

CENTRETOWN HERITAGE INVENTORY

Ottawa, Ontario

110 Laurier Avenue West, Ottawa, Ontario
Issued: May 1, 2020

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COVER PAGE - Map of Ottawa City, 1879.
(Source: H. Beldon & Co, Illustrated Atlas
of Carleton County)

Project # 18-289-01
Prepared by GS/VA/AC/AG/ZE/
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EXECUTIVE SUMMARY



Satellite view of Centretown, 2018. (Source: Google Earth)

The City of Ottawa retained ERA Architects to undertake the Centretown Heritage Inventory (hereafter the Centretown Inventory). This report presents the results of the Centretown Inventory which documented and provided classifications for approximately 3,000 properties located within the Centretown neighbourhood. The database accompanying the Centretown Inventory was submitted to the City of Ottawa in digital format alongside this report. The Centretown Inventory is the first phase of the City of Ottawa's Centretown Heritage Study, which was initiated in 2018 through direction from the Centretown Secondary Plan.

The Centretown Inventory is intended as a foundational tool for the City of Ottawa's heritage planning processes. It provides an understanding of the neighbourhood's built and landscape character and evolution and includes information about the nature, type, and location of cultural heritage resources within the area. This information is

collected in a multifunctional inventory database for use by City staff.

The Centretown Inventory can be used by the municipality as a tool for developing conservation goals and strategies, urban planning policies and regulations, or policies related to other municipal initiatives. These can include recommendations for listing and designation under the *Ontario Heritage Act* (OHA).

Urban and rural areas are changing rapidly in response to social, economic, and environmental factors. As a result of these changes, inventory work is carried out on a large scale to help identify opportunities for growth, revitalization, and contextually sensitive development. Streamlined and cost-effective approaches to heritage documentation and inventories include neighbourhood character studies, and landscape characterization. The intent of these studies is to identify and understand the broad physical, cultural, and functional patterns

that characterize historic areas; the nature, type, and location of historic built resources within a neighbourhood or area; and, how individual buildings contribute to neighbourhood character. Community engagement is also undertaken to understand what people value about their cities and neighbourhoods.

At present, there are no legislative or policy requirements for inventory methodologies. The Centretown Heritage Inventory methodology is informed by values-based conservation, Provincial and Municipal legislative and policy frameworks, and the City of Ottawa's planning objectives and requirements.

The evaluation and classification framework for Centretown's local resources aligns with the provisions of the OHA and includes aspects of the Ontario Regulation 9/06 criteria for evaluating the design/physical, historical/associative, and contextual value of individual properties. It is also informed by recent approaches and best practices in heritage conservation. These include the use of complementary tools and concepts, notably, the use of historic context statements, the identification of character areas, and an emphasis on the contextual value of individual properties. These approaches are grounded in community engagement and recognize that built resources may be valued for many reasons, either as landmarks or for the contribution they make to their neighbourhood context.

The Centretown Inventory involved the development of a reconnaissance-level documentation methodology and preliminary evaluation framework for properties within the Centretown neighbourhood. An *Historic Context Statement* was prepared and Character Areas were defined based on an analysis of Centretown's urban development patterns. Each property within the study area was documented and compiled in the inventory database.

Each property was evaluated to determine the nature of its contribution to the historic context of Centretown and its Character Area, as described in the *Historic Context Statement*.

Properties were then classified as one of the following:

- Significant Resource
- Character-Defining Resource
- Character-Supporting Resource
- No Classification
- Vacant at Time of Inventory

Summary of Findings:

- 18.5% of properties in Centretown are either Significant Resources or Character-Defining Resources.
- 58% of properties are Character-Supporting Resources (i.e. properties that were found to reinforce or maintain their urban context).

Complete findings are provided in Section 5 of this report.

Following the classification of properties, the City's heritage policy framework was applied to develop a series of heritage policy recommendations. The Centretown Inventory was designed to assist the City in applying its heritage policy framework.

Summary of Recommendations:

- Properties classified as Significant Resources should be considered candidates for designation under Part IV of the OHA.
- Character-Defining Resources should be Listed on Ottawa's Heritage Register, and select Character-Supporting Resources may merit listing following additional review by City staff.
- Properties classified as Significant Resources, Character Defining Resources, and select Character-Supporting Resources should provisionally be identified as Contributing properties within Centretown's HCDs.

A complete list of recommendations can be found in Section 6 of this report.

1 INTRODUCTION



View of Centretown from the Canadian Museum of Nature. (Source: Jeongyun Lee, 2010, retrieved from 360cities.net)

1.1 Heritage Surveys and Inventories: Overview

Municipal heritage conservation programs in Ontario, and elsewhere, often originated with a survey of historic properties in order to understand existing cultural heritage resources. An inventory is a list of resources created from an initial survey, which identifies the location of historic resources and provides basic information on a property-by-property basis, without imposing legal restrictions. Over time, further research and field investigations are undertaken, which enables communities to identify the places that tell their history, are local landmarks, or contribute in important ways to the identity and character of neighbourhoods.

Under the OHA, communities have a number of tools to support conservation and stewardship. These tools include by-laws to designate individual properties that are of cultural heritage value (Part IV designation). Designation provides a means of ensuring that alterations to properties are carried out in a manner that conserves their heritage value.

Designation also provides for demolition control and for the creation of grant and loan programs. Heritage Conservation District designation (Part V designation) is another tool; it provides for the review of alterations and demolition control, and can be used in conjunction with other policies and regulations to achieve conservation objectives for historic areas and neighbourhoods.

Municipal registers are another tool used to conserve built heritage. Registers are official lists of all properties that have been designated either individually or within an heritage conservation district. They can also include properties of potential cultural heritage value or interest that have not been designated; this is referred to as “listing”. Listing provides interim demolition control for a non-designated property for a period of 60 days.

Registers are used by municipalities in Ontario in a number of ways:

- They serve to identify places of cultural heritage value;
- They can be used as a planning and development review tool to flag properties of cultural heritage value; and,
- They provide interim protection from demolition and may be used in conjunction with a range of measures to promote the conservation and renewal of historic places.

Although conservation activities are not limited to what is set out under the OHA, measures under the Act are among the most common employed by communities and governments to encourage or enforce heritage conservation. Other strategies include: Heritage Impact Assessments, Official Plan Policies, and Conservation Guidelines.

1.2 Centretown Heritage Inventory: Project Background

The Centretown Heritage Study (CHS) was initiated in 2018 in response to direction from Council through the Centretown Community Design Plan (CCDP) and Secondary Plan, approved in 2013. The CCDP and Secondary Plan provide comprehensive guidance for the growth of Centretown, and they direct that the Centretown Heritage Conservation District (HCD) study be reviewed and updated while considering “the diversity of buildings within the existing Centretown HCD and the objective of [the Secondary Plan] to accommodate population growth and new, contemporary buildings within the Centretown HCD...”¹ The CHS aims to address this direction through the development of a Centretown HCD Plan.

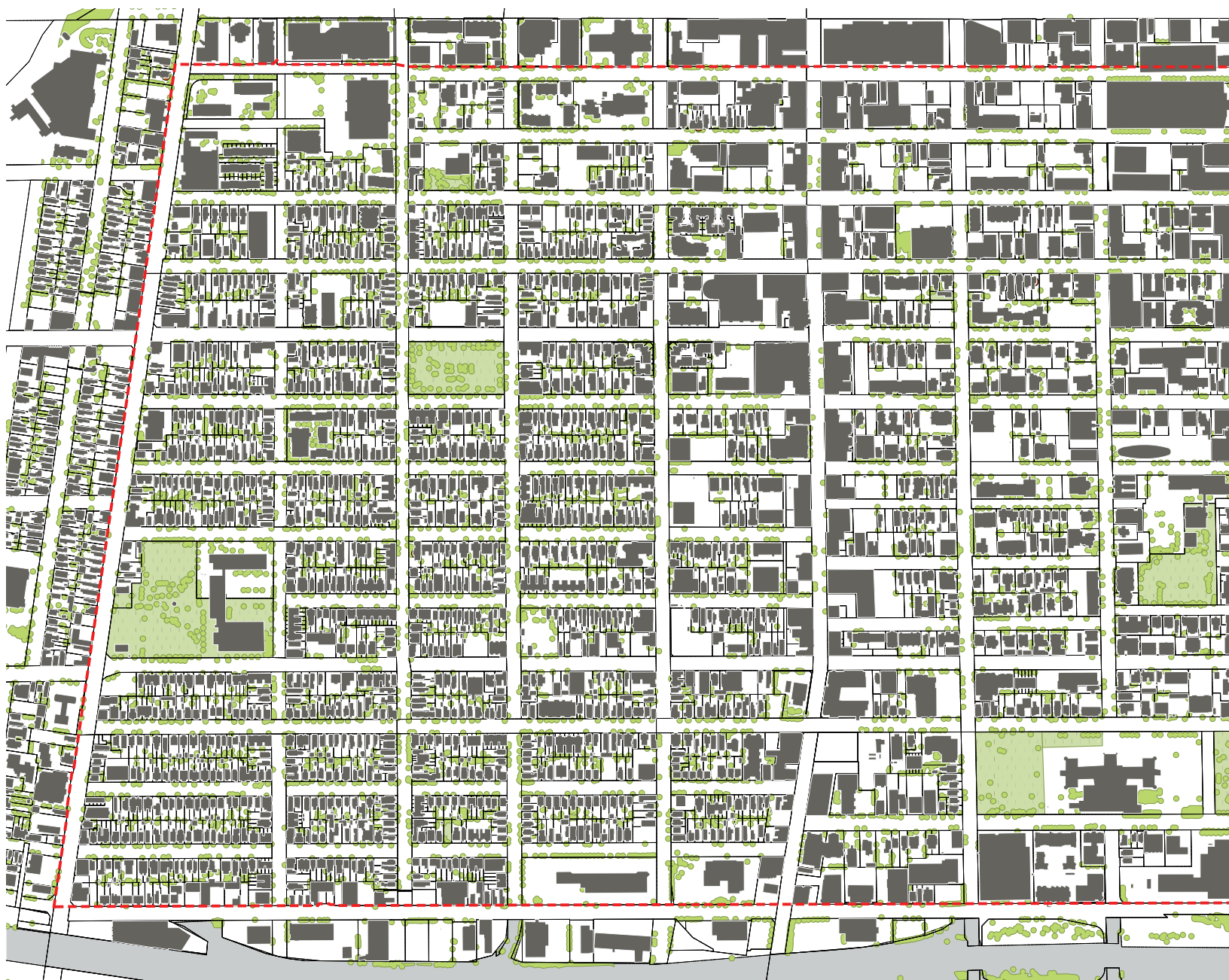
In 2005, the OHA was revised to require the adoption of Heritage Conservation District Plans for all new Heritage Conservation Districts (HCDs). In addition, it enabled municipalities to adopt HCD Plans by by-law for HCDs designated prior to 2005. The City of Ottawa has been working to adopt HCD Plans for all HCDs designated before 2005. The CHS will fulfill this priority for the Centretown HCD and the Minto Park HCD.

Since 2014, the City of Ottawa’s Heritage Inventory Project (HIP) has identified properties of cultural heritage interest across Ottawa, to update Ottawa’s heritage register. In the CHS Area, several clusters of potential heritage resources were identified through the HIP.

The City launched the Centretown Inventory to establish a comprehensive heritage inventory of all properties within the CHS study area. The Centretown Inventory findings for the existing Centretown and Minto Park HCD areas will be used to inform the development of new HCD Plans under Section 41.1(2) of the OHA. City staff will prepare Centretown’s new HCD plans. The Centretown Inventory will also assist in the identification of potential new priorities for HCD studies, individual designation, or other additions to the Heritage Register.

The Centretown Inventory provides the opportunity for the City to build on, and update, the Centretown HCD Study that was completed in 1997. As with the Centretown HCD Study, the Centretown Inventory’s *Historic Context Statement* (see Section 3) considers the Centretown area as a whole. However, the inventory methodology was adjusted to include all Centretown properties and to streamline the process, based on reconnaissance-level documentation techniques. The methodology was further enhanced and streamlined through the development of a mobile application that was used to support documentation.

