the new addition are proposed to continue the vocabulary of dark brick cladding found on the warehouse and provide a visual transition between the two structures. The proposal is subject to Site Plan Control to address details of the proposed development and will also require a Heritage Permit due to its location, in part, within the ByWard Market Heritage Conservation District. The Heritage Overlay will also need to be lifted to permit this development.



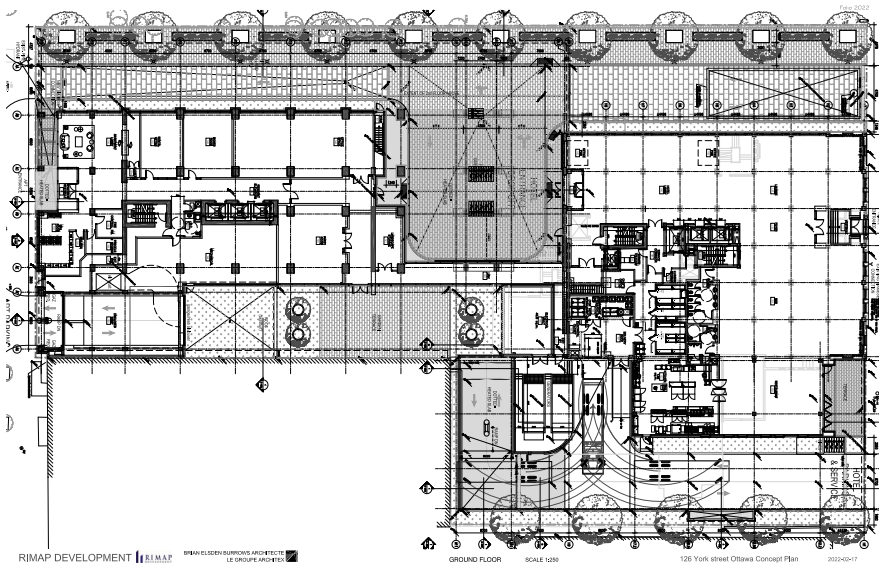


*Proposed development looking SE  
from York Street*

The proposed development will include 222 hotel rooms and 280 rental apartments, as well as private outdoor patio space. A single storey restaurant wing is proposed to be attached to the east side of the ground floor and recessed from the sidewalk to accommodate an outdoor patio. On the west side, there is proposed a mid-block pedestrian link and vehicular access to the hotel (hotel parking is to be underground, accessed from a ramp from York Street adjacent to the restaurant and patio). Apartment parking is to be accessed from George Street on the east side of the apartment building.



*Proposed development looking SW from York Street*



*Ground Floor Plan and Site Plan*

# 7. Heritage Conservation Approach

## 7.1 Conservation Principles

Approaches to conservation principles or “interventions” as applied to buildings and settings that have potential or confirmed heritage value are covered by Provincial and federal guidelines. For the purposes of this report, the Standards and Guidelines for the Conservation of Historic Places in Canada (2003, revised 2010) will be used as the benchmark (Provincial guidelines in the Ontario Heritage Tool Kit are harmonized with the federal guidelines). In 2008, the City of Ottawa adopted the federal guidelines as the basis for heritage conservation policies in the Official Plan.

Standards and Guidelines for the Conservation of Historic Places in Canada (the “Standards”) provides an overview to the conservation decision-making process, conservation treatments, standards for appropriate conservation, and guidelines for conservation. In the context of the Standards, conservation is broadly defined:

- **Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes;
- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
- **Rehabilitation:** the actions or processes of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and
- **Restoration:** the action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at the particular period in its history, while protecting its heritage value (Parks Canada 2010).

In addition to these federal conservation principles and practices, best practices in heritage conservation also refer to Provincial conservation principles. The Ministry of Tourism, Culture and Sport’s (now MHSTCI) Eight Guiding Principles in the Conservation of Built Heritage Properties (2008) are used as a tool to help guide change to cultural heritage resources:

- 1) Respect for documentary evidence: Do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence;
- 2) Respect for the original location: Do not move buildings unless there is no other means to save them. Site is an integral component of a

building or structure. Change in site diminishes the cultural heritage value considerably;

- 3) Respect for historic materials: Repair/conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource;
- 4) Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity;
- 5) Respect for the building's history: Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period;
- 6) Reversibility: Alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration;
- 7) Legibility: New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new; and,
- 8) Maintenance: With continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

## 7.2 Conservation and Development Strategy

From the inception of this project, the intent was to conserve the former warehouse and integrate it within a larger development. The challenge was to retain the existing structure while adding a new high-density structure that, when combined with the former warehouse, would address the goals of the City for revitalization of the Market area and those of the local community for more local housing, as well as to realize the development potential of the property. Early designs were based on a building massing that conformed to the existing zoning, but they showed that only a portion of the warehouse would be retained. After discussions with the client and his architect and with City Heritage and Planning staff, the client's team produced another design that moved much of the mass of the new building away from the warehouse towards the rear (south) end of the property. It is a refined version of this second scheme that is the proposed design to be submitted as part of a complete planning application, for City approval.

The overall conservation strategy is to retain and reuse the existing structure: the result will be an adaptive reuse. Following the terms provided in the federal Standards, the proposed conservation strategy and development strategy is to *rehabilitate* the existing warehouse to allow a change in its use from commercial (office) to commercial (hotel and restaurant). The facade

and first bays on the side elevations of the building will be *preserved* and necessary repairs made. Those elements of the subject property described in the Statement of Cultural Heritage Value or Interest and heritage attributes in this CHIS have been determined to have cultural heritage value and those portions of the subject property should be considered for designation under Part IV of the *Ontario Heritage Act*.

Addressing the Provincial conservation principles, all work will be based on documentary evidence provided as part of this CHIS and from on-site investigation. The proposed interventions will refer to the information found in Section 3 and the guidelines found in the ByWard Market HCD Study (1990, see Appendix A). Original fabric and materials will be retained and repaired or re-used. Where this is not possible, they will be replicated with modern versions. As demonstrated in this CHIS, later additions have been determined to be of no heritage significance and will be removed. The proposed addition to the roof and rear of the warehouse could possibly be removed in future, thus becoming a reversible intervention. In terms of architectural style, materials and massing, the new addition will be clearly distinguishable from the existing warehouse.

