

Lowertown and are representative of the process of urban renewal. They are not recommended for inclusion in the District. There are two groups of older buildings north of Bolton, one at the corner of Dalhousie and Boteler and the other close to King Edward. They are recommended for inclusion in the District, particularly because of the historical significance of the Bingham house at 120 Boteler, but also because they help to form a built edge for the north side of Bolton Street.

**Eastern Boundary on King Edward**

King Edward Avenue, because of its width, forms a strong eastern perimeter to the District. All of the older buildings facing King Edward are recommended for inclusion in the District, even though some of them have been altered. Newer buildings at the north end of the study area and buildings on King Edward south of Murray are not recommended for the District.

**Southern Boundary**

There has been so much development of lands south of Murray that it is difficult to consider including any of it within the District except for the group of older buildings directly south of St. Brigid's and the Ecole Guigues. The gas station which is on the south east corner of Cumberland and Murray should also be included because it is a prominent corner and all of the other three properties at this intersection, including St. Brigid's, would be in the District. In the area south of Murray that is not to be included in the District, individual properties (evaluated as Group 1 or 2 heritage buildings) could be recognized for designation under Part IV.

West of Dalhousie the southern edge of the District is defined by the existing boundary of the Byward Market Heritage Conservation District.

**7.2 Heritage Character Statement**

This Heritage Character Statement provides a summary of the reasons for designation of Lowertown West as a Heritage Conservation District.

The original plan for settlement of Bytown included both Upper Town and Lower Town, with Upper Town planned as a more institutional centre and Lower Town as the residential and commercial core. Lower Town grew quickly and included commercial properties in the Byward Market area and residential sections east and west of King Edward. The residential neighbourhood west of King Edward and north of the Market is now known as Lowertown West.

Lowertown West comprises the oldest area of residential settlement in the City of Ottawa. The area was the civilian centre of Ottawa, from the British survey of the townsite in 1826 until the turn of the twentieth century. From about 1890 to the mid-1970s growth occurred in other areas of the city at the expense of Lowertown and much of historic fabric of Lowertown east of King Edward and north of Boteler was demolished during urban renewal. Urban renewal commenced with zoning changes in the 1950s and demolitions throughout the 1960s and 1970s.

The Lowertown West Heritage Conservation District encompasses all of the remaining older buildings of Lowertown west of King Edward, with the exception of the area now designated as the Byward Market Heritage Conservation District and a number of isolated buildings south of Murray Street. The District includes a number of significant early institutional buildings, many of which are already designated under the Ontario Heritage Act, including the Basilica and the Elizabeth Bruyère Centre, and a rich collection of residential buildings which demonstrate the early history of Lowertown and its gradual evolution through time. This evolution through time is a crucial characteristic of the area, and it requires a recognition of the heritage importance of both the earliest buildings and later buildings. It also requires an awareness that many of the incremental alterations which have occurred to the earlier buildings reflect later historical and social trends which contribute to the historical record of the neighbourhood. The history of Lowertown West is the history of generations of Ottawa's working people, both French and English speaking, and the physical record of that social history, represented by both the institutions and the residential buildings, is a major cultural resource for the City of Ottawa.

### **7.3 Implications for Change**

#### **7.3.1 *Managing Change within the District***

Change is very evident in the urban character of Lowertown West and the variety created by change is a fundamental part of the neighbourhood. Change can be distinguished however as change which adds to the rich evolution of the area, contributing to the architectural variety seen in Lowertown, or change which obscures or removes evidence of the past, creating an environment with a diminished historical context. Managing change so that the heritage of Lowertown West will not be lost is the key reason for designation of the District and for the preparation of the design guidelines.

Management of change requires a level of municipal control over demolition, alterations to existing buildings, construction of new buildings and modifications to the streetscape.

#### **7.3.2 *Monitoring Change***

Under the Ontario Heritage Act, City Council is required to review and consent to alterations, new construction and any other significant changes within a heritage conservation district. In Ottawa, the municipal staff of the Heritage Section of the Department of Planning and Development review these changes through the process of Heritage Permit applications. These Heritage Permit applications are submitted by property owners, reviewed by the Heritage Section, and processed as reports for the consideration by the Ottawa LACAC, Planning Committee and City Council. This procedure is currently in place for other heritage districts in the City of Ottawa and it works efficiently. Staff of the Heritage Section report that Heritage Permits are processed as quickly as possible and that the approval period is completed before or concurrently with building permit or other municipal approvals.