¹ City of Ottawa, Centretown Secondary Plan, 3.7.1.1



1. Boundaries of the Centretown Inventory study area. (Source: ERA Architects, 2019)

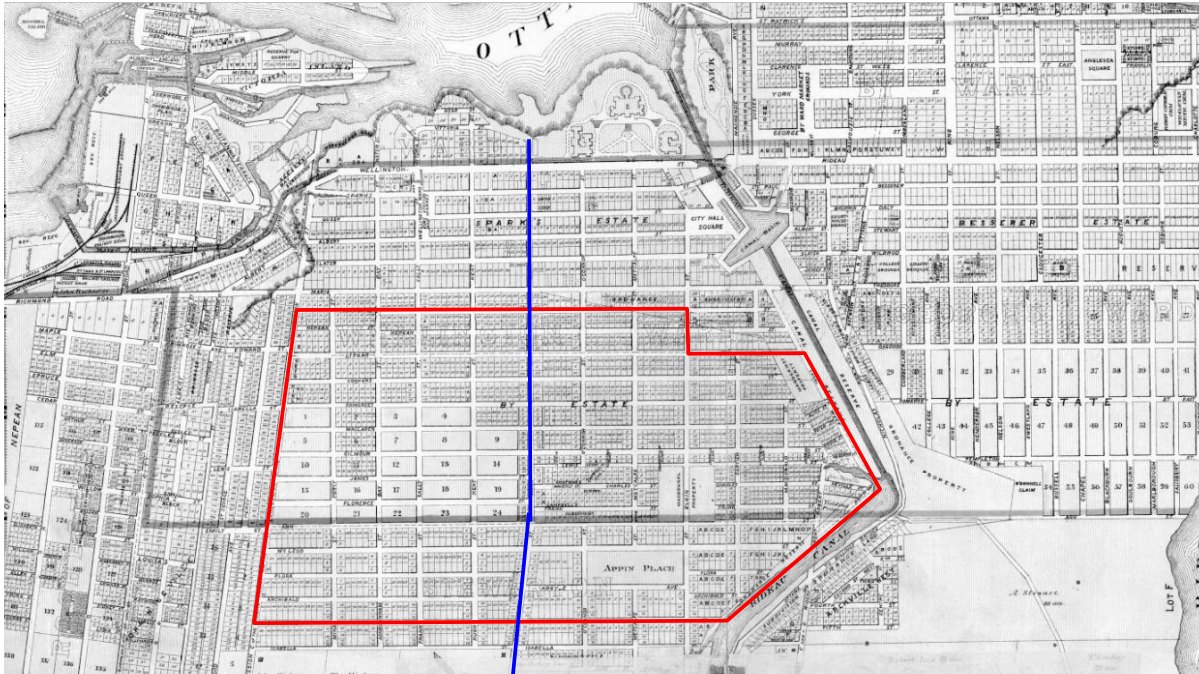


2 METHODOLOGY

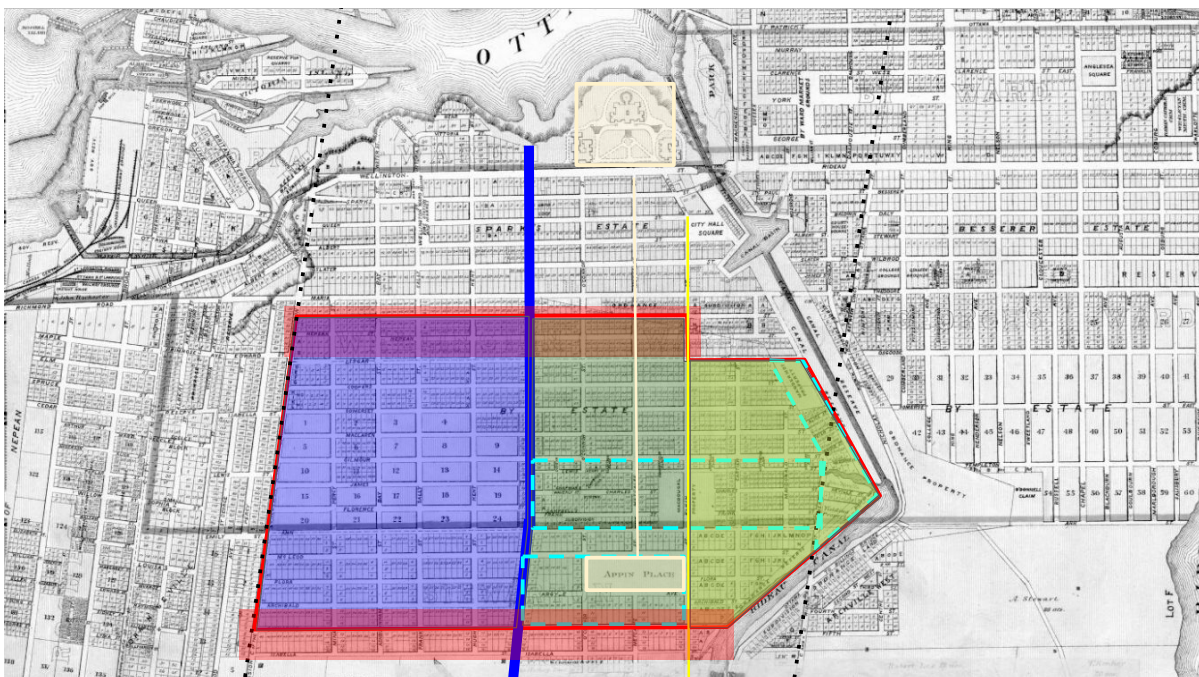
The following sections describe the Centretown Inventory methodology. It is informed by international best practice and builds upon ERA's previous experience with cultural heritage resource evaluation, inventories, and neighbourhood character studies.

2.1 Study Area Boundaries

The Centretown neighbourhood is bounded by Bronson Avenue to the west, Catherine Street and Highway 417 to the south, the Rideau Canal to the east, and Gloucester Street to the north. The northern boundary diverts around the Ottawa City Hall and Courthouse lands. It extends south along Elgin Street then east along Lisgar to the Canal (Figure 1).



2. 1879 map of Ottawa showing study area boundaries in red, bisected by Bank Street (blue) in the 1860s. (Source: H. Belden & Co, Illustrated Atlas of Carleton County, annotated by ERA Architects, retrieved from historicmapworks.com)



3. 1879 map of Ottawa showing study area bisected by Bank Street, highlighting areas influenced by the downtown core to the north and the transportation corridor to the south. Centretown's Character Areas reflect a consistent street grid and block pattern west of Bank Street (West of Bank, highlighted in blue), distinct components and variations to the street and block patterns east of Bank Street (Central Centretown, highlighted in green), and the geometry of the canal and early concession grid east of Elgin Street (Golden Triangle, highlighted in yellow). (Source: H. Belden & Co, Illustrated Atlas of Carleton County, annotated by ERA Architects)

2.2 Background Research

In order to understand the origins, evolution, and historic patterns that define Centretown, the project began with the identification of key events, historic patterns of urban development, and associated themes. This was based on a review of primary and secondary sources, and previous heritage studies, including the Centretown HCD Study (1997). Recent publications were also consulted to inform an understanding of Centretown's building typologies, post-war drivers of urban development, and history since the late 1990s. These included recent books on the history of Ottawa and its architecture, municipal planning documents, and newspaper archives (see Section 7).

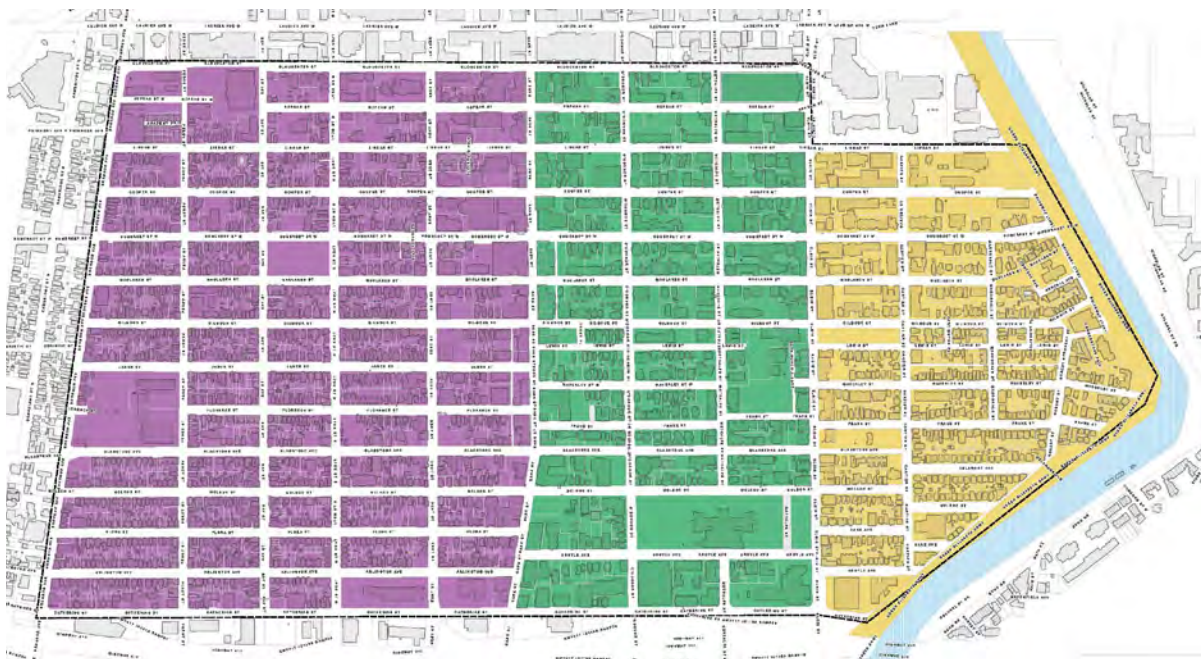
ERA undertook an extensive review of historic maps of Ottawa. This enabled an analysis of the evolution of Centretown and its historic resources with respect to their form, scale, location, and date of construction. Based on this research, mapping, and field investigations, three Character Areas and seven major eras of development were identified. These areas and eras helped to establish important historic themes and to classify property types.

The major eras identified in Centretown's *Historic Context Statement* are:

- Up to 1832: River Delta
- 1833-1875: Uneven Settlement
- 1876-1914: Residential Build-out and Planned Public Spaces
- 1915-1950: Wartime Fluctuations
- 1951-1976: Modern Inner-City Planning and Renewal
- 1977-1997: Neighbourhood Planning
- 1997-2019: Inner City Investment and Conservation Districts

2.3 Identification of Character-Areas

As part of the research phase, ERA studied the urban morphology of Centretown. This analysis, which included historical research, mapping studies, and field investigations, showed how Centretown's urban form evolved over time (Figures 2 and 3). This analysis led to the identification of three Character Areas and associated attributes (features, qualities, and characteristics) that reflect patterns of urban evolution and use (Figure 4).



4. Centretown Character Areas: West of Bank (purple), Central Centretown (green), Golden Triangle (yellow). (Source: ERA, 2019)

Centretown underwent several waves of urban development, from the mid-19th century to the present, resulting in a layered urban form. Some areas within Centretown are characterized by buildings from different eras and of varying built form. As a result, the boundaries of Centretown's Character Areas are often overlapping.

Centretown's Character Areas were defined from west to east:

West of Bank: from the west side of Bronson Avenue to the west side of Bank Street

Central Centretown: from the east side of Bank Street to the west side of Elgin Street

Golden Triangle: from the east side of Elgin Street to the west side of the Rideau Canal

2.4 Community Engagement

As part of the City's overarching Heritage Study and HCD Plan initiative for Centretown, the Planning Infrastructure and Economic Development Department assembled a Heritage Working Group composed of residents, community association representatives, Ward 14 Councilor Catherine McKenney, members of the development industry, and business improvement associations. The Heritage Working Group met at key project milestones to provide input on the neighbourhood characterization and inventory process. Two meetings held in January and April 2019 introduced the Centretown Inventory methodology, with the group discussing what they value about Centretown, and identifying existing planning challenges and how they might be addressed through the Centretown Heritage Study.

Two open community meetings were held in April 2019 in order to learn more about the neighbourhood from those who value it, and to ensure community voices and perspectives were reflected in the Centretown Inventory. Through cognitive mapping exercises and facilitated discussions, people shared their understanding of how Centretown functions as a neighbourhood. Participants described patterns of use and identified places of special meaning, including social hubs and architectural and cultural landmarks. Cognitive maps provided an experiential interpretation of the urban landscape of Centretown (see Section 4).



5. Community meeting, April 2019.
(Source: ERA, 2019)



6. Community meeting, April 2019.
(Source: ERA, 2019)



7. Community meeting, April 2019.
(Source: ERA, 2019)

2.5 Historic Context Statement

Following background research and community engagement, an *Historic Context Statement* was prepared for Centretown and its Character Areas to help guide the preliminary evaluation and classification of individual properties. Centretown's *Historic Context Statement* summarizes the origins and evolution of the area and the factors and activities that have shaped its identity, patterns of use, and physical form. It includes attributes of Centretown and each of its Character Areas.

For the purposes of the Centretown Inventory, Centretown's attributes can be understood to be the urban forms, features, qualities, and functions that characterize the neighbourhood. The attributes are a tool within the Centretown Inventory framework, and can inform future stewardship objectives. They are not intended to be employed in the same manner as those developed for heritage properties or landscapes designated under Parts IV or V of the Ontario Heritage Act; designated property and district attributes are used to regulate alterations under the Act.

The *Historic Context Statement* provides a framework for evaluating the contribution that individual properties make to Centretown. The *Historic Context Statement* can also serve as a stand-alone document that can be used for future urban and heritage planning initiatives.

2.6 Documentation and Preliminary Evaluation

During the summer of 2019, ERA completed the documentation of Centretown's approximately 3,000 built resources. Property information from this field review phase was recorded and compiled into the inventory database using a reconnaissance-level form (Figure 9).

Applicable data from previous heritage studies was reviewed and included where relevant. ERA also reviewed information provided by the City of Ottawa, including Municipal Property Assessment Corporation (MPAC) data, designation by-laws, and property inventory forms from the Centretown Heritage Conservation District Study (1997) and Minto Park Heritage Conservation District Study (1987).

In Centretown, each property was photographed² and documented using a tablet and web-based application (Figure 8). Access to some areas was limited due to major road construction projects. Those

² A number of property photos were supplied by the City of Ottawa, and ERA pre-populated the inventory database with these photos prior to the documentation phase of the Centretown Inventory. These photos were verified for accuracy and were replaced with new photos as necessary.

Reconnaissance-level documentation:

Reconnaissance-level documentation provides a preliminary review of all built resources within a defined area, and is used to identify the existence of potential heritage resources. In this phase, only basic information is collected and documented.

Reconnaissance-level documentation is intended to be highly efficient and therefore does not include detailed historical research or architectural analysis. It provides a baseline of information about all built resources within a study area, it allows for the identification of broad historical patterns, and it helps to identify properties or groups of properties that may merit more detailed research and investigation.



8. Documentation using a tablet in Centretown. (Source: ERA 2019)

areas include Elgin Street, and McLeod Street between Kent and Percy Streets. Documentation in those areas was supplemented by previous studies and desk-based review using Google Street View.

ERA relied on primary and secondary sources to confirm individual properties' eras of development as needed. Properties were documented to record physical features, including architectural styles and building types. The documentation of building types enabled the Centretown Inventory to be inclusive of modest, vernacular, and evolved structures (see Appendix A).

The field review also documented roof shapes, cladding materials, and building scale to inform the analysis of Centretown's built form. Street-facing trees and gardens were also documented.

Information recorded on the *Centretown Inventory forms* was uploaded to an online inventory database. The inventory database was used to aggregate the information and correlate it with existing geospatial and land use data provided by the City. Together, this information was mapped in a GIS (Geographic Information System) environment for further analysis of the neighbourhood's urban morphology and evolution (see Appendix B). The documentation of building types, design features, eras of development, use-conversions, and other data allowed for an analysis of Centretown's layered urban development.

Each property also underwent a preliminary heritage evaluation. While there are no prescribed criteria for the evaluation of properties within an inventory, ERA developed a framework that aligns with the provisions of the OHA and incorporates aspects of Ontario Regulation 9/06 criteria. Due to the large number of properties in Centretown, the preliminary evaluation was developed as a checklist, with a text box that allowed for comments (see Appendix C).