In terms of proposed interventions and alterations to the fabric of the existing building, the following are proposed (in the order of the City staff's comments in their letter of July 12, 2021, item 13):

- On the exterior:
  - o The existing triple-wythe wall was inspected by Brian Burrows Architect on Feb 8, 2021 and found to be in poor condition with many bricks spalling at the junction with the exposed concrete structure condition. In addition, the current window configuration is for a warehouse and is incompatible with the new hotel occupancy. The brick is proposed to be removed due to the number of interventions required by the new window placement, the removal of the stair along the west wall and to provide proper insulation. In addition, there is no insulation in the assembly currently and this will not be suitable for the proposed change of use to hotel room occupancy. The front and first bay side walls (red brick) are to be conserved and remedial measures will be taken to partially compensate for the energy loss generated by these uninsulated walls. However, the large surface area of the remaining side walls precludes such an approach.
  - o The proposed re-cladding of the east and west walls will use a beige brick to recall the existing lighter, side facing bricks and to contrast with the existing face brick to be retained on the York façade. The re-cladding will be like-for-like in terms of bond pattern and mortar dimensions.



- o The proposed re-cladding will continue the industrial appearance of the existing side elevations while meeting current Building Code requirements as well as the needs of the proposed hotel adaptive re-use which, in this case, involves re-configuring the existing fenestration pattern to accommodate interior room layouts. The cladding of the existing exposed concrete frame will also include repairs to damaged portions (e.g. where reinforcing bars have been exposed due to spalling).
- o Specific conservation measures for masonry and metal canopies are repairs in kind, as needed, employing specialists with experience in matching brick colours (see elevations). Please refer to the attached letter from the structural engineer regarding the shoring of the existing foundations and walls during the demolition (see Appendix C). It should be noted that the demolition is only of the block and brick infill on the east and west walls of the existing building (the structure and foundations will retain intact.) The visual connection between the existing and proposed construction is made by progressively terracing the new built form up and away from the warehouse, by retaining the last two bays of the existing building so that its full massing is revealed, and by carrying the replacement brick wall cladding into panels on the side elevations of the new building. The as-found conditions have been partially documented as part of the CHIS process: further documentation of the interior can be undertaken during the demolition process. As needed, the proponent will discuss with the heritage consultant the proposed alterations to heritage attributes (as identified in the CHIS).
- o Missing or poorly repaired tiles and bricks on the façade and first side bays will be replicated and replaced and the cladding repointed and cleaned.
- o The existing windows are of two kinds: those that are original to the building and those that have been replaced over time. Neither type meets current Building Code requirements and because they include hopper units, they do not meet the requirements of a new development designed for a full HVAC system. The proponent will be replacing the previously-replaced windows with the same industrial style as the former windows, so that the building will have a new industrial style in those window openings. This is also relevant on the east façade where the proponent will be providing new brick and new windows in the area formerly covered by the 3-storey eastern expansion to the original building. Further, an interior storm window was suggested but this is very problematic as the existing steel frame windows are corroded in some areas and this must be repaired and there is a large risk of condensation between a proposed new interior storm window and the existing. This is not recommended. The existing windows are also embedded into the structure, making repairs very difficult.

The existing fenestration pattern on the side elevations does not suit the room layouts of the proposed hotel, thus requiring the removal of the existing units. Some of the existing units are also too small for the proposed hotel use. The proposed replacement windows are of a high quality and replicate the style and profile of the existing units, with the hopper unit but it will be fixed. The proponent has provided photos of a similar renovation done in a heritage building in Montreal and accepted by the Quebec Minister of Culture.

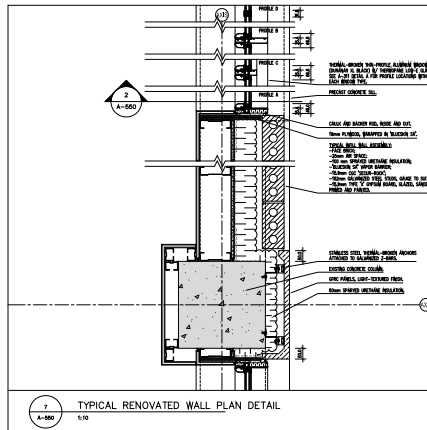
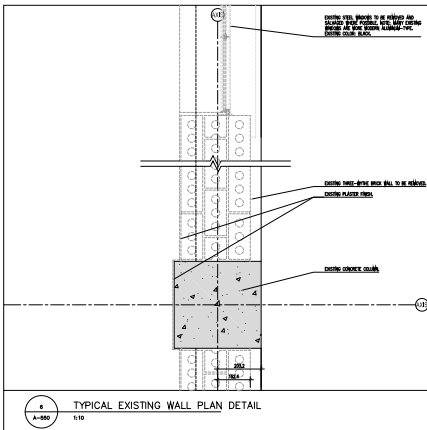
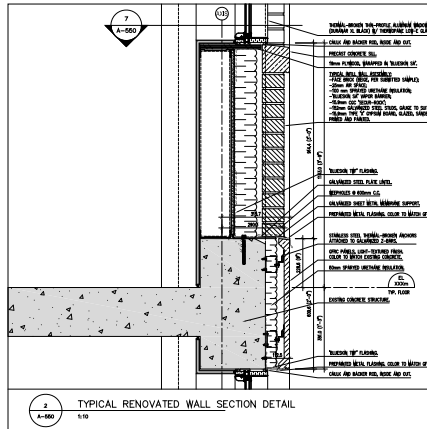
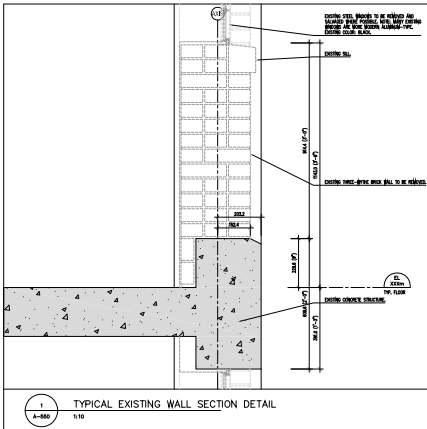
- o Ground floor windows will be replaced with replicas of the windows shown in the historical imagery using the same type of unit described above. Consideration will be given to raising the sills on the eastern window openings to match the openings shown in the historical imagery.
- o The concrete grid on the side walls will remain exposed and damaged portions repaired. Beams and columns will be clad with insulation and glass fiber reinforced concrete panels aligned with the existing structural grid.
- o Exterior elevator enclosures on the south elevation and over-runs for stairs and elevators on the roof will be removed in response to new interior access arrangements.
- o Exterior ductwork on the east and south roofs and elevations will be removed in response to new interior servicing systems and to expose the original exterior.

*Proposed Adelaide Brick to replace existing brick on east and west walls. This for color only the brick to be ordered, will be Ontario format to match existing.*





Photo of Mont Royal Project Montreal  
 Note that our project would replicate the existing munton bar spacing at York and will include the false hopper units.



Sections showing existing and proposed wall sections for side elevations



*Elevations showing existing building integrated with new development.*

- On the interior:
  - Existing wall sections will be lightly insulated on the interior (spray urethane on studs with interior drywall) to provide a vapour barrier.
  - The existing concrete columns will be retained.
  - The existing front entrance steps, doors and glazing will be retained as secondary means of access and egress. Otherwise, existing interior access stairs and elevators, including their rooftop structures, will be removed and new internal access constructed.
  - Elements of the mechanical components of the elevators and hardware from the stairways will be considered for possible salvage and reuse as decorative or interpretive elements in the new development. Any historical fabric or artifacts discovered during the demolition process will also be considered for salvage and display.
  - Intact portions of terrazzo flooring will be conserved and reused, where possible and feasible.

# 8. Impact of the Proposed Development

## 8.1 Impact on the Warehouse

The proposed design is an adaptive re-use of a warehouse that has, for many years, functioned as office space. The proposed design rehabilitates the warehouse, removing later exterior additions and interior alterations, and preserves and repairs the exterior, as needed. The proposed design incorporates all of the warehouse volume. Otherwise, the interior design conserves the structural system of concrete columns and floors and fits new hotel uses within that layout. Necessary upgrades to the HVAC and access systems require removal of existing interior stairs and elevators and installation of new services but doing so allows removal of later additions of exterior ductwork, elevator enclosures and entrances. Creation of a new main entrance through the new hotel lobby allows the existing entrance from York Street to be conserved as a secondary access, without alterations that would be needed to address accessibility requirements. The new design also removes later additions of side and rear wings that have no heritage value. And as noted above, damaged portions of the exterior (e.g. where former canopies, stairs or signs were removed) will be repaired.

Treatment of the east and west elevations will vary from what is there today. Both elevations have a very plain treatment in terms of materials: a concrete grid infilled with brick and small windows of varying dimensions, one per bay. The east wall has been significantly altered in parts of the ground and upper floors to accommodate a single storey addition and a three-storey addition. Sections of that wall have been removed and brick infill used to fill gaps left after interior entrances have been constructed. In other words, little is left of the original walls and loading bays in those parts of each elevation and the repairs have been somewhat crudely made, at least as seen in the exposed portions of interior wall on the eastern ground floor. It appears that neither elevation was meant to be fully visible beyond the first bay, given the architectural treatment of brick, stone and metal cladding and different window designs seen on the façade and first bay (perhaps it was assumed that new buildings on adjacent lots would closely abut each side elevation). The proposed treatment of the side elevations retains the industrial flavour of the warehouse by exposing the concrete grid and by inserting new pairs of windows in each bay that are simplified versions of the multi-paned metal windows on the façade. The proposed design has brick cladding on these elevations. The brick colour, dimensions, and pattern have been chosen to be similar to the existing.

## 8.2 Impact on Urban Context

In terms of reflecting the general heritage policies of the PPS and City of Ottawa Official Plan, the proposed development will conserve an existing built heritage resource that has been evaluated in this CHIS as meeting the criteria for designation under Part IV of the *Ontario Heritage Act*. The development also retains an existing building that has been assessed as having cultural heritage significance within the ByWard Market HCD Study. The building's massing and footprint are to be conserved, with the result that there remains space between the warehouse and the west lot line. The deep front setback of the east wing is also being retained although the wing is being replaced with a single storey addition. This addition is proposed to contain a restaurant: the setback is proposed to become outdoor patio space and a visual extension of the pedestrian realm along York Street.

The proposed development addresses the guidelines in the HCD Study, especially those found in Section 3.4. By adding rental residential units, the proposed development reinforces the "predominantly residential" character of Sub-area 5, as described in the Study. Conservation of the former industrial building keeps a "remnant" of former "light-industrial uses" although with an adaptive re-use. Provision of a setback on the east side of the York Street elevation offers "potential for new street tree planting", something that is also in accord with the new public realm guidelines for the ByWard Market area. Similarly, the creation of a mid-block shared access route improves pedestrian circulation in a part of the Market area with large block sizes and long distances between intersections.

Retention of the existing building is compatible with the materials and elevational designs of properties in the HCD and provides a transition in scale between the new development and other properties on York Street that are within the HCD boundary. By shifting the building massing south towards George Street, most of the new construction will be outside of the HCD boundary and be part of a streetscape on George Street that is increasingly characterized by high rise construction. Given the City's planning policy of permitting greater densities in the vicinity of the subject property than were recommended in the HCD Study, the current proposed development is in accord with the current planning policies rather than with the Study's recommendations regarding infill.

In terms of visual impact, the higher portions of the new development will be visible within the HCD in the background of views from within the Market across Dalhousie Street. In general, however, the new development will be seen in the context of a skyline that includes several high-rise structures in the properties east of Dalhousie Street. Also, there is a proposal for a 22-storey residential building to be constructed behind the Dalhousie Street buildings, around the corner at 141 George Street. The proposed development at 126

York Street will thus be part of the transition in height and massing from the predominantly low-scale existing development in the main Market area to the higher density development area east of the Market. For these reasons, relief from the provisions of the Heritage Overlay is appropriate.



*Proposed Development in Context*

In terms of impact on nearby heritage properties, conservation of the warehouse will have no physical impact on these properties and will support the heritage character of the HCD and vicinity. As mentioned above, views from York Street will still have the warehouse in the foreground, with the new construction stepping up to the rear. The light cladding and glazing of the addition will help it recede visually and retain the warehouse's visual prominence when seen from within the HCD. Construction of the addition and tower will not have a physical impact on any nearby built heritage resources across York Street or around the corner on Cumberland Street. Views from Cumberland Street of the proposed development will be partially screened the existing high-rise buildings. The warehouse will screen views across York Street of the stepped tower behind.

### 8.3 Conformity with Heritage Policies

As demonstrated in this CHIS, the proposed development is consistent with the Provincial Policy Statement 2020 in terms of its method of intensification, its reinforcement of the ByWard Market's heritage character and sense of place, and its conservation of a significant built heritage resource and because the portion of the property that is adjacent to the HCD does not have cultural heritage significance.

In terms of the Official Plan, the CHIS prepared for this proposal addresses the requirements for evaluating the potential cultural heritage value of the subject property and assessing the impact of the proposed development on



the subject property and on the HCD. It conserves a significant built heritage resource and supports the guidelines of the ByWard Market Public Realm Master Plan. The proposed development addresses Secondary Plan policies by conserving a significant built heritage resource within the HCD. Retention of this building and creation of an outdoor restaurant patio complements and reinforces the human scale and landscape treatment of the York Street streetscape.

The proposed development meets the intent of the HCD Study in terms of conserving existing cultural heritage resources and by retaining the existing streetscape character along York Street. The proposed design, by retaining the existing warehouse with a stepped addition above, generally meets the Study's intent in maintaining the predominantly low-medium rise massing of buildings within the HCD and along York Street. While the rest of the development exceeds the height limits that the Study recommended, it does locate the majority of the tower portion of the addition south of the HCD boundary, towards George Street.