Inventory work that documents large numbers of individual properties necessitates an emphasis on contextual analysis over detailed architectural and historical analysis. In Centretown the preliminary evaluation assessed the contribution that each property makes to its urban context, as defined in the *Historic Context Statement* and observed during the field review phase. The evaluation of a property's contribution to its context was determined by observing how the property relates to the themes and attributes of Centretown and the property's Character Area. The degree to which properties are connected to, and supportive of, their historic context, is captured in the contextual evaluation section of the *Centretown Inventory form*.

Web-based tools:

An online inventory database was used to host the documentation and preliminary evaluation of properties.

The documentation and preliminary evaluation were completed on a tablet and uploaded directly to the online inventory database using its mobile application.

The inventory database was accessed and managed by the project team during the property classification process, and exported for further neighbourhood-wide analysis within a GIS environment.

Heritage recognition	<input type="checkbox"/> Part of Centretown HCD (Part V) <input type="checkbox"/> Part of Minto Park HCD (Part V) <input type="checkbox"/> Designated Property (Part IV) <input type="checkbox"/> Heritage Easement <input type="checkbox"/> Federal Heritage Recognition
Architect/Designer/Builder	<input type="text"/>
Source of attributed architect	<input type="text"/>
Massing	<input type="radio"/> Low Rise (1-5 storeys) <input type="radio"/> Mid Rise (6-10 Storeys) <input type="radio"/> High Rise (10+ Storeys)
Roof Shape	<input type="text"/>
Cladding	<input type="text"/>
Architectural Style	<input type="text"/>
Other architectural style	<input type="text"/>
Centretown "type"	<input type="checkbox"/> Gable-front Cottage <input type="checkbox"/> Hip-roof with asymmetrical gabled bay <input type="checkbox"/> Double Residence <input type="checkbox"/> H-shaped Walk-ups <input type="checkbox"/> "Grande Dame" Walk-ups <input type="checkbox"/> Modest Walk-ups
Building Type (built as)	<input type="text"/>
Building use conversion	<input type="radio"/> Single dwelling converted to multiple dwelling <input type="radio"/> Residence converted to non-residential or mixed use <input type="radio"/> Other

9. Excerpt from the *Centretown Inventory form* (Source: ERA, 2019). The complete *Centretown Inventory form*, including a glossary of terms, is included in Appendix C.



10. Chinatown businesses in converted dwellings along Somerset Street.
(Source: ERA, 2019)

The design evaluation section of the *Centretown Inventory form* identified those properties which, as observed from the field, appear to demonstrate a high degree of craftsmanship or aesthetic merit. In addition, it identified properties whose style, type, or expression may be rare, notable, early, or representative. Further observations or noteworthy features were captured in the design comments. Modifications, additions, or features strongly indicative of a style or timeframe were often mentioned in the design evaluation section of the *Centretown Inventory form*.

The historical evaluation sections of the *Centretown Inventory form* refer to Centretown's *Historic Context Statement* for analysis of properties' historic context and Character Areas. Occasionally the *Centretown Inventory forms* include historical information gathered from previous studies.

Additional consideration was given to identifying buildings constructed prior to 1876. This analysis considered the modest scale of a structure, the materials (often wood cladding), urban morphology including atypical setback distances from the street, and proximity to other similar structures which have MPAC or HCD data suggesting pre-1876 construction.

If a property or group of properties is proposed for designation under Part IV of the Ontario Heritage Act, or if a Heritage Impact Assessment is requested in the future, formal evaluation using O.Reg 9/06 criteria is recommended as part of the process.

The documentation and preliminary evaluation of Centretown properties created a comprehensive inventory database. This data can be used as the basis for further analysis and policy decisions. It can also be used to map physical and functional patterns across the neighbourhood.

2.7 Classifications

Following the documentation and preliminary evaluation, each property was assigned a classification according to its contribution to Centretown's historic context. The classification scheme was designed to identify properties that have heritage value and which could be candidates for an appropriate form of protection under the OHA (i.e. listing or designation) or other strategies such as Heritage Impact Assessments, Official Plan Policies, and Conservation Guidelines. These recommendations are outlined in Section 6. Properties in Centretown were classified as Significant Resources, Character Defining Resources, Character-Supporting Resources, No Classification, or Vacant.

The classification process led to the development of conventions that account for Centretown's character, as described in the *Historic Context Statement*. The Centretown classifications and their associated conventions are defined as follows:

Significant Resource (SR): properties that are cultural, aesthetic, and/or historical landmarks of considerable heritage value. These properties have significance beyond their immediate context.

Centretown conventions for SRs:

- Properties that were previously designated under Part IV of the Ontario Heritage Act were classified as SR. The City of Ottawa determined that these properties have contextual, historical, or architectural value. Their significance is already recognized by City Council.
- Most cultural landmarks that serve as community gathering places, including religious buildings and Centretown's earliest schools, parks, theatres, and recreation centres, were classified as SRs. This classification is based on the historical associations of these sites, prominent siting and design, and their important role as long-standing neighbourhood amenities.
- Bank and Elgin Streets' prominent corner properties, with buildings constructed before 1915, were typically classified as SRs due to their early commercial role and architectural prominence.
- A small number of walk-up apartment buildings were classified as SRs. These "Grandes Dames" reflect the emergence of apartment living in 20th-century Ottawa.



11. The landmark Canadian Museum of Nature. (Source: Public Domain, 2010)

Character-Defining Resource (CDR): properties that play an important role in defining their historic context, clearly reflecting a characteristic pattern, activity, or attribute of the area.

Centretown conventions for CDRs:

- A small number of cultural amenities were classified as CDRs. These properties reflect the important role of gathering places in supporting Centretown's diverse residential population.
- Several properties classified as CDRs define Centretown's historic context in areas where much of the surrounding historic built form has been lost.
- CDRs play an important role in defining their context, but not all are considered architecturally significant beyond their Centretown context. Examples in Centretown include many builder houses with elaborate Gothic or Queen Anne decorative elements, some walk-up apartment buildings, and structures built with Boyd Block.

Character-Supporting Resource (CSR): properties that support Centretown's historic context, and can be related to a characteristic pattern, activity, or attribute of the area. CSRs reflect the majority of properties in the Centretown Inventory and most were constructed during the first period of build-out (1876-1914).

Centretown conventions for CSRs:

- Several small parks, modern schools, and more modest gathering places were classified as CSRs. They were identified for their role as community amenities that support or maintain Centretown's historical themes and attributes.
- Properties with houses from the first periods of build-out (1876-1914 and 1915-1950), whose original form is legible despite alterations over time, were typically classified as CSRs. Many early modest residences in Centretown reflect this pattern of modification, alteration, and expansion in response to changing needs.
- Properties with depression-era, or WWII-era structures, representing the design austerity or emerging modernism of the time, were typically classified as CSRs.
- A small number of properties with well-designed modern buildings, reflecting the post-war concept of living in the inner city, were classified as CSRs.



12. Character-Defining double house. (Source: ERA, 2019)



13. Character-Supporting gable-front house. (Source: ERA, 2019)

- A small number of contemporary buildings and infill structures, specifically those that reinforce Centretown's character through highly contextual design, were classified as CSRs.

No Classification (NC): properties that contain a structure but do not currently contribute to their historic context. The property may be heavily modified to the point where its original design is illegible.

While some community amenities, mixed-use properties, and residential buildings in this category relate to the historic themes of Centretown, they were not found to merit heritage protection at this time.

Centretown conventions for NCs:

- Properties with heavily altered buildings that were constructed after Centretown's first period of build-out (1876-1914).
- The majority of properties with buildings constructed after 1950 were classified as NCs, since much of Centretown was shaped by late-19th and early-20th century patterns of urban development.

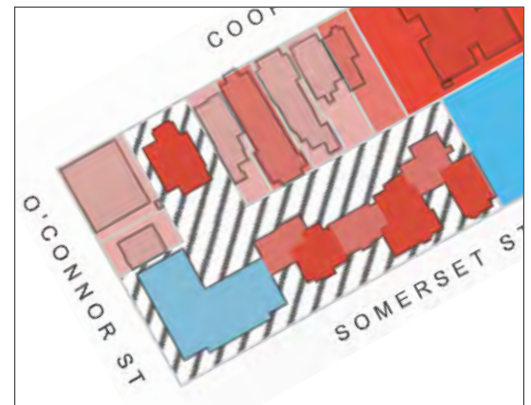
Vacant at Time of Inventory (VI): properties that do not currently contain a structure, including surface parking lots.

Multi-parcel Property Classifications

The Centretown Inventory includes approximately 200 assembled parcels, whose components were documented, evaluated, and classified individually (Figures 14-16). For example, an assembled parcel may include a Victorian dwelling and adjacent modern office building. To enable the development of appropriate policy recommendations, the individual buildings are evaluated and classified separately. The associated parcel is assigned the highest relevant classification. In all cases, assembled parcels and their components are identified in the Centretown Inventory.



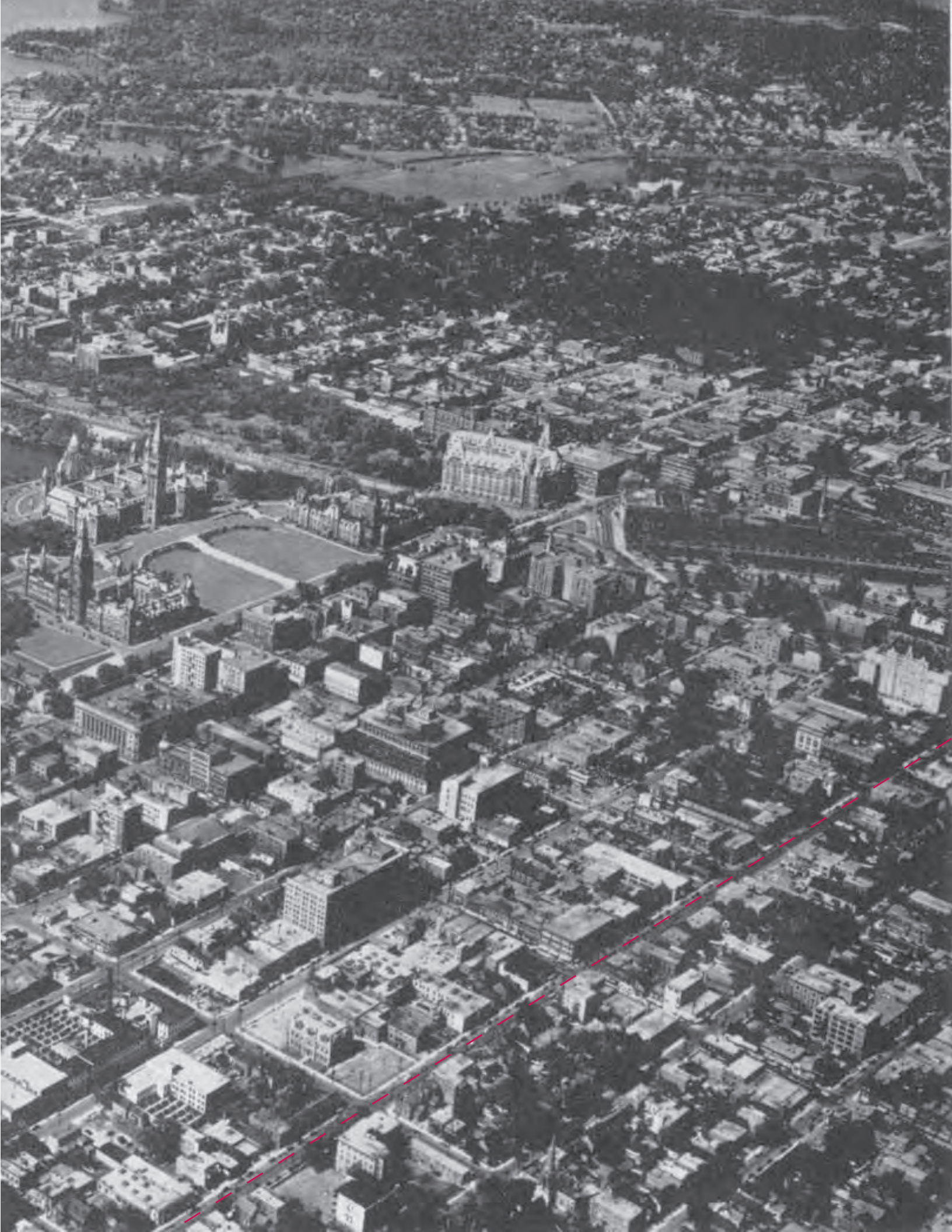
14. This parcel at 263 Somerset Street was split into eight distinct components for the purposes of the Centretown Inventory. (Source: Google Maps 2019, annotated by ERA)



15. Individual classifications of SR, CDR, and NC for the structures at 263 Somerset Street. (Source: ERA, 2019)



16. Overall classification of SR for the a multi-component parcel at 263 Somerset Street. (Source: ERA, 2019)



3 HISTORIC CONTEXT STATEMENT

3.1 Introduction

Centretown is an early urban residential neighbourhood in Ottawa and occupies the lands to the south of the historic core, west of the Rideau Canal. The neighbourhood is bounded by four distinct transportation routes: Gloucester Street, a local road; Bronson Avenue, an early thoroughfare; the Queensway, part of Highway 417; and, the west bank of the Rideau Canal. The naming of Ottawa as capital, and subsequent construction of the Parliament buildings, set the course for Centretown's build-out and evolution. When its lands opened for development in the 1870s, Centretown was quickly populated due to the demand for housing from the growing civil service. The neighbourhood extended beyond Ottawa's former southern limits at Gladstone Avenue and was soon linked by rail to other communities following the establishment of a railroad and train station at its southern edge.

Centretown is an inner-city neighbourhood with layered urban forms reflecting several major eras of Ottawa's urban development and serving a diverse residential base. Since its initial development, the north end of Centretown has been influenced by government and commercial expansion in the downtown core. This area contains a large number of Centretown's late-modern and contemporary residential towers. The influence of urban patterns in the downtown extends to Bank Street, an early transportation route that became a vector for commercial and office development as the downtown core expanded southward. Towards the Rideau Canal and Bronson Avenue, dense late nineteenth- and early twentieth-century housing has been maintained, adapted, and frequently subdivided to meet the changing needs of Ottawa's residents. Residential Centretown is supported by local institutions, parks, and commercial streets, including Elgin, Somerset, and Gladstone.

During the 1960s its identity as a neighbourhood coalesced when members of its community joined together to call for a more participatory approach to urban planning and housing. These actions set a new course for neighbourhood planning in Ottawa. They also resulted in diversified rental housing options and creative approaches to contextual urban design within the neighbourhood.

17. Opposite page: 1940s aerial view of Centretown's northern boundary with the downtown core. (Source: Illustration #150, Greber Plan)

3.2 Historical Overview

The following historical overview of Centretown builds upon the research and analysis provided in the 1997 Centretown Heritage Conservation District Study, with additional focus on Centretown's post-war eras of urban development and the recent past. Centretown properties have also been mapped by era of development (see Appendix B, Maps 4-10).

Prior to 1832: River Delta

Algonquin Anishinaabe bands have lived in the Ottawa River watershed for over 8,000 years. Archaeologists identified the north shore of the Ottawa River from the Chaudière Falls to the Gatineau River, and Rockcliffe Park, as components of a significant Indigenous cultural landscape with evidence of 4,500 years of pre-contact use for burials, gathering, and portage.¹ Although there is little documentation of pre-contact use of the lands now known as Centretown, the area was a river delta, and it can be inferred that the Anishnaabeg would have occupied the land and viewed it as part of a whole landscape with access to the important functions of the falls and rivers.²

In the seventeenth century, control of the Ottawa area changed hands between the Anishinaabeg, Haudenosaunee, French, and British. In 1791 the Constitutional Act created Upper Canada, and despite protests from the Anishnaabeg, their lands were surveyed for settlement and patented in 1792. Centretown's west boundary at Bronson Avenue, and the diagonal cut of Robert Street near the Rideau Canal, were laid out as concession lines by this original survey.³

The emergence of Ottawa as a colonial settlement can be traced to Lieutenant-Colonel John By's first survey of Bytown in 1826. The Centretown area north of Gladstone Avenue formed part of Lots D and E, purchased by Colonel By in 1832 (hereafter referred to as the By Estate). For most of the nineteenth century, development was concentrated north of Lots D and E.⁴ Before Colonel By's construction of the Rideau Canal in 1832, Centretown's east boundary was a natural gully in a densely wooded marshland, with a beaver meadow to the north. The sharp turn of the canal, which today forms the tip of Centretown's "Golden Triangle," follows the gully; it enabled this section of the canal to be navigable by responding to the natural topography.⁵

¹ Pilon and Boswell, *Below the Falls*, 257.

² Ian Badgley (Archaeologist with the National Capital Commission) in discussion with ERA Architects, April 2019.

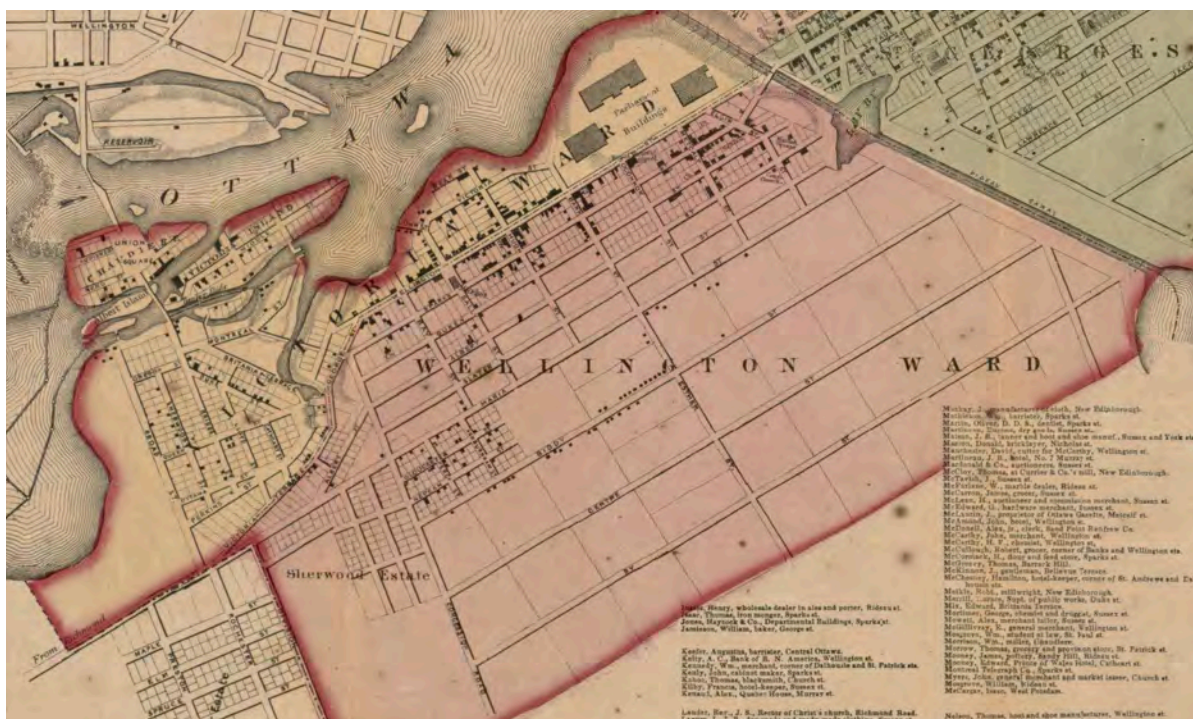
³ City of Ottawa, *Centretown Neighbourhood Heritage Statement* (draft), 1.

⁴ Smith, et al., *Centretown HCD Study*, 10-11.

⁵ Watson, *Ottawa - Locks 1 to 8*, <http://www.rideau-info.com/canal/history/locks/h01-08-ottawa.html>.



18. 1830 illustration titled "Eastern and Greater Fall of the Rideau River," sketched from the island. (Source: Archives of Ontario, C 1-0-0-0-2. Thomas Burrowes fonds)



19. 1863 Ottawa map showing earliest settlement at Ashburnham Hill. (Source: County of Carleton, retrieved from The Canadian County Atlas Digital Project, retrieved from <http://maps.library.utoronto.ca/hgis/countymaps/carleton/>)

1833-1875: Uneven Settlement

Prior to 1875, most of the Centretown area was reserved for military purposes and land use was limited to canal construction; commerce related to the lumber industry along the canal followed. The lands south of Gladstone Avenue formed part of Lot F, purchased by William Stewart in 1834 (hereafter referred to as the Stewart Estate) and were located outside the city limits.⁶

South of Laurier Avenue, early settlement in Centretown was fragmented and appeared on the fringes of the area. This included the settlements of Corktown and Neville's Point near the Canal, and Ashburnham Hill at Centretown's north-west edge.⁷ Appin Place, a rural villa constructed on the Stewart Estate, was located on the site of today's Museum of Nature. The Stewart Estate was surveyed for development in 1871.⁸

The selection of Ottawa as the capital city in 1857, and subsequent construction of the Parliament Buildings between 1859-1866, led to settlement patterns that reflected Ottawa's government role, including the construction of accommodations for the emerging civil service. Before the By Estate opened for settlement in the mid-1870s, informal leases and building activity had begun to spill into Centretown's northern boundaries, particularly along Gloucester and Lisgar Streets. Informal leases and commercial activity had also emerged along Bank Street as it was extended south during this era, bisecting the By Estate.⁹

⁶ Smith et al., Centretown HCD Study, 14.

⁷ Smythe, The Bend in the Deep Cut. <http://urbsite.blogspot.com/2009/10/deep-cut.html> AND Smythe, Filling in the Big Hole on Bronson <http://urbsite.blogspot.com/2015/05/filling-in-big-hole-on-bronson.html>

⁸ Smith et al., Centretown HCD Study, 14.

⁹ Ibid. 12.



20. 1896 bird's-eye view map of Ottawa. (Source: Toronto Lithographing Company, retrieved from Library of Congress)

1876-1914: Residential Build-out and Planned Public Spaces

In the mid-1870s, the lands of the By Estate formally opened for settlement, replacing prior informal settlements such as Corktown. Transformation of Centretown into a nineteenth-century residential suburb was rooted in the demand for housing accommodations among a growing class of civil servants. The area around Appin Place was quickly settled as the community of Stewarton, and subdivisions emerged in the undeveloped lands between Stewarton and Lisgar Street. Centretown was quickly built out with single-family homes anchored by public amenities like places of worship and parks. The residential grid of Upper Town and Centretown soon merged into a unified urban area.¹⁰

By the early 20th century, the federal government had expropriated a large portion of Upper Town for future redevelopment. Centretown began to densify and take on a distinctly urban character; larger homes were subdivided into apartments and stables converted to garages. Purpose-built apartment buildings emerged in the early 1900s.¹¹ By 1910, incentives for street tree planting had resulted in a natural tree canopy over the residential streets of Centretown.¹²

In the 1890s, the horsecar tram service, which had been in use since 1870, transitioned to the electric railway streetcar. This expanded the commercial corridors of Bank and Elgin streets, and allowed residents to live farther from work on Parliament Hill. The construction of the Canada Atlantic Railway (the line adjacent to Centretown was completed in 1882) reinforced the southern boundary of Centretown during this era and stimulated growth

¹⁰ Smith et al., Centretown HCD Study, 14-16.

¹¹ Smith et al., Centretown HCD Study, 26.

¹² Smith et al., Centretown HCD Study, 62.

outside the southern City limits. A passenger train station was constructed at the intersection of Catherine Street and Elgin Street, with freight yards and sheds along Isabella Street. In 1911, the Victoria Memorial Museum Building, the first purpose-built federal museum in Canada, was erected on the former site of Appin Place. It reflected the federal government's interest in establishing Metcalfe Street as an axial gateway route, connecting the arrivals railway station to the south, to Parliament Hill. The street was one of the earliest to be paved, and it featured evenly spaced street trees and stately architecture.¹³

By the turn of the century, cultivating Ottawa's identity as a capital became a federal priority. At this time, the city's lumber industry was in decline and its urbane character was developing. Federal interest in capital planning was formalized with the establishment of the Ottawa Improvement Commission (OIC) in 1899. In the first decade of the twentieth century, the OIC converted industrial lands along the Rideau Canal to green space, introduced the Driveway as a scenic parkway along the Canal, and created Dundonald Park at Lyon and Somerset Streets.¹⁴



21. 1911 archival photograph of Victoria Museum as seen from Metcalfe Street. (Source: William James Topley, retrieved from Ottawahh.com)

¹³ Smith et al., Centretown HCD Study, 32-35.

¹⁴ Ibid. 45.



22. 1929 rendering of Windsor Arms Apartment. (Source: Cecil Burgess architect, retrieved from Andrex Holdings Limited)

1915-1950: Wartime Fluctuations

Housing demand for civil servants and corresponding urban development continued into the twentieth century. By 1915, all surveyed lands were built out and the need for convenient, moderately priced housing continued to grow. Changes in residential subdivision such as the introduction of narrower lots and multi-unit dwellings reflected Centretown's role in housing a growing inner city population. By 1930, Centretown contained a high concentration of apartment buildings. Several, such as the Himsworth (c.1930) at 81 Somerset Street, were built on sites formerly occupied by single-family homes.¹⁵ Many women chose to remain in the civil service after the First World War and lived in Centretown's modest, yet respectable apartments. As some of the earliest rental housing in the city, Centretown's apartment buildings also provided convenient accommodation for Parliamentarians and other short-term residents.¹⁶ Their design incorporated rich materials, private courtyards, and elegant interiors suited for entertaining Canada's civil servants, legislators, and associates.¹⁷

The changing needs of government during the First World War, Great Depression, and the Second World War led the population of Centretown to expand and contract, resulting in fluctuations in demand for accommodation and government workspace. As governmental and commercial uses intensified in Uppertown, residential demand in turn intensified in Centretown. Occasionally, governmental functions made temporary use of Centretown buildings along Bank Street.¹⁸ Encroaching commercial activity gave rise to early commercial-residential tensions in the area, leading to the city's first by-laws to protect Centretown's residential character and function.¹⁹

¹⁵ Smith et al., Centretown HCD Study, 26-29.

¹⁶ Smith et al., Centretown HCD Study, 20-22.

¹⁷ Smith et al., Centretown HCD Study, 25

¹⁸ Smith et al., Centretown HCD Study, 17.

¹⁹ Ibid. 47.

The federal government widened the upper portion of Elgin Street in anticipation of the National War Memorial (built in the 1930s), establishing Elgin Street as a traffic artery and stimulating its commercial development within Centretown.²⁰ After the Great Depression, the municipal government established St. Luke's Park at the corner of Elgin Street and Gladstone Avenue on the site of the hospital of the same name.²¹ Between 1930 and 1950, thousands of trees were removed from the streets of Ottawa as the automobile began to take precedence in the city. Centretown's natural canopy was particularly affected.²²

1951 to 1976: Modern Inner-City Planning and Renewal

In 1950, the federal government released the Gréber Plan which recommended a wide range of planning measures for the capital region, including the modernization of its transportation network. The Plan included the original vision for the Queensway. Built in 1965 on the site of the former railway, the Queensway reinforces Centretown's southern boundary and role as a conduit to Parliament Hill. The highway transformed Catherine Street into a high capacity arterial road. North-south streets like Kent and Metcalfe were transformed into fast vehicular routes between the highway and the commercial centre of Ottawa.²³

In response to the decentralization of government offices and their move to Ottawa's suburbs in the 1960s, land values in Centretown escalated creating a competitive market for office, retail commercial, parking, and high-density residential uses.²⁴ Much of Centretown's urban development during this era was automobile oriented or high-rise in form. Ottawa's downtown core evolved into a high-rise business district during this era, with changes in Centretown most evident along Bank Street and between Kent and Elgin Streets. In this area, older building stock was demolished to make way for large office and apartment buildings and surface parking lots.

In an effort to revitalize the older neighbourhoods across the city, City-led urban renewal initiatives targeted areas including what came to be known as the Nepean Street and Deep Cut Project in Centretown. Reflecting the modern planning movement of the 1950s and 60s, these areas saw the early Ashburnham Hill and Neville's Creek settlements redeveloped as high-rise communities.²⁵ Renewal plans, which evolved over time, set out to develop new communities of modern apartments anchored by public amenities.