## 9. Alternatives and Mitigation Strategies

The ByWard Market HCD Study recommended development in this area to be no higher than four stories. The Study clearly anticipated that low rise development would continue to predominate east of Dalhousie Street. However, the City of Ottawa's evolving planning and development policies have since then encouraged mid-high-rise mixed use development in this area, especially along George Street. As a result, an attempt to meet the Study's guidelines is problematic. However, the existing five storey building is within the HCD boundary, and its retention, along with a stepped profile of new development behind it, still is in accord with the Study's guidelines.

The proponent considered other development and design options for this property. Demolition of the warehouse was rejected from the start. Aside from the impact that would have on a cultural heritage resource and on the character of the HCD, the proponent and his consultants recognized that the warehouse and its industrial character were the main marketing advantages for the proposed boutique hotel use. The proposed use also precluded retention of the existing commercial uses and their layout but that change of use also freed up the interior for designs that highlight the structural components and fenestration pattern. Whereas the initial designs for the new development involved removal of the southernmost two bays of the warehouse in order to accommodate new construction above, further investigation of the structure revealed that these bays are able to take the additional loads and can be retained, with the result that the entire volume of the original warehouse is now proposed to be conserved.

The land use planning context of the block within which the subject site is located precluded low-rise alternatives to the proposed design, but the current proposal is less impactful than the design originally proposed. Initial designs for the addition to the warehouse moved the main mass of the tower closer to York Street and visually as well as structurally completely dominated the existing building. In response to comments from City planning staff and representatives of the Lowertown Community Association, the proponent made changes to the design that, while necessitating a Zoning By-law amendment, provide urban design benefits as well as additional residential gross floor area.

The current proposal has a stepped profile that moves most of the density south, away from the HCD and the existing building. The increased setback reduces shadow impacts on properties in the HCD across York Street and significantly reduces the visual impact of the tower portion of the addition when viewed from that street. However, the new addition overlaps the warehouse roof so that the volume of the existing building is not fully revealed. Although the new hotel and residential uses address City planning policy goals, and the terraced massing leaves the warehouse a prominent feature on York Street, the addition's large size visually dwarfs the existing five storey building. Some of that visual impact will be reduced when the proposed buildings on the adjacent lots to the west and southwest are built, as they will block most views of the side elevations of the warehouse and tower.



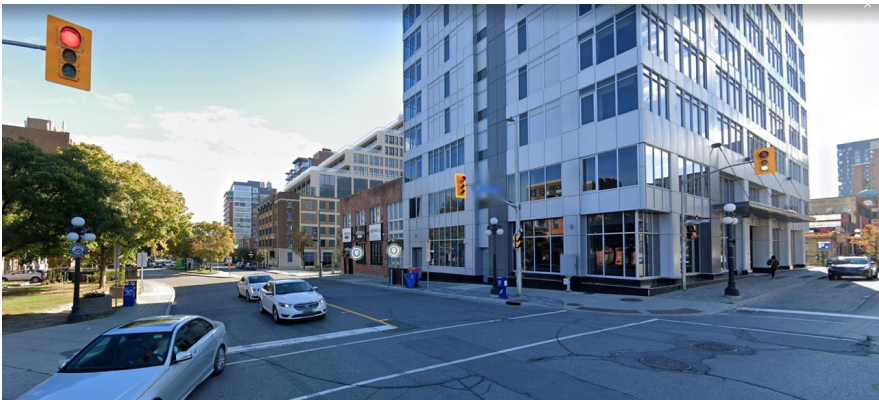
*View from George and Cumberland*



*View from George and Dalhousie*



*View from York and Cumberland*



*View from York and Dalhousie*

## 10. Conclusion and Recommendations

Rehabilitation of the existing five-storey building is the recommended intervention in the built heritage resource. The former warehouse is an important component of the ByWard Market Heritage Conservation District and its conservation will support and enhance the heritage character of that part of Ottawa's downtown. Its adaptive reuse as a hotel, combined with rental housing, will reinforce the hospitality and rental residential character of the Market area. Conservation and enhancement of the existing building and the York and George streetscapes will further the City's plans for local public realm improvements. Although the new addition is much larger than the existing warehouse and surface parking lot, the additional height of new construction will compare closely with the existing and anticipated high-rise development along George Street, and will be set back from views taken from within the HCD, with the warehouse and stepped massing of the new addition providing a transition from York Street to the part of the property located outside the HCD. Although the new addition overlaps the roof of the warehouse, the proposed development conserves the built heritage resource. Comments from the UDRP have been addressed with cladding elements that help link the warehouse with the new addition.

Consideration should be given to salvaging components of the existing building. These can include the metal windows (as noted above) as well as mechanical systems such as the elevator machinery, for use as art or interpretive installations. Further opportunities for on-site interpretation include, but are not limited by, the following:

- The architectural work of C.P. Meredith, especially any further information on the design and construction of the warehouse;
- The history of the Lowertown Francophone community, especially the history of the Major family and Mrs. Major's role as a pioneering businesswoman;

Next steps in the heritage planning process include the following recommendations:

- The portion of the property at 126 York Street containing the existing warehouse should be designated under Section 29 Part IV of the *Ontario Heritage Act*.
- The Heritage Overlay affecting a portion of the property should be removed to permit the proposed development.
- The proponent should investigate funding opportunities provided by two City incentive programs: the Heritage Community Improvement Program and the matching heritage grant program.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Carl Bray', written over a circular stamp or seal.

Carl Bray



# Appendices







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## A. Extracts from the HCD Study Guidelines

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# Appendix B

## Building Improvement and Design Guidelines

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- **Introduction**

The role of the City and other levels of government is less direct when dealing with individual properties than when dealing with streetscape improvements. However, the design review function is an important part of managing change within a heritage conservation district. The following guidelines are suggested as criteria for design review.

There are two types of guidelines. The first are for existing properties, and concentrate on preserving their heritage qualities. The second are for new construction, and are intended to encourage compatible new development that enhances the overall character of the district.

### 1.0 Building Inventory

A detailed inventory of the buildings in the district was carried out as part of the research and analysis in the first phase. This inventory identified an unusual variety in both age and detailing. The specific information on each building, which is maintained as part of the information base for administering a heritage conservation district, is available to property owners and others when conservation, restoration or redevelopment is being considered.

### 2.0 General Principles

The specific guidelines that follow are based on the following general principles.