²⁰ Smith et al., Centretown HCD Study, 39.

²¹ Ibid. 59.

²² Ibid. 83.

²³ Ibid. 60.

²⁴ Ibid. 91.

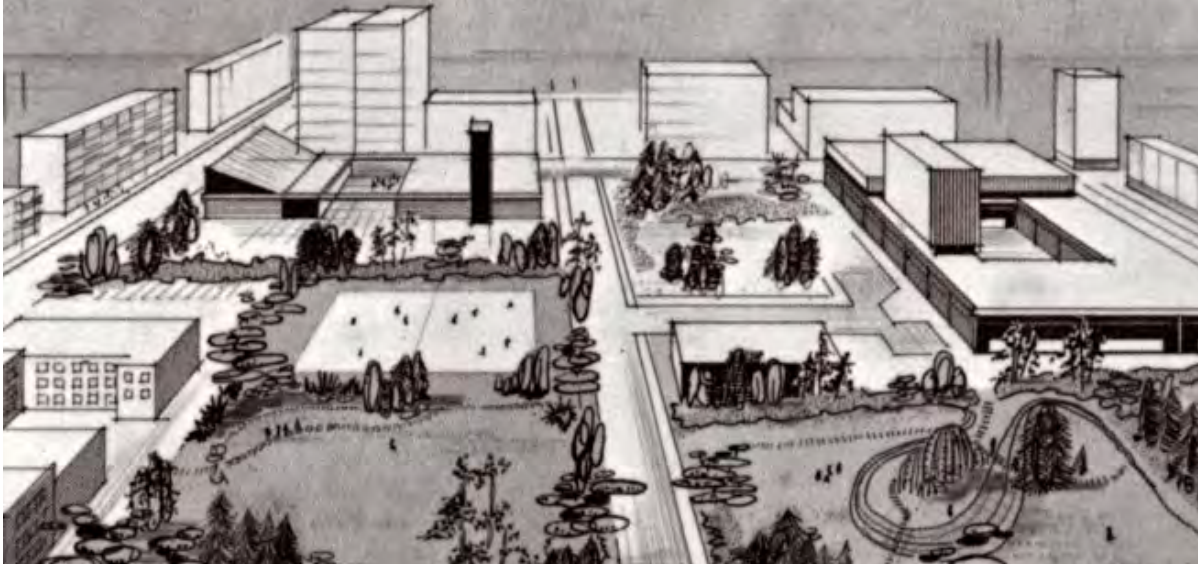
²⁵ Smythe, Filling in the Big Hole on Bronson, <http://urbsite.blogspot.com/2015/05/filling-in-big-hole-on-bronson.html>.



23. 1950s archival photograph of Greber city workers working on model for Federal District Commission. (Source: National Capital Commission, retrieved from OttawaCitizen.com)



24. Early 1960s aerial photograph of Bronson Place at Gloucester Street. (Source: Library and Archives Canada CA020370, from Urbsite Blog)



25. 1960 proposed drawing of the Nepean Street urban renewal plan. (Source: Urbsite Blog)

Centennial School and the adjacent park at Centretown's northwest edge were among the products of these plans. Along Bronson Avenue, the City expropriated a block of houses to expand one of Ottawa's first playgrounds, McNabb Park, and incorporate a new elementary school.²⁶

To further its urban renewal goals in Centretown, in 1964 the City adopted a comprehensive zoning by-law to prescribe land uses, building heights, and densities. By-Law AZ-64 permitted significantly greater building heights throughout Centretown, encouraged high-rise residential buildings north of Gilmour Street in the Golden Triangle, created areas for more intensive commercial development along Bank and Elgin streets, and encouraged mixed office and residential high-rise development between Elgin and Kent streets. The by-law also reinforced the industrial and highway commercial uses at the south end of Centretown.²⁷

In the 1960s, the City and the National Capital Commission widened Elgin Street north of Laurier Avenue. Subsequently, the 1969 Ottawa Central Area Study (the Hammer Report) encouraged the further extension of downtown into the northern edges of residential Centretown, establishing Gloucester Street as the southern boundary of the "downtown district".²⁸

The Condominium Act of 1967, and subsequent upswing of suburban condominium development, introduced new market forces impacting Centretown's supply of rental housing.²⁹ By the late 1970s, apartment condominium conversions were on the rise. Centretown residents soon began to speak out against the effects of demolition, market-driven developments, and car-oriented planning. In particular, the plan to re-engineer access to the Pretoria Avenue Bridge ignited a strong community reaction against the proposal's associated residential demolition in Centretown. Formation of the Centretown Citizens Community Association (CCCA), and its successful opposition to the Pretoria Bridge proposal, ushered in a new era of neighbourhood planning in Ottawa.³⁰

²⁶ Smythe, Percy Street Public School on the Move, <http://urbsite.blogspot.com/2017/08/percy-street-ps-on-move.html?q=mcnabb>.

²⁷ Leaning, *A Neighbourhood Plans*, 7 (also Smith et al., *Centretown HCD Study*, 91).

²⁸ Ibid. 11.

²⁹ Ricketts, *From Walk-up to High Rise*, 52.

³⁰ Akben-Marchand, *Centretown Heritage: Birth of the CCCA*, <https://www.youtube.com/watch?v=xIPtm2dN95E>

1977 to 1997: Neighbourhood Planning

The early 1970s saw a shift toward neighbourhood-level planning in response to the sweeping recommendations of post-war plans.³¹ While modern principles succeeded in establishing a greater variety of land uses and building forms in Centretown, the post-war metropolitan vision also resulted in a car-oriented public realm, historic building demolitions, and housing displacement. This galvanized the CCCA and heralded a period of civic activism. Also, during this era, the early advocacy group Gays of Ottawa was based in various apartments and commercial spaces in the Bank and Somerset area. This community's visible presence gradually emerged with the first LGBTQ businesses. These opened in the mid-1980s, eventually growing into today's Bank Street Village.³²

The CCCA's *Centretown Neighbourhood Development Plan* was implemented as a Secondary Plan shortly after Council approval in 1976. Consequently, community amenities, heritage conservation, tree canopy preservation, and the scale of new urban development became official priorities. The Secondary Plan delineated commercial and residential areas, as well as low, medium, and high-profile areas through height restrictions in response to earlier zoning³³. Pressure for commercial zoning and building conversions increased during this era, with strong resistance from community members. While a number of early houses were converted to professional offices and small commercial establishments, Centretown's predominantly residential use was largely retained. The heritage conservation movement took root in the 1970s and was formalized with the introduction of the *Ontario Heritage Act* (OHA) in 1975. Centretown's first heritage area policies were implemented in 1978 and encouraged retention of the built form and scale of existing building stock within several "heritage zones". 1978 also saw Centretown's first heritage designations for individual properties under the OHA. In 1988, the Minto Park Heritage Conservation District (HCD) designated the park and 24 park-facing properties under Part V of the OHA. For the next several decades, zoning designations and height limits in Centretown were generally in keeping with 1970's guidelines.

An emphasis on contextual and heritage-informed urban design, neighbourhood amenities, and residential stability continued in various ways during this era. Immediately adjacent to Centretown's northeast edge, Ottawa City Hall (headquarters of the former Regional Municipality of Ottawa-Carleton) opened in 1990. Designed by Raymond Moriyama, the structure integrates the historic Ottawa Normal School

³¹ Taylor, *Ottawa: An Illustrated History*, 197.

³² Bank Street BIA, Gays of Ottawa: A History, <https://www.villagelegacy.ca/tours/show/3>.

³³ Ottawa Department of Community Development, *Centretown Neighbourhood Development Plan*, 13-23.



26. A 1995 community meeting poster for Centretown. (Source: 'A Neighbourhood Plans' by John Leaning)

and includes an interior pedestrian “street” that fosters connection between residential Centretown and public amenities to the north.³⁴ Jack Purcell Park was established in 1986, providing the first open recreational space in central Centretown. New forms of housing were introduced, reinforcing the area’s pattern of accommodating people of all age groups, income levels, cultural backgrounds, and lifestyles. The newly formed Centretown Citizens Ottawa Corporation (CCOC) went through a period of rapid expansion, providing affordable housing opportunities in existing and new structures across the neighbourhood.³⁵

1997 to 2019: Inner City Investment and Conservation Districts

In the 1990s, concerns regarding demolition of Centretown’s historic building fabric, increased surface parking, and the ongoing role of its streets as thoroughfares, prompted the Centretown HCD Study.³⁶ The Centretown HCD, comprising over 700 properties between Kent, Elgin, Lisgar, and Catherine streets, was designated under Part V of the OHA in 1997. In addition to demolition control, the HCD reiterated previous tree canopy and housing priorities and called for more contextual urban development to be designed and built.³⁷

The Regional Municipality of Ottawa-Carleton and its constituent municipalities amalgamated into the new City of Ottawa in 2001. The City’s comprehensive transit-oriented development plans have led to reinvestment in inner-city Ottawa. In particular, the Lyon and Parliament stations of the new Confederation LRT Line, located immediately north of Centretown’s northern boundary, is improving short-distance trips to areas within the neighbourhood, further contributing to the desirability of living in Centretown. Renewed interest in downtown living is evident in the increase in construction activity surrounding the stations and bike network, and condominium development along the north edge of Centretown. As families and young professionals continue to move into the neighbourhood, taking advantage of its character, property values, and rental rates have increased.

The 2013 Centretown Community Design Plan (CCDP) was developed to update the area’s Secondary Plan following approval of Ottawa’s 2003 Official Plan. Enacted by Official Plan Amendment #177 in 2013, the CCDP provides a 20-year framework for guiding change in the Centretown area. It differs from previous neighbourhood plans for the area in that it sets out increased height limits, introduces mixed-use



27. Photograph of a CCOC operated apartment at 50 James Street. (Source: CCOChousing.org)

³⁴ Pearson, Ottawa City Hall turns 25, <https://ottawacitizen.com/news/local-news/ottawa-city-hall-turns-25-famed-architect-revisits-his-lesser-known-capital-contribution>.

³⁵ Centretown Citizens Ottawa Corporation, Our Story, <https://ccochoosing.org/about-us/our-story/>.

³⁶ Angel. Heritage Study in the Middle Zone. <http://www.centretownbuzz.com/wp-content/uploads/2015/11/Centretown-Buzz-1995-11-Volume-1-Issue-2.pdf>

³⁷ Smith et al, Centretown HCD Study, 113.



28. View of Centretown looking north. (Source: Matti Blume, Wikimedia Commons/CC-BY-SA-4.0)

zones in former residential areas, and creates a growth zone at the neighbourhood's southern edge.³⁸ After several decades of zoning designations and height limits restricted by the original 1976 plan, the CCDP and recent developments have ignited a strong community reaction.

The Elgin Street renewal project is underway at the time of this report, spurred by the need to replace aging underground infrastructure between Gloucester and Isabella Streets. Streetscape revitalization plans for the fourteen affected blocks include wider sidewalks, flexible spaces, accommodation of on-street parking, seasonal patios, removal of hydro wires to an underground system, and upgrading of road infrastructure.³⁹

Cycling ridership is steadily increasing in Ottawa (between 2006-2016, commuter cycling increased by 37% within the Greenbelt) and planning decisions that prioritize cycling connections are on the rise. A segregated bike lane on Laurier Avenue opened in 2011, spurring additional cycling infrastructure and connections travelling north-south within Centretown.⁴⁰ This is in keeping with the city's goal of 50% non-car-driver mode share by 2031.

The City of Ottawa began a multi-year process to develop a new Official Plan in 2019. The new plan will guide Ottawa's urban development between 2021-2046, and its preliminary focus is population intensification, transportation, urban design and heritage, environmental and public health, and economic development.

Centretown properties have also been mapped by era of development (see Appendix B, Maps 4-10).

³⁸ City of Ottawa, Ottawa Centretown Community Design Plan, 46.

³⁹ Williams, "Ottawa's Elgin Street", <https://canada.constructconnect.com/dcn/news/projects/2019/04/ottawas-elgin-street-undergo-ambitious-36-3-million-renewal>.

⁴⁰ BikeOttawa, Annual Report 2018, <https://www.ottawaeast.ca/files/2018/2018-bike-ottawa-report.pdf>.



29. 1947 map showing residential distribution of civil servants. (Source: the Greber Plan)

3.3 Historical Themes

The following thematic analysis identifies key themes – the cultural, physical, and functional patterns – that have shaped Centretown.

Since Ottawa's development as the national capital, Centretown has evolved as a primarily residential community near Parliament Hill.

- Centretown's residential development has evolved in response to government. The area has long provided convenient accommodation for a diverse mix of both transient and established populations. Access to Parliament Hill continues to attract residents and sustain development in the area.
- The area's predominant residential character was established after the By and Stewart Estates opened for settlement in the 1870s. The Estate lands' early build-out lent Centretown its underlying base of Victorian and Edwardian residential built form.
- Centretown's settlement and evolution has occurred in relation to the development of the downtown core to the north. Centretown has absorbed and sustained the downtown residential population through waves of growth and change.
- Centretown's residential character has been reinforced by successive waves of redevelopment, including the subdivision of single-family houses into multi-unit dwellings, the construction of early apartment buildings, the influx of low-cost apartment buildings during the Great Depression, post-war intensification with tower apartments, and more recently, residential trends that include high-rise condominiums, townhome complexes, cooperative and social housing, sensitive infill, and adaptive reuse.

- The range of non-residential land uses within Centretown largely supports its resident population, including places of worship, schools and community centres, commerce along Bank, Elgin, Somerset, and Gladstone streets, and professional services.
- The diverse and adaptable character of residential Centretown reflects, and continues to support, the area's demographic mix. It accommodates a broad range of backgrounds, income levels, and transient and stable populations.

The lands of Centretown have played a sustained role in accommodating transportation links joining Ottawa to other communities, by water, rail and road.