1. The evolution, diversity, and layering that characterize the landscape are also the most important qualities of the building stock.
2. That diversity has within it certain elements of continuity, of which the most important are building scale and height. The exception to the rule has traditionally been institutional buildings, which take on a landmark role consistent with their function.
3. Because of the amount of demolition that has occurred, particularly in the last twenty years, the traditional quality of some of the streetscapes is now seriously threatened for the first time. The preservation of the heritage buildings that do survive is a priority.
4. The commercial, mixed-use and residential architecture is vernacular in quality. There are relatively few high-style buildings. In order to maintain the history of the area, the preservation of very modest buildings is just as essential as the preservation of more monumental structures.
5. Because of the evolution of the area, which has resulted in the reworking of many of the properties over time, unity of style is not an objective. It would be historically incorrect, and destructive of genuine historic fabric.

6. New work in an area like this must respect the existing scale, material and form of the district. However, it should be of its own time, designed in a contemporary vernacular consistent with the traditions of the area.

### **3.0 Specific Guidelines**

#### **3.1 Conservation**

**Comment:**

Maintenance and repair is the most important mechanism for preserving the character of individual heritage properties and, by extension, the character of a district. Many of the buildings in the Byward Market area have been maintained and repaired on a regular basis for a century and more; if this tradition is kept up, the area will continue to have a rich and cohesive character.

**Recommendations:**

1. Inspection of heritage properties should be carried out on a regular basis. Ideal times for inspection are the spring and fall, immediately after a rainstorm. A checklist should be used, starting at the foundation and moving up to the roof, with particular attention to signs of structural movement, water infiltration, decayed or loose materials, and deterioration of finishes.
2. Depending on the seriousness of the problem, city staff or professionals in the conservation field should be involved if appropriate. It is important to correct the causes of problems before spending money on repairing the results of the problems.
3. The use of correct materials, sizes, and details is essential. Original or early material should always be used as a reference. Substitute materials should be avoided. In general, it is better to repair than replace.
4. The maintenance and repair techniques are different depending on both the age of the property and its type of construction. More detailed guidelines for maintenance and repair are provided in the following Maintenance and Repair Guidelines.

#### **Maintenance and Repair: Log and Plank Buildings**

**Comment:**

These are among the earliest buildings in the district, dating from the early and mid-nineteenth century. They are rare and important examples of early building technology. They represent various European wood building traditions adapted to the Canadian situation.

**Recommendations:**

1. The buildings originally rested only on sleeper logs or simple stone footings. The condition at the foundation should be inspected regularly. If necessary, the

building can be temporarily supported using an industrial forklift while new base logs are inserted. Heavy timber or steel rails can be used to temporarily slide the building to one side if new foundations are required. Vertical posts often rot at the base; new bases of treated wood should be spliced in.

2. Exterior siding should be inspected. Original wood siding should be repaired rather than replaced if possible. The use of aluminium, vinyl or steel siding is not recommended.
3. Insulation should be added to the interior rather than exterior of these buildings, and a good vapour barrier installed.

### **Maintenance and Repair: Wood Frame Buildings**

#### **Comment:**

Wood frame buildings appear throughout the history of the market area. The earliest examples are of heavy timber frame. Mid-nineteenth century to early twentieth century examples are of balloon frame. More recent buildings are likely of platform frame construction.

Where the foundation wall extends out beyond the wood siding, the house was intended to have a brick veneer added to it at some future date; often this was never done.

#### **Recommendations:**

1. These buildings often deteriorate at the base, particularly where first floor level is at or near grade. These areas should be inspected, and if necessary new treated wood used to splice the bottoms of the studs and provide a new sill plate. Surface drainage should be away from the building.
2. Wood siding should be repaired rather than replaced, if possible. The use of aluminium, vinyl or steel siding is not recommended. New wood trim boards at corners and around windows and doors should match the existing dimensions.
3. If insulation is added to the cavity space, it should be provided with a proper vapour barrier.
4. Painting to historic colours can add to the heritage value of a home. Simple tests can be carried out to determine the pattern of colours used through the years.

### **Maintenance and Repair: Masonry Buildings**

#### **Comment:**

The more prominent mid-nineteenth century commercial buildings were often built of stone. Facades of cut stone and side walls of random coursed rubble masonry were common. By later in the century brick had replaced stone except for foundation walls. Solid brick walls soon gave way to brick veneer on wood frame.

**Recommendations:**

1. Structural defects in masonry construction can usually be noted by diagonal or vertical cracks along the mortar joints. Such problems should be corrected before other work is carried out.
2. Masonry must be repointed regularly to avoid water infiltration and subsequent damage. Repointing should be done by raking out the loose and friable mortar to a sufficient depth to give the new mortar a good key. Soft mortars must be used. Type H masonry cements such as Federal White or St. Lawrence Type H are recommended.
3. Cleaning of brick and most types of stone should be done only with gentle water or chemical washes and rinses.

**Maintenance and Repair: Decorative wood elements****Comment:**

Existing decorative wood elements add considerably to the character of individual buildings and larger streetscapes. Before the 1870's these elements were planed and shaped using hand tools, with extensive use of a beaded edge detail. By the late nineteenth century, there was extensive use of milled lumber, including turned columns and spindles and various types of fretwork. These show up in porches, balusters, vergeboards and door and window trim. By the early twentieth century, turned work was less in favour, and the emphasis were on squared columns and spindles, with geometric trim details. Often these elements are found as replacement parts on earlier porches and additions.

**Recommendations:**

1. Trim elements should be repaired rather than replaced whenever possible.
2. If there are initial signs of rot, the source of moisture should be identified and corrected. Then a preservative should be brushed on, particularly on any exposed end-grain, and the wood repainted.
3. For more advanced decay, the piece should be cut back to sound wood and new preservative-treated material spliced in. New work should match the dimensions and profile of the original. To get a good match, a piece of the original can be taken to one of the milling companies in the Ottawa area, and they can produce an accurate replica.
4. When there are trim elements from different periods in good condition, they should be retained as part of the evolution of the building.
5. All refastening of decorative woodwork should be done with galvanized nails or wood dowels. Holes should be predrilled for nailing, to avoid splitting old wood.

## **Maintenance and Repair: Pressed metal elements**

### **Comments:**

Decorative pressed metal elements became available in Ottawa in the 1890's, and were widely used through to the First World War. Their popularity declined after that. The earliest panels were of coated iron; later they were of coated and galvanized steel, with zinc for more ornamental work. In the Byward Market area, pressed metal occurs most frequently as decorative cornices on commercial and residential buildings. There are a few examples of pressed metal shingle roofs.

### **Recommendations:**

1. Examples of pressed metal work should be retained wherever possible. It is extremely expensive to duplicate original patterns in metal, and substitute materials such as fibreglass do not last well in exterior environments.
2. Cornices and other exposed elements should be inspected to ensure that water is not getting behind the metal and causing rusting of the metal as well as deterioration of the wood or metal supports.
3. All metal surfaces should be repainted regularly, with appropriate metal primers and paints.
4. Replacement parts should be fabricated to the same profile, and with the same material. Contact between dissimilar metals must be avoided.