- Transportation links such as the Rideau Canal, connecting the Ottawa River to Lake Ontario, the former Canada Atlantic Railway, connecting Montreal to Ottawa, and the Queensway, connecting Ottawa and Montreal as part of King's Highway 417, have defined and sustained Centretown's urban development and boundaries over time.
- Associated services and industries have influenced the character of areas proximate to transportation links in Centretown, and their evolution over time. These include cartage and warehousing along the Rideau Canal and Catherine Street, light industry along the former rail line, and automobile-oriented services near the Queensway.
- Major shifts in modes of transport have influenced Centretown's public realm, including the establishment of Bank Street as an early commercial corridor, the evolution of Metcalfe Street into a north-south pedestrian promenade in response to rail travel, the development of secondary commercial corridors along east-west public transit routes, and the dramatic reshaping of streets and lots to accommodate automobiles, and to a lesser extent, bicycles.
- Transportation routes have shaped patterns of activity within the city, including establishing Centretown as a through-way to other areas. Specifically, Centretown has long been used as a conduit to Parliament Hill and the downtown core. This is most legible in street and traffic patterns. These patterns were reinforced in 1950 with removal of the railway along Centretown's southern boundary and subsequent removal of Ottawa's streetcar system, which signaled an official transition to automobile-oriented planning in Centretown.



30. Photo of the Windsor Arms Apartment at 150 Argyle Street. (Source: andrex.ca)



31. Early 20th century photograph of the Rideau Canal along Dominion Driveway. (Source: Bytown Museum P2566a, from City of Ottawa Archives)



32. 1965 archival photograph showing the Queensway under construction. (Source: Library and Archives Canada PA-135171, from Town and Crown, David Gordon)



33. View looking south on Metcalfe Street to the Victoria Memorial Museum Building. (Source: padolsky-architects.com)



34. 1954 archival photograph of contractors standing at the Tiffany Apartment construction site. (Source: Library and Archives Canada CA3617, from <https://urbsite.blogspot.com/2017/11/?view=sidebar>)



35. Beaver Barracks. (Source: Kristen Gagnon, Spacing.ca)

Centretown's form and appearance has been influenced by federal, municipal, and community-led planning initiatives.

- The federal government's influence on the form and appearance of Centretown is rooted in beautification and planning schemes of the early twentieth century. This was embodied in the creation of the OIC, which subsequently grew to influence planning and development across the national capital region.
- Associated federal initiatives have influenced the character of Centretown over time. These include: the introduction of green space and the scenic Driveway along the Rideau Canal, creation of Dundonald Park, establishment of the Victoria Memorial Museum, widening of Elgin Street, and construction of the Queensway.
- The municipal government's influence on Centretown began in earnest during the late 1940s-1960s, when it began to apply principals of urban renewal and efficiency. This is reflected in the City's first comprehensive zoning by-laws and official plans, which formalized inner-city Ottawa's rapid post-war commercial growth and building boom.
- Since the 1960s, associated municipal-led development has transformed the form and character of Centretown's north and central zones. These include two prescribed urban renewal projects at the north end of Percy Street and on Central Avenue, high-rise commercial, residential, and office allowances, and the establishment of Gloucester Street as the southern boundary of Ottawa's downtown district.
- Centretown's local community identity and strong sense of agency has roots in its first eras of urban development, when the area housed a high proportion of civil servants and parliamentarians. This identity was reinforced during the 1970s neighbourhood planning movement, when community-led advocacy arose in response to rapid changes that were proposed and often carried out in the 1960s.
- Community-led initiatives have influenced Centretown in a range of tangible and intangible ways. These include the formation of community associations that remain active today, the down-zoning and halting of demolition through neighbourhood planning, the creation of hundreds of affordable and social housing units, and the organizing of community events and celebrations.
- Since the 1970s, public participation in Centretown plans and initiatives has reflected a culture of collaboration between the City and the Centretown community. Associated developments include the creation of Centretown's first Secondary Plan, implementation of various heritage conservation tools, and the expansion of parkland and recreational facilities.

Since its initial settlement in the late nineteenth century, Centretown's residential role has supported and been supported by commercial development, and by efforts to maintain a balance with non-residential land uses.

- Commercial and residential development have been connected in Centretown since its initial build-out at the turn of the twentieth century. This is evidenced, for example, by the southward extension of Bank Street's 'main street' function and later use as federal overflow space. It is also reflected in the commercial evolution of several east-west streets, such as Somerset and Gladstone Avenue.
- Sustaining a strong residential function in the face of both planned change and economic pressures has required ongoing efforts. Government-led responses date to the early twentieth-century municipal by-laws that maintained Centretown's residential role through both World Wars. Citizen-led efforts include the creation of Centretown's first Neighbourhood Plan in 1974 and advocacy for affordable housing by the Centretown Citizens Ottawa Corporation (CCOC).
- The history of maintaining Centretown's mutually-supportive residential and commercial activities speaks to its occupants' involvement in the matters that impact their home and community. This is evidenced, for example, by the establishment of business improvement areas along Bank and Somerset streets.
- Centretown today maintains a mixed-use character utilized by diverse resident, workforce, and visitor populations. Walkable access to everyday essentials, services, and small, independent businesses in Centretown has supported the housing, commercial, and transportation needs of area residents.



36. Illustration of Boushey's Supermarket.
(Source: Cindi Moynahan-Foreman, from moynahanstudio.blogspot.com)



37. 1938 archival photograph of Bank and Laurier Avenue looking south. (Source: Library and Archives Canada MIKAN 4170034)



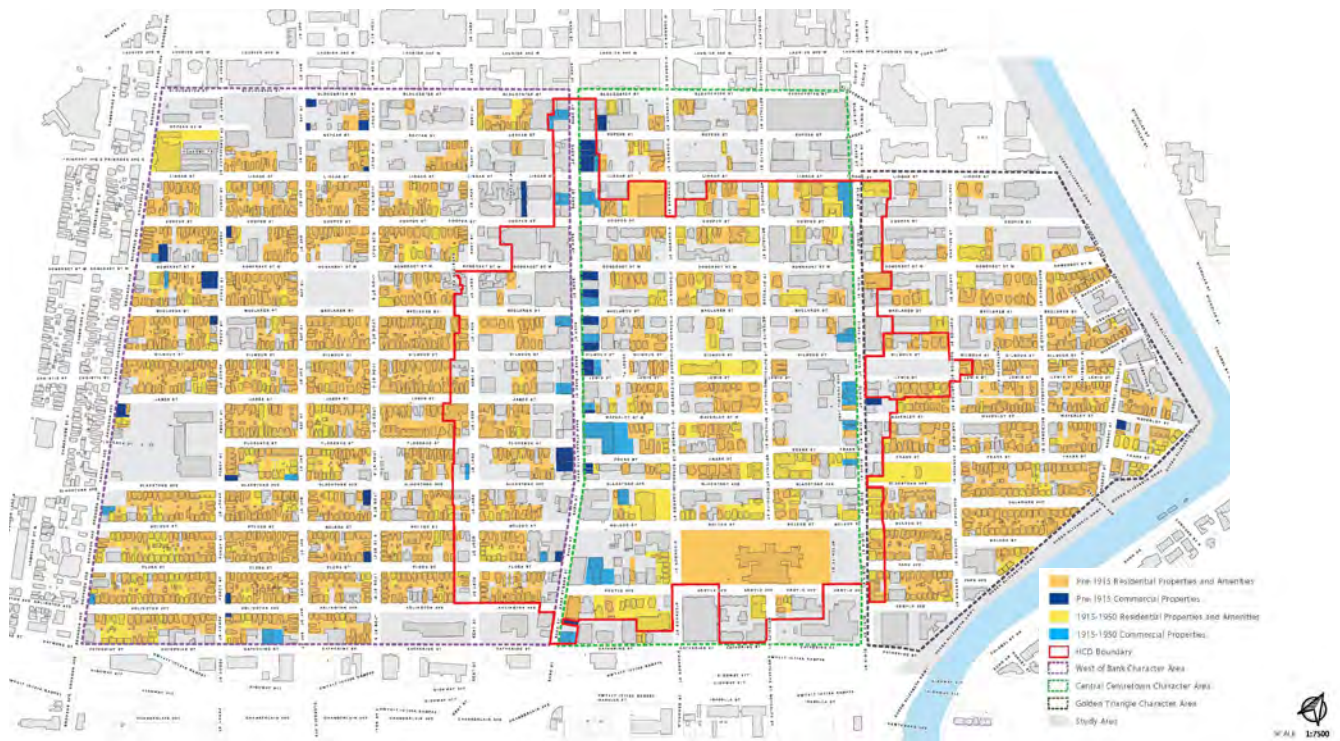
38. Rainbow Crosswalk at the intersection of Bank and Somerset Streets. (Source: ERA, 2019)



39. View of towers at the north-east edge of the study area, where Centretown's urban form overlaps with that of the downtown core. (Source: ERA, 2019)

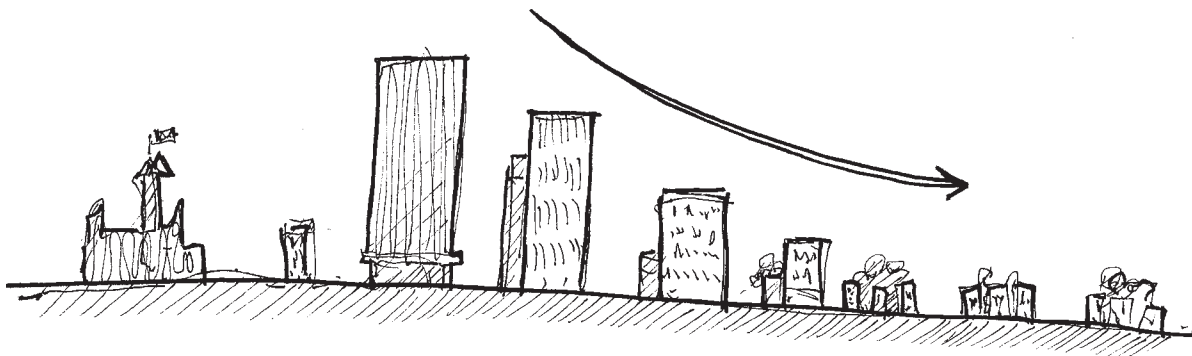
Centretown's range of residential, economic, and social functions continue to service a diverse population.

- From the start, Centretown has accommodated a broad range of social and economic classes, including civil servants, railway workers, ministers, and lumber barons. The area serves a diverse population attracted to the wide variety of housing types shaped by earlier communities. Various age groups, income levels, cultural backgrounds, and lifestyles coexist within its boundaries and contribute to the neighbourhood's character.
- Government-affiliated employment continues to attract civil service workers, politicians, and other professionals on short-term assignment who utilize Centretown's range of housing types for temporary stays. At the same time, a range of housing types accommodates students, singles, families, and aging populations, allowing residents to remain in the neighbourhood as lifestyles evolve.
- Special efforts have been made by the CCOC, and partner organizations to preserve and create housing for people with low and moderate incomes as well as citizens with mental and physical disabilities. The organization's 1600 units across 50 buildings make Centretown an accessible place to live.
- The neighbourhood's ethnic diversity has its origins in early waves of immigration from which strong community groups and commercial enterprises developed. Notably, Lebanese immigrants established their homes and businesses near the St. Elijah Syrian Orthodox Church on Lyon Street, while Chinese investors purchased old houses to convert to commercial purposes on Somerset Street West.
- Livelihood and workplace options, including both purpose-built and adapted offices and commercial spaces, support a diverse mix of businesses and organizations in Centretown. Organizations run by various Indigenous communities have established offices in Centretown's north end. Meanwhile, Bank Street continues to serve the LGBTQ community, and it is the centre of Pride celebrations in Ottawa.



40. Map showing extant residential properties and amenities (schools, places of worship) in yellow and extant commercial properties in blue from Centretown's first periods of build out. (Source: ERA, 2020)

Full-size versions of this map are found in Appendix B, Maps 17-20.



41. Illustration showing transition at north end of Centretown from downtown high-rise to low-scale residential blocks.
(Source: ERA - Christie Ellis-Wong, 2019)

3.4 Centretown Attributes

As an inner-city neighbourhood, Centretown experienced several waves of urban development, from the mid-19th century to the present, resulting in a highly layered urban form. While primarily a residential area, commercial activity has shaped the main street character of Bank and Elgin streets. In addition, the north boundary of Centretown overlaps with downtown Ottawa; consequently, the growth of Ottawa's central business district has influenced the densely built-up character of Centretown's northernmost blocks.

For the purposes of the Centretown Inventory, attributes can be understood to be the urban forms, features, qualities, and functions that characterize the neighbourhood. These attributes are a tool within the Centretown Inventory framework, and can inform future stewardship objectives. They are not intended to be employed in the same manner as those developed for heritage properties or landscapes designated under Parts IV or V of the OHA, which are used to regulate alterations under the Act.

Centretown attributes:

Function

- Centretown's proximity to Parliament Hill, the Judicial Precinct, and Ottawa's downtown core, allowing it to serve as a walk-to-work residential neighbourhood.
- The range of housing types, from single family housing to studio apartments, that accommodate a diverse population.

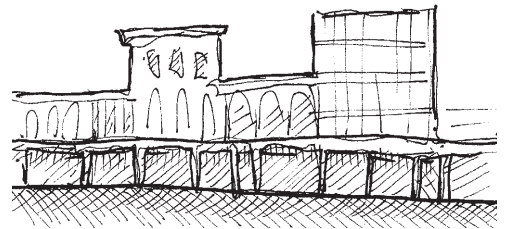
- The mixed-use streetscapes that accommodate a variety of activities. These include traditional main streets like Bank and Elgin, as well as more evolved, secondary main streets like Somerset and Gladstone.
- The area's role as a meeting place for governmental, diplomatic, and community groups, clubs and organizations. This role is supported by the neighbourhood's community amenities and gathering spaces, including parks, places of worship, schools, community centres, and recreation facilities.