## **Maintenance and Repair: Brick veneer**

### **Comments:**

Brick was used as a siding material in the market area from the mid-nineteenth century on. By the late nineteenth century, it was generally a veneer over wood frame, and was often used to create decorative details. Patterns in the brickwork from different periods contribute to the heritage character of the district.

### **Recommendations:**

1. If a veneer of brick is pulling away from the wall behind, a structural investigation should be carried out. It may be necessary to pull in the veneer using wood walers. If the original ties or nails may have rusted out, new galvanized or stainless steel fasteners can be inserted through the mortar joints.
2. Repointing should be done using a soft (type H) mortar. A hard Portland cement mortar has a limited life span in the Ottawa climate, and will damage the brick. Hand tools should be used to rake out the joints. Protruding sections of decorative work or corbelling should have a sloped mortar cap.
3. For repairs involving replacement brick, it is important to match both size and colour. In older buildings, when a match is difficult, it is sometimes possible to reuse brick from a hidden location elsewhere on the building.
4. For cleaning of brickwork, a reputable cleaning contractor should be engaged using low and medium pressure water or chemical washes.

## **Maintenance and Repair: Stucco and renders**

### **Comment:**

Stucco finishes have been used in the Ottawa area since the time of the earliest settlements. Lime renders were common throughout the nineteenth century, gradually giving way in the twentieth century to harder lime/ portland cement mixes. Early stucco finishes were generally applied to stone buildings, adhering directly to the stone. By the mid twentieth century, galvanized metal lath was common and stucco has since been used for both wood frame and masonry construction.

### **Recommendations:**

1. Early examples of lime stuccos and renders are increasingly rare. Any surviving examples should be conserved by ensuring that the material is protected from water or structural damage and repaired if necessary using the same materials.
2. Stucco finishes on wood lath are also relatively early. They can be conserved by ensuring regular repainting and protection from water infiltration behind the stucco. If repair is required, it should be limited to the areas that have been damaged, rather than replacing the entire finish in order to retain a portion of the original.
3. Stucco finishes on metal lath are more recent. They can be repaired or replaced in kind.
4. Evidence of scored lines or special textured or coloured finishes should be conserved. These treatments have contributed to the character of buildings in the district over the years.

## **Maintenance and Repair: Wood shingle roofing**

### **Comment:**

Wood shingle roofing would have been common throughout the market area from the time of the first settlers. The most common material would have been eastern white cedar, although a variety of other woods were used. As soon as sawmills were operating, sawn shingles were used as opposed to handsplit shakes. The use of split shakes is historically inappropriate in an urban setting such as this.

### **Recommendations:**

1. Evidence of earlier wood shingle roofing should be documented and used as a reference if reroofing of an older property is required.
2. Eastern white cedar shingles should be used when possible rather than western red cedar, to maintain more historical accuracy. The detailing should be traditional, with 4 ½" to 5" exposure, cedar ridge boards, and tilting fillets at the gable eaves.



3. Coating of the shingles with coloured or clear stains was a common practice at the turn-of-the-century, and may be appropriate in a restoration project.
4. Valley flashings and other metalwork should be kept to a minimum when working with older properties, with the bounds of good practice. Closed valleys can be considered when underlain with a self-sealing membrane.

## **Maintenance and Repair: Metal roofing**

### **Comments:**

Sheet metal roofing was used throughout the market's history. Early tin-plate and terne-plate roofing was common in Quebec and Montreal and available in Ottawa. This was often applied in shingles laid on a slight diagonal (tole à la candienne). Copper roofing is rare in the market area. By the turn of the century, various steel corrugated and flat roofing sheets and shingles were available. More recent metal roofing materials are available in anodized or baked on finishes in a range of colours.

### **Recommendations:**

1. Metal roofing should be conserved through a regular program of maintenance and repainting with appropriate metal paints
2. For repainting, the metal surface should be cleaned and primed before the final paint finish is applied. The cleaning should occur immediately prior to priming, to ensure that rusting does not occur while the bare metal is exposed.
3. If repair is required, the same material should be used to avoid the decay caused by dissimilar metals in contact, or appropriate measures used for isolation.
4. For replacement, the traditional detailing should be maintained, or an earlier detail should be used if the documentation exists. If the roof was of standing seam, this detail should be maintained rather than introducing alternatives such as a batten roof or a corrugated sheet. The traditional tole à la canadienne can be reproduced using contemporary substitute which uses a larger shingle folded to give the appearance of the smaller originals.

## **Maintenance and Repair: Windows**

### **Comments:**

Early buildings were fitted with multipaned windows. The sash was built to accommodate the available glass sizes, which were standard. In the market area, both casement and double hung sash are common. Store windows generally used the largest glass sizes available, and might have had six or eight panes per sash. By the late nineteenth century, larger glass sizes were available, and two over two and one over one windows became common. Store windows became single sheets of heavy plate glass, often with smaller paned transoms above. In the twentieth century, glass was simply cut to any size desired. A number of buildings in the area from the mid-twentieth century exhibit the use of glass block as a decorative feature.

**Recommendations:**

1. Surviving examples of early windows in the market area are becoming increasingly rare and should be retained and repaired wherever possible.
2. Increased energy efficiency can often be achieved by adding interior or exterior storms, as opposed to full replacement sash which involves destroying the original.
3. If replacement windows are required every effort should be made to ensure accurate reproduction of size, shape and profile. Examples of an existing sash can be taken to millwork shop for duplication if necessary.
4. Replication of multi-paned windows should be done with single glazing in order not to introduce an oversize muntin bar. A separate storm panel can be fitted to the inside or the sash if required.
5. If an early original sash is beyond repair, the glazing should be carefully removed and used in the replacement sash, in order not to lose the quality of light and reflection given by early glass.

**Maintenance and Repair: Doors****Comments:**

Early doors were generally of four or six panel design, although simple plank construction was used in more modest locations. Front doors might have raised bolection mouldings and fielded panels. Only towards the end of the century was glass introduced into the door itself, where previously it had been limited to transoms and sidelights. High style Victorian doors at the end of the nineteenth century had elaborate applied mouldings and decorative features, and often incorporated bevelled or etched glass. Early twentieth century doors became simpler. All varieties of doors exist within the market area.

**Recommendations:**

1. As with windows, good surviving examples of early doors are increasingly rare, and should be protected and repaired wherever possible. Qualified contractors for this kind of work should be sought out.
2. If repair or replacement is required, material that is accurate in shape, dimension, and profile should be obtained from local millwork shops.
3. The original finish and colours on doors should be investigated and restored when appropriate.

**3.2 Restoration****Comment:**

Restoration is the recovery of the earlier form, material and detailing of a heritage resource. It has to be undertaken with care, in order not to end up confusing or falsifying the historical record. Many buildings in the market area have important features that are hidden under later modifications, or that have deteriorated beyond recall. In these cases, restoration can enhance both the building itself and its immediate streetscape.

**Recommendations:**

1. Restoration must be based on accurate historical documentation. This documentation may be a combination of photographs, drawings, written reports and oral accounts, as well as the physical evidence itself.
2. When restoring early and mid-nineteenth century buildings, it is important to remember that these are still essentially hand-built structures at the tail end of medieval traditions of building. Accurate duplication is never possible; it is therefore very important to keep as much original material in place as is at all possible, and to concentrate on stabilizing and consolidating the various components of the property.
3. When restoring late nineteenth turn-of-the-century buildings, there is a great deal more machine-made material involved. In this case, accurate duplication may not be as difficult; in many cases, the actual methods of production have changed very little.
4. When restoring twentieth century buildings, there is the problem of composite materials, which have become increasingly popular. These materials may be the result of patented or specialized processes which no longer exist. The problem of substitute materials and methods becomes a much more prominent concern, as well as the use of more sophisticated analysis and repair techniques.
5. Restoration of individual buildings in the market area should respect the evolution that each building and the area as a whole has undergone. The contribution of various periods to the form of the building should always be recognized.
6. A restoration project should always consider a building in relation to its setting, whether natural or man-made, and its interior.

**3.3 Rehabilitation and Adaptive Re-use****Comment:**

Rehabilitation is the modification of a heritage building to contemporary functional standards. It may involve some restoration, but also introduces new forms and materials to accommodate new requirements. Many of the buildings in the sturdy area have already been rehabilitated several times. Sensitive rehabilitation achieves these functional goals while protecting and even enhancing the qualities that give the property its unique heritage character.

**Recommendations:**

1. As with restoration, good rehabilitation is based on good historical documentation.
2. If new or modified uses are proposed, it should first be determined whether these can be contained within the heritage property without undue damage to the layout or finishes.
3. Structural upgrading, if required, should respect the original design intentions and reinforce these rather than working independently of them.
4. New mechanical and electrical services and other environmental control systems including insulation should be introduced in ways which do not upset the existing equilibrium or create new possibilities for deterioration.

5. Architectural layout and finishes should be respected, both inside and outside a property.
6. Distinctive features and good examples of design and craftsmanship should be retained. The contribution of all periods to the history of the property should be respected.
7. New work should be of its own time, but subservient to the heritage character of the existing property. It should take its form and direction from the history of the property itself.

### **3.4 Infill: Commercial and Mixed Use**

#### **Comments:**

Infill includes both additions to existing properties and new developments on vacant lots. The Market area has been undergoing a continuous process of infill for a hundred and fifty years.

#### **Recommendations:**

1. Infill in commercial areas must respect the scale and character of existing heritage properties and streetscapes.
2. The traditional pattern on commercial facades in the market area is grade level commercial or retail, with signage and cornice lines providing a visual separation from commercial or residential occupancies above. The different levels are also distinguished by larger window areas at grade and smaller windows, often with decorative surrounds, on the upper floors. Such patterns should be respected. The creation of split-level “ground floors” or new mezzanine levels should be discouraged.
3. The horizontal scale of development is important. Traditional store widths of about thirty feet ensued continuous sidewalk activity. Enclosed malls or lobbies are inappropriate, where they create widely spaced entry and exit points.
4. Mid-nineteenth century storefronts had substantial columns at regular intervals, with fairly confined window openings. By the late nineteenth century, cast iron columns and beams, and larger glass sizes, allowed more openness. Structural systems by the mid-twentieth century allowed continuous walls of glass. In designing new infill, the historic pattern of the buildings previously on the site and of adjacent properties should be considered and reflected in the new work.
5. Mid-nineteenth Building setbacks and heights should respect adjacent heritage properties and the streetscape. Road widening allowances should not be considered within the district.
6. Carriageways and rear courtyards should be maintained where possible. Mid-block pedestrian links are one way of enhancing the commercial viability of these areas. In general, the pattern of high density development at the street edge should be should be respected.

7. Parking in rear yards, with access through carriageways or side lanes, is the only surface parking that is appropriate in the district. Wide access ramps should not be used for any kind of parking as they disrupt the continuity of the street edge.
8. Distinctive features and good examples of design and craftsmanship should be retained. The contribution of all periods to the history of the property should be respected

### **3.5 Infill: Residential**

**Comment:**

Infill in mixed use/residential areas includes both additions to existing properties and new developments on vacant land.

**Recommendations:**

1. The infill in areas zoned residential or mixed use must respect the heritage character of the area as a whole as well as the more immediate environment.
2. Open space should generally be maintained on the rear portion of lots, with access using carriageways or side lanes. In the case of multiple-unit dwellings, entrances could be both from the sidewalk and from courtyards. The front yard setback should be the same as for adjacent heritage properties.
3. Small lot development should be encouraged, rather than land assembly. The density can be to the maximum allowed under height and lot coverage zoning.
4. The building form should respect the massing of adjacent heritage properties. For high-density, low-rise development, the side gable and flat roof forms have traditionally been used and continue to be the most viable options. For less dense single-family development, the front gable form could be used. Materials and detailing should reflect contemporary taste and availability, controlled only by the requirement to respect and reinforce the character of what exists. Infill must not disrupt any further the already fragile sense of continuity in many parts of the market district.
5. Mixed use developments are historically appropriate throughout the area, and could be considered on a case by case basis.



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B. HCD Study Inventory  
Sheets for 126 York  
Street

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Municipal Address: 120 York  
 Building Name:  
 Legal Description: E part 4 SS Lot: 21 & 22 Block: 67 Plan:  
 Date of Construction: 1913 Additions: 1946  
 Original Use: wholesale grocery warehouse Original Owner: S.J. Major Wholesale Grocers  
 Present Use: office building Present Owner: 848476 Ontario Ltd.  
 Present Zoning:  
 Planning Area: Central Area N.E.