Boundaries and Layout

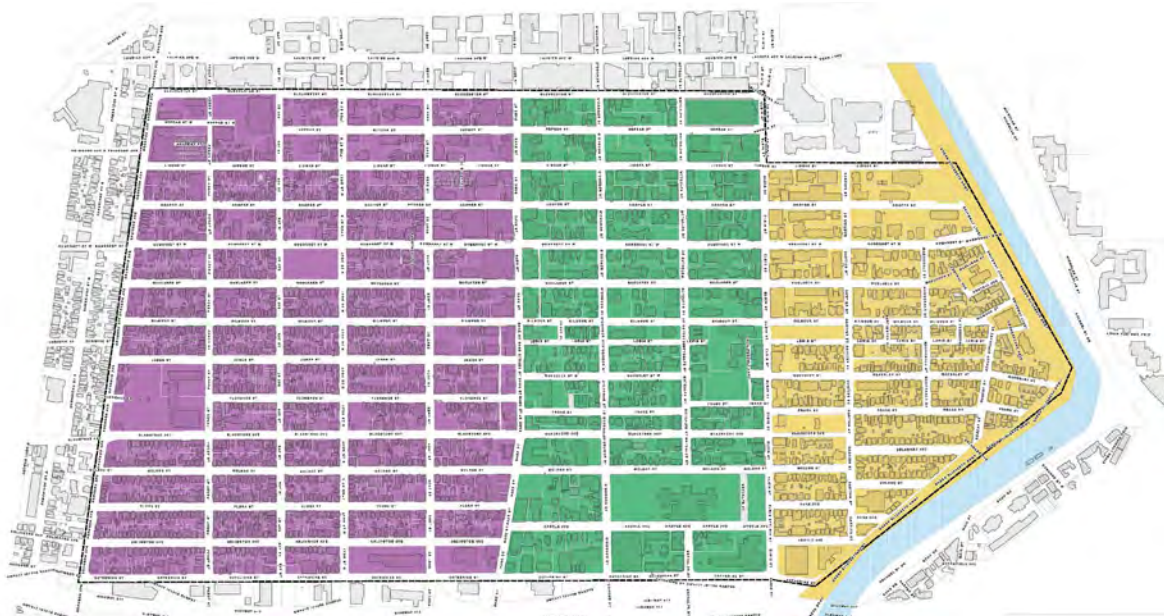
- The well-defined west boundary at Bronson Avenue, an original concession line. Bronson Avenue is a mixed-use collector road punctuated by important community amenities, among them the Bronson Centre and McNabb Park.
- The north boundary between Centretown and the downtown core at Gloucester Street, a planning boundary that was formally established in the 1960s. Gloucester Street's dense urban form includes a small number of buildings from Centertown's first periods of build-out interspersed with high-rise residential complexes and office towers.
- The scenic Queen Elizabeth Driveway, which follows the angle of the Rideau Canal and forms Centretown's east boundary. The Driveway is flanked by broad landscaped setbacks with pedestrian and recreational routes connecting to the neighbourhoods north and south of Centretown.
- The south boundary at Catherine Street, an arterial road between Centretown and the Queensway. Due to its proximity to the former railway (now the Queensway highway), Catherine Street is characterized by transportation-oriented properties on large lots, including a bus station, police station, and several surface parking lots.
- The connections to the downtown core via north-south streets that extended from early Ottawa's Upper Town (Bronson, Bay, Lyon, and Kent Streets) and Parliament Hill (Bank, O'Connor, Metcalfe, and Elgin Streets).
- The connections to the surrounding areas of Ottawa, particularly Somerset Street and Gladstone Avenue as historic multi-modal routes between Bank Street and the neighbourhoods west of Centretown.
- The continuous east-west block pattern, with its consistent layout and grid of streets dating from the 19th century, making the area easily navigable to pedestrians.
- The fine-grained scale and rectangular shape of the area's residential lots, with narrow street frontages informed by the original pattern of subdivision. This is reflected in the consistent density and intimate pedestrian realm along residential streets, in particular in areas where nineteenth-century lot patterns remain.

Architecture and Landscape

- The diverse mix of building types, including a combination of modest, elaborate, and monumental structures, and buildings from each era of the neighbourhood's urban development. In some areas this pattern has resulted in juxtapositions reflecting the considerable historic layering along streetscapes and within individual blocks.
- The vernacular forms and low- to mid-rise scale of the underlying residential and commercial building stock.
- Victorian and Edwardian buildings, typically reflecting Queen Anne, Gothic Revival and Edwardian Classicist influences, and the quality of craftsmanship reflected in the decorative details in both residential and commercial buildings from these periods.
- The predominance of red brick as building material, with Rideau red clay, sandstone, limestone and milled wood architectural details surviving from Centretown's first periods of build-out, and the continued use of brick with stone or artificial stone highlights in later buildings.
- The extant structures built with Boyd Block, a concrete block building material manufactured by the Boyd Brothers Company of Osgoode, Ontario.
- The evolved building fabric of many of Centretown's properties, which has resulted from the conversion of houses into multiple-unit dwellings, other forms of adaptive reuse, and the infilling and intensification of properties in response to changing conditions.
- The corner commercial blocks that date from the turn of the 20th century, which respond to their dual street-frontage with human-scale architectural features.
- The mid- to high-rise apartment buildings, which exhibit varying degrees of Modernist expression and contextual sensitivity. These buildings are found predominantly in the north end of the neighbourhood and between Kent and Elgin Streets.
- The mature trees that soften the public realm.



42. Illustration of traditional main streets.
(Source: ERA - Christie Ellis-Wong, 2019)



43. Centretown Character Areas: West of Bank (purple), Central Centretown (green), and the Golden Triangle (yellow).
(Source: ERA, 2019)

3.5 Character Area Attributes

Each Character Area reflects broader urban patterns of Centretown, but has been shaped by a specific set of patterns, uses, and activities, resulting in a distinct set of attributes (features, qualities, characteristics, and patterns of use). Centretown's Character Areas are:

- West of Bank
- Central Centretown
- The Golden Triangle

Centretown's diverse mix of building forms and styles, including modest and monumental structures from each era of the neighbourhood's urban development, can be found in each Character Area. As a result, the boundaries of Centretown's Character Areas are not clear-cut. For instance, the blocks immediately west of Bank Street and east of Elgin Street transition from the more homogenous residential conditions of West of Bank and the Golden Triangle to the diverse scales and uses of Central Centretown. The Character Area boundaries are therefore based on an understanding of Centretown's historic organizing features: Bank Street's early bi-section of the neighbourhood; the consistent block pattern between Bronson and Bank Streets; the more varied street grid east of Bank Street, and Elgin Street as the threshold to the Golden Triangle with its unique relationship to the Canal.

3.5.1 West of Bank

West of Bank lies between Bronson Avenue and the west side of Bank Street. Comprising the west half of Centretown, this area is connected to the downtown core by early streets that extended south from Wellington Street. It is largely residential and contains a mix of low-density residential building types from the late 19th and early 20th centuries, many of which have been converted to multi-unit dwellings. Bank Street serves as its primary commercial main street, with secondary commercial functions existing along Somerset Street and Gladstone Avenue. Toward the downtown core and toward Bank Street, West of Bank was transformed by the redevelopment of several blocks to accommodate a heterogeneous mix of functions, including modern residential towers and institutions, office buildings, commercial establishments, and parking lots.

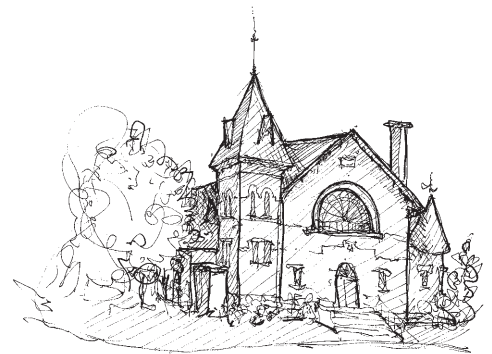
In addition to many of the overall neighbourhood attributes described in section 3.4, West of Bank is characterized by the following attributes:

Function

- The compact residential streetscapes, which were largely built out during the late 19th and early 20th centuries, punctuated by later community amenities that occupy larger lots.
- The cultural enclaves, most visibly the section of Chinatown on Somerset Street, which speaks to Centretown's characteristic diversity.
- The evolved fabric of many properties, which include several buildings that provide social housing in the Character Area.

Boundaries and Layout

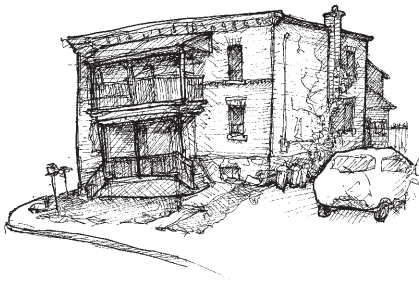
- The original and consistent grid of streets, dating from the mid 19th century.
- Bank Street's sections of fine grain streetscapes featuring storefronts within low- and mid-rise, mixed-use buildings from the turn of the 20th century.
- Bronson Avenue's mix of residential, commercial, and institutional building types and uses. This west edge includes the former Erskine Presbyterian Church, whose landmark spire is visible from the side streets and parks of the Character Area.



44. Illustration showing the McPhail Memorial Baptist Church at 249 Bronson Avenue. (Source: ERA - Christie Ellis-Wong, 2019)



45. Illustration showing the commercial building at 245 Bay Street. (Source: ERA - Christie Ellis-Wong, 2019)



46. Illustration showing the residential building at 423-425 McLeod Street. (Source: ERA - Christie Ellis-Wong, 2019)

Architecture and Landscape

- The prevalence of Victorian and Edwardian house form buildings with varying degrees of decorative detail, including ‘gable-fronts’, ‘hipped gable-bays’, flat-roofed duplexes, and row housing.
- The clusters of small gable-front houses with deep setbacks, which likely reflect early informal development within the Character Area.
- The evolved built form of the Somerset Street and Gladstone Avenue streetscapes, which are characterized by Victorian residences (Somerset) and light industrial facilities (Gladstone) converted into restaurants and retail establishments.
- The presence of corner shops, including the faceted corner type, which in some instances define and anchor the historic context of a block (Figure 45).
- The punctuation of the Character Area’s streetscapes with mature trees and small lawns and gardens, which reinforce the regular rhythm of the built form.
- The tree-lined open space of Dundonald Park, which encompasses a full city block crossed by diagonal walkways and bounded on two sides by intact residential streetscapes. Many of the park-facing buildings exhibit decorative details from the first periods of Centretown’s build-out.

3.5.2 Central Centretown

Central Centretown comprises the lands from Bank Street’s east side to Elgin Street’s west side. This area is linked to the downtown core by early roads that extended south from Parliament Hill. Central Centretown experienced several waves of development from the late nineteenth century to the present, resulting in a highly layered urban form. The area is heterogeneous in character. It contains buildings of varied uses, scales, styles and eras. Since the late nineteenth century, Bank Street has served as a conduit for commercial and federal government space, while Elgin Street has developed into a local main street serving nearby residents. Metcalfe Street reinforces the area’s connection to Parliament Hill as an axial route from the landmark Canadian Museum of Nature. Central Centretown was transformed by the rise of the automobile and the subsequent redevelopment of large areas to accommodate parking in inner city Ottawa. Today, the lands between Bank and Elgin serve as the neighbourhood’s

commercial centre and as the home of various institutions, parks, amenities, and professional offices.

In addition to many of the overall neighbourhood attributes described in section 3.4, Central Centretown is characterized by the following attributes:

Function

- The evolved form of many of Central Centretown’s Victorian and Edwardian properties, resulting from the conversion of single-family houses into restaurants, retail establishments and offices, often complemented by sensitive infilling and intensification of properties in response to changing conditions.
- The strong mix of pedestrian-oriented commercial spaces along Bank and Elgin Streets, offices and large-scale residential developments along side streets, and community amenities interspersed throughout.
- The cultural enclaves, most visibly the LGBTQ district of Bank Street’s Gay Village, which speaks to Centretown’s characteristic social diversity.

Boundaries and Layout

- The axial route between the Museum of Nature and Parliament Hill along Metcalfe Street. The extant high-style mansions from Centretown’s first periods of build-out define the street’s role as an historic promenade.
- The sections of fine grain street-level frontages along Bank and Elgin Streets, which accommodate small businesses and community amenities and form well-defined boundaries along the east and west edges of Central Centretown.
- The variations to the street grid east of Bank Street, where areas of larger and smaller blocks have resulted in unique development patterns in Central Centretown.
- The larger lot sizes along Bank, O’Connor, Metcalfe and Elgin Streets, which enabled the development of commercial blocks, places of worship, larger detached houses with gardens, and apartment buildings. Many of these lots have been subject to assembly and redevelopment.

Architecture and Landscape



47. Illustration showing 365-375 Bank Street.
(Source: ERA - Christie Ellis-Wong, 2019)

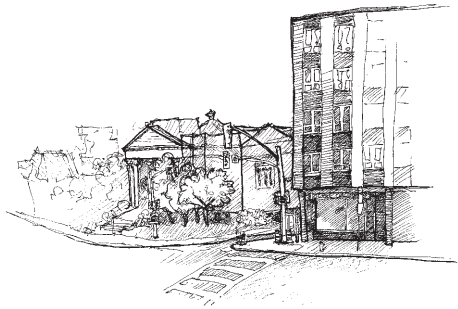


Illustration showing Gilmour and Metcalfe Streets. (Source: ERA - Christie Ellis-Wong, 2019)

- The intact groupings of Victorian and Edwardian residential buildings, mixed-use commercial blocks, and places of worship, which in some instances define and anchor the historic context of Central Centretown.
- Bank Street's representative examples of turn-of-the-century commercial and mixed-use buildings. The commercial character of Bank Street is defined by classical details and articulated retail facades, decorative brickwork with stone or wood trim, and original cornices at rooflines.
- The prevalence of walk-up apartment buildings in Central Centretown, often influenced by the Italianate, Art Nouveau, Art deco and Moderne styles and constructed of brick with stone accents.
- The high concentration of prominent cultural and architectural landmarks within Central Centretown, among them the Museum of Nature, Somerset House, Dominion Chalmers Church and the PSAC building.
- High-rise development, including residential towers and office buildings, which exhibit varying degrees of Modernist expression and contextual sensitivity.
- The concentration of parks and open space near the intersection of Elgin and Gladstone, including Jack Purcell Park, St. Luke's Park, and the landscape of the Museum of Nature.

3.5.3 The Golden Triangle

The Golden Triangle comprises the lands south of Lisgar Street from the east side of Elgin Street to the west side of the Queen Elizabeth Driveway. The Canal's angular geometry and the skew of Robert Street (an early Concession road that pre-dates the Canal) set the area apart from the rest of Centretown. These features also define the area's off-grid streets and irregular lot sizes.