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction) <sup>^C</sup>	(Pre- 1880 ) 3	(1880 to 1920 ) 2	(1920 to 1950 ) 1	( 1950 to ) 0
Architecture <sup>^C</sup>	3	2	1	0
Environment <sup>^C</sup>	3	2	1	0
(Landmark or Design compatibility				
Phase One Survey Score <sup>^C</sup>	/0		Prepared By: ^C	
Potential Heritage Building <sup>^C</sup>	Yes/No			
Potential Heritage District <sup>^C</sup>	Yes/No			

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



HERITAGE DISTRICT NAME:  
 Byward Market  
 BY-LAW/DATE: ^C  
 COMMENTS: ^C

PHOTO DATE: ^C  
 VIEW: ^C  
 SOURCE: ^C  
 NEGATIVE NUMBER: ^C

HISTORY

PREPARED BY: M.Carter

DATE: January 1990

Date of Construction: 1913

Factual/Estimated

Sources: COHR 1987, cross-checked by FIP bracketting 1912-1922

Trends:

- Economic - large warehouse constructed to replace smaller warehouse on site
- both owned by S.J. Major, Wholesale Grocer
- contained special wine storage facilities when constructed
- evidence of market as major site for operation of wholesale grocery business in Ottawa
- operated by National Grocers as a wholesale facility (1930)
- purchased by A.J. Freiman for use as warehousing facility (known 1948-probably 1970)
- evidence of market as a location for large scale commercial activity during the 1920-1970 period

Owner occupied

- Site - S.J. Major site included this large building and a series of small outbuildings and garages to east and to south
- site was re-shaped and changed when Freiman bought building

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Evidence of market as major warehousing and large scale commercial activity centre during 1920-1970 period. Associated with two types of large scale commercial activity as a support building -- wholesale grocery and commercial department stores.

Historical Sources (Coded): OSAR 1930, 1936, 1989; OCO 1930, 1960, 1983; COHR 1987; FIP 1912, 1922, 1942, 1958

ARCHITECTURE

PREPARED BY: M.Carter / J.Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 5-storey commercial block. Exposed concrete frame sidewalls, brick infill. Decorative brick facade with precast ornamentation, decorative metal cornice, industrial metal window sash. Precast imitation stone ground floor treatment with columned entry.

by 1920 - 3 storey warehouse of reinforced concrete construction with brick curtain walls

Architectural Style: Beaux-Arts industrial

Designer/Builder/Architect:

Architectural Integrity (Alterations): York street facade is basically intact.

- by 1948 - site re-developed to include recessed receiving and shipping area to east of main building constructed in two sections
- 1 storey reinforced concrete block area just beside main building
- 3 storey concrete block warehouse to the east of that

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: Interesting example of self-conscious and eclectic industrial/commercial design.

ENVIRONMENT

PREPARED BY: Julian Smith

DATE: February 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Edward Market



PHOTO DATE:  
VIEW: 'C  
SOURCE: 'C  
NEGATIVE NUMBER: 'C

Compatibility With Heritage Environs: Compatible in materials, detailing and current use with surrounding heritage commercial, large scale.

Community Context/Landmark Status: Moderately known because of its size and some of its tenants

Summary/Comments On Environmental Significance: Usual design gives building some presence in a very uneven streetscape

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	B	G	F	P	SCORE
1. Date of Construction		1			27
2. Trends		1			33
3. Events					0
4. Persons			1		3
HISTORY TOTAL	0	60	3	0	63
ARCHITECTURAL CATEGORY	B	G	F	P	SCORE
1. Design		1			20
2. Style	1				25
3. Designer/Builder					0
4. Architectural Integrity	1				40
ARCHITECTURAL TOTAL	66	20	0	0	85
ENVIRONMENT CATEGORY	B	G	F	P	SCORE
1. Design Compatibility		1			33
2. Landmark / Community Context		1			33
ENVIRONMENT TOTAL	0	66	0	0	66

\*Date of Construction in Byward Market area.

Excellent ( Before 1880 ), Good ( 1880 to 1920 ), Fair ( 1920 to 1950 ), Poor ( After 1950 )  
 Criteria Scoring completed by: EVALUATION COMMITTEE Date: APRIL 1990

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	63 x 20% = 12.6	X 40% =
Architecture	85 x 35% = 29.75	X 40% =
Environment	66 x 45% = 29.7	X 20% =
PHASE TWO TOTAL SCORE	72.05 /100	/100

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	2	0	0
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PHASE TWO EVALUATION SUMMARY:

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## C. Letter from Structural Engineer





August 23, 2021

À l'attention de Marc Varadi  
RIMAP Development Inc.  
2700 rue Rufus-Rockhead #100,  
Montréal, QC H3J 2Z7

**Object :**                    **Existing structure 126 York St. – Technical advice  
ND 3192.00**

In anticipation of the demolition and rehabilitation work that are planned for the 126 York St. building in Ottawa. The planned demolition work in the existing building includes portions of the infill masonry wall that are made of clay bricks (see figure 1).



Figure 1 - Western facade with infill masonry

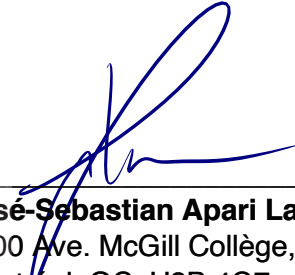
The infill masonry is considered part of the existing lateral force resisting system. The demolition of these elements will temporarily impact on the natural frequency of the building, the estimated lateral displacements and the ultimate capacity under lateral loading. All the exterior columns and beams (moment frame) will be kept and serve as the main lateral force resisting system during the planned construction which is judge sufficient considering the building will be unoccupied and mostly unloaded, and considering the limited duration of the construction work.



In this temporary construction state, the building will not present any collapse risk under general loadings specified by the NBCC. Performance of the building under extreme loadings cannot be estimated during construction and is not likely to occur considering the reduced period of time of this state. Monitoring of the building will be required during construction in order to limit vibrations and displacement of the structure and consequently the historic facade. Additional bracing may be required if the displacements or vibration are not within acceptable limits.

In the completed building state, additional concrete walls will have been added and the building will be compliant with the NBCC and safe to occupy.

Sincerely,



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**José Sebastian Apari Lauzier, Ing.**  
1200 Ave. McGill Collège, Bureau 900  
Montreal, QC, H3B 4G7  
NCK



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# D. References and Persons Contacted

## References

Aside from the City planning and heritage documents cited above, the following sources were used in the preparation of the property history:

- Fire insurance plans (City of Ottawa Archives)
- Historic photographs of the exterior and interior (National Archives of Canada) and of the By-Wash (City of Ottawa Archives)
- Local newspaper articles on the history and significance of the Major family (L'Orléanais, n.d.)
- City Directories (1884, 1893-4, 1910, 1913, 1940, 1960 editions; City of Ottawa Archives)
- Urban Design Review Panel Recommendations (November 6<sup>th</sup> 2020)
- Biographical Dictionary of Architects in Canada 1800-1950 (biography of C. P. Meredith)
- Title Memorandum (126-130 York Street): Fasken Martineau DuMoulin LLP , 25 May, 2020

## Persons Contacted

- City Heritage Planning staff (Collins, Kimm)

Due to COVID, in person contacts were limited to those that could be accomplished during a single site visit undertaken when lockdown was temporarily lifted (23 July 2020). Anecdotal information on the property's history and associations with the Major family was obtained by the author from the building supervisor and from neighbours on York Street (contacts he suggested). The consultant also participated in virtual meetings with the consulting team and City heritage and policy planning staff (5 October, 26 October 2020).

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