The Golden Triangle features a broad range of residential buildings. The northern blocks of the Golden Triangle were transformed by post-war redevelopment and are now characterized by modern residential towers and a small number of institutional office buildings. Between Cartier Street and Elgin Street, the Golden Triangle transitions into a more diverse urban form, which speaks to the diversity of Centretown's population. These blocks contain a heterogeneous mix of walk-up and

high-rise apartment buildings, places of worship, schools, commercial conversions and parks. Elgin Street serves as the area's main street. It transitions from a diverse collection of institutions and ground-floor commercial activities at its north end to a series of war-time and modern apartment buildings at its south end. The Golden Triangle contains a high concentration of green space, owing to the linear parkland that flanks the Queen Elizabeth Driveway.

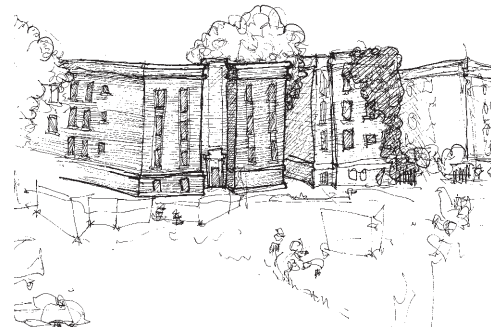
In addition to many of the overall neighbourhood attributes described in section 3.4, the Golden Triangle is characterized by the following attributes:

Function

- The primarily residential function of the Golden Triangle, with many early 20th century residences designed in revivalist styles. These structures display varying degrees of decorative detail and contextually sensitive design. Some residences have been converted to diplomatic functions.
- The varied nature of the street wall along Elgin Street, which accommodates small businesses, places of worship, and mid-rise apartment buildings, many of which exhibit human-scale architectural details.
- The parks and green spaces from various eras, including Minto Park, Golden Triangle Park, and St. Luke's Park. Parks serve as important community amenities and gathering spaces and support a variety of recreational activities in the Golden Triangle.

Boundaries and Layout

- The Queen Elizabeth Driveway, which provides opportunities for recreation and active commuting.
- Somerset Street's pedestrian connection to the University of Ottawa, Sandy Hill and Byward Market, via the Corktown Footbridge.
- The connection to City Hall via Cartier Street, which supports Centretown's relationship to the downtown core and government functions.
- The off-grid street patterns, resulting from the area's angular geometry and early, informal settlements.



48. Illustration showing 405 Elgin Street.
(Source: ERA - Christie Ellis-Wong, 2019)



49. Illustration showing 175 Waverley Street.
(Source: ERA - Christie Ellis-Wong, 2019)



50. Illustration showing 12-16 Somerset Street. (Source: ERA - Christie Ellis-Wong, 2019)

Architecture and Landscape

- The irregular lots containing buildings designed to capture views of the canal, often with two or more frontages.
- Minto Park, an historic public square framed by pre-1930s residential development.
- The deep setbacks, mature trees and semi-private pathways that characterize many Driveway residences, the landscaping creating a sense of continuity between properties and park land.
- The modern residential towers that bookend the Golden Triangle to the north and south, the designs of which exhibit varying degrees of Modernist expression and contextual sensitivity.
- The considerable soft landscaping of the Golden Triangle comprising gardens, front yards, and street trees, culminating in a band of park land along the east end of Centretown.



4 COMMUNITY INPUT

The following account is based on notes taken by the ERA project team and City of Ottawa staff at two community meetings held in April, 2019 and two Heritage Working Group meetings held in January and April, 2019. The community meetings were open to the public, and largely attended by Centretown residents. Invitations were sent to all property owners within the study area. The meetings were also posted on the City's webpage for the project, and in local newspapers. Where possible, the following notes include direct quotations. More detailed transcriptions are included in the City of Ottawa's associated "As We Heard It" reports.

Community observations, gathered via various methods, inform the *Historic Context Statement* as well as the Centretown Inventory as a whole.

- Many community members expressed appreciation for living close to the downtown core, and some noted that downtown "is not necessarily a different area". Laurier Avenue, the Central Library, and City Hall specifically were noted as "part of Centretown," and easy access to federal art, museum and other attractions was highlighted as what makes Centretown unique. Centretown's proximity to the downtown core and Parliament Hill also contribute to its everyday convenience, especially for those who work downtown or in Centretown businesses.
- In addition to proximity to downtown, it was noted that Centretown's linkages to other neighbourhoods are important. The Corktown footbridge at Somerset Street is valued for connecting residents to the Byward Market and the University of Ottawa. Walkways along the Canal and Driveway connect Centretown to the Glebe, and some noted Centretown's easy access to the Queensway and Gatineau Park.
- Centretown's street grid was described as highly navigable and supports a variety of walking routes. Community members also valued that they can walk to a "concentration and breadth of amenities" including appointments, errands, and points of interest like the Canal, YMCA, and Museum of Nature. In addition to its pedestrian focus, Centretown was also said to be bicycle friendly and "easy to get around" for drivers and public transit users, too.
- Centretown was described as "great for residents." A range of housing types exist within its boundaries (subsidized housing, row houses, single-family homes, apartment buildings, co-operative housing, condominiums, single family homes) and therefore a range of residents. Many community members expressed deep appreciation for Centretown's diversity (generational, socio-economic, cultural, lifestyle), noting that it contributes to the neighbourhood's vibrancy, flexibility, and eclectic character.
- It was noted that the number of small families with children has increased in recent years, which was striking to some community members. "Generations are choosing to stay and raise a family here," in contrast with the recent past. Other specific communities that were noted are the LGBTQ community, Korean community at Bank and Argyle streets, Somerset Street's Chinatown, students, and renters.
- It was noted that Centretown is very renter-friendly, and it exists as a residential hub for downtown workers and the University of Ottawa community alike.

- A number of community amenities and regular events were said to make Centretown a place where one “can get everything you need”. Many specific sites were noted as “key community anchors,” including places of worship, schools, the YMCA, the McNabb Skatepark, the Museum of Nature, the Bronson Centre, independent grocers and cafes with outdoor seating.
- Some community members also noted specific events and activities, from the everyday - street hockey, concerts and meetings in places of worship, and civil servants frequenting Centretown restaurants - to the elaborate - street parties, festivals, and parades, such as ‘Sens Mile’ on Elgin Street, Pride, the tulip festival, Canada Day activities, races on the Canal, movies at Dundonald Park, and the Centretown Garage Sale in Minto Park. Access to events directly adjacent to Centretown were also noted, including free events at City Hall, and Winterlude at Confederation Park.
- The variety of rental options in Centretown, ranging from small, affordable units to larger family-friendly spaces means there is “something for every budget”. Community members said that people choose to stay as their lifestyles evolve, and the variety of resources and uses in Centretown contribute to its “mixed social fabric”.
- Based on community input, life in Centretown is enriched by a strong sense of community and “neighbourhood spirit”. Centretown’s residential density supports face-to-face friendships, and gathering spaces from porches to parks enable a variety of social networks to flourish. It was noted that “you know your neighbours” in Centretown, and the simultaneously bustling yet quiet nature of the neighbourhood gives it a “small town feel within a large town”. Regular activities that reflect these observations include baseball teams made up of neighbours, “word-of-mouth street parties” and “the perennial exchange”.
- While community members expressed a sense of safety and “tight-knit” community in Centretown, some noted concerns about crime and conflict between residents and Centretown’s homeless population, while others pointed to Centretown’s growth as having a negative impact on community spirit.
- Centretown’s Victorian and Edwardian building stock was said to lend a sense of consistency and “comfort” to the residential areas, its 2.5-storey red brick structures with front gardens, porches, and street trees lending a “sense of place” and “human scale” to the areas west of Kent Street and east of Elgin Street. At the same time, some community members noted the “architectural intrigue” of Centretown, including the eclectic mix of modest and grand houses, shops, and apartment buildings, all of which lend the ability to “recognize every street”.
- Centretown’s landmark structures were described by many as beautiful, grand, and unique. They include the Museum of Nature, Somerset House, the Booth Mansion, Hollywood Parade, Sullivan House, the Embassy of Armenia, and several places of worship. One person noted that “church spires figure prominently and come into view when least expected”.
- Buildings of all types and ages were seen to contribute to the neighbourhood, and Metcalfe Street was noted by some for its mix of apartment buildings and mansions. It was noted that the Centretown HCD is the “least intact area due to vacant lots and new development”. One person noted that new development should “try to fit in” without mimicking older styles. Minto park was noted as being “exquisite with wonderful consistency and examples of clever infill”.

- Community members expressed a broad range of views about perceived threats to Centretown’s heritage buildings. Vacant buildings and lots, as well as perceptions of demolition by neglect, contribute to a sense of frustration and uncertainty around Centretown’s future. Meanwhile, new developments were perceived by some as “large, impersonal structures,” which, together with façade retention strategies, are perceived by some as a threat to the heritage character of Centretown.
- Centretown’s commercial main streets play a critical role as “the spine of the community”. Community members highlighted Bank and Elgin streets as “running through the neighbourhood” and providing convenient, street level access to a variety of businesses and social spaces. Notably, Bank Street is valued for its practical shops that serve essential and daily needs, including hardware and grocery stores. Elgin Street is appreciated for its patios and small, independent businesses that have “become institutions,” including Roma Barbershop, Brown Loaf Bakery, The Manx, and others.
- Somerset and Gladstone streets were also noted as secondary commercial centres. From the Chinatown businesses on Somerset Street east of Bronson Avenue, to Somerset Village, this street is known as a destination for independent restaurants and bars. Gladstone was also noted as “starting to transition” from auto-oriented businesses to more of a “foodie vibe” with the introduction of several food establishments west of Bank Street.
- It was also noted that Centretown’s “village atmosphere” is enriched by the mutual support of residents, shops, and professional offices. This mix enables people to walk from home or work to a variety of shops and services including medical appointments, embassies, and professional offices. The supply of specialized, independent businesses and services means that the community is “not dependent on big box stores” or cars.
- Some community members expressed the view that bars and restaurants are replacing essential services on Elgin and Bank streets. It was noted that this pattern could make the neighbourhood less convenient and the community more dependent on cars to meet daily needs.
- The “marvelous Canal” was described as a highly valued neighbourhood amenity and water feature. It is valued as a community green space and is a favoured route for walking, running, cycling, boating, and skating. Centretown residents access the Canal at all times of day and during all seasons.
- Many community members noted that Centretown’s canopy of mature trees define the character of the neighbourhood and “soften the streetscape”. Some community members lamented the loss of trees over time, and noted that the neighbourhood would benefit from additional street trees and stronger deterrents to tree removal.
- Community members expressed a broad range of views about complex issues in Centretown. Many were open about their concerns and eager to connect with City processes related to topics ranging from streetscape beautification, heritage conservation, design guidelines, growth, and transportation. Examples of recent community-led initiatives include several Jane’s Walks that were seen to “represent community pride” in Centretown. It was also noted that community gardens “are a big thing” in Centretown.
- Centretown’s parks, including the larger Dundonald, Minto, McNabb, and Jack Purcell parks, which “anchor the neighbourhood for families and friends” as well as smaller parks like Golden Triangle Park, were said to be highly utilized neighbourhood spaces. They are the setting of intergenerational

activities, community gatherings, movie nights, recreational sports, gardening, yard sales, festivals, and commemorations. Some community members expressed concerns about the safety of Centretown's public parks.

- Some community members expressed the view that the neighbourhood is under a lot of pressure due to it being a desirable place to live, and the increasing residential population. Gentrification was felt by some to be an ongoing threat to the sustainability of Centretown, emphasized by short-term rentals and commercial rent increases. It was noted that “public amenities are not increasing with population” to meet the needs of the community. Traffic was said to be increasing and the schools as full. One resident noted that a new parkette is planned to connect Jack Purcell Park to Elgin Street.
- Many distinct areas were identified within Centretown. From west to east, community members noted the area west of Kent Street as a residential “family zone” anchored by McNabb Park. Central Centretown was noted for its mix of uses and typologies and its concentration of commercial amenities. Bank Street was identified as the “centre of the neighbourhood,” with Elgin Street and Jack Purcell Park identified as contributing to the central area. The area east of Elgin Street was identified as the Golden Triangle, a quiet and distinct zone defined by the Canal and Driveway, and including Minto Park. Finally, the Catherine Street corridor was identified as the south “edge” of Centretown.

Cognitive Maps

Cognitive maps yield information about how community members experience an area. They are one of the best means of understanding how complex inner-city areas, like Centretown, function as neighbourhoods.

Participants were asked to spend 5 minutes drawing a map of Centretown from their perspective, illustrating their mental image of the neighbourhood. This typically includes routes through the neighbourhood, where participants live, where they meet with neighbours, favourite and least favourite places, and so on.

Approximately 65 maps were collected from community members. Key observations include:

- Many community members featured Centretown parks in their maps, reinforcing these public open spaces as key community anchors;
- Community members often included the canal as a strong eastern boundary of the neighbourhood;
- Many community members emphasized north-south streets, including Bank, O'Connor, and Elgin, on their maps, perhaps indicating popular travel routes and destinations;
- Several community members included written comments about movement flows, including cycling, walking, running, and driving in Centretown;
- Some community members indicated social connections in Centretown, with labels for neighbours' houses and meeting places;
- Some community members included sensory observations in their maps, such as areas that are noisy versus quieter zones;
- City Hall, Parliament Hill, and the Museum of Nature were popular reference points on the maps;
- Some community members indicated “Work” on their maps, in the downtown core;

- Several community members labeled a variety of amenities, businesses, and favourite places on their maps;
- Often, community members drew either Centretown's west side (west of Bank) or east side (east of Bank).
- Some community members noted multiple Centretown residences where they have lived.

Community Mapping

During the community meetings, attendees were also invited to contribute to a large, interactive basemap of Centretown (hereafter referred to as “the community map”). The community map collected attendee's thoughts and observations about specific locations within Centretown. Attendees were asked to add stickers to locations that represent ‘Landmarks’ (red stickers), ‘Gathering Places’ (blue stickers), and ‘Special/Favourite Areas’ (green stickers).

Key observations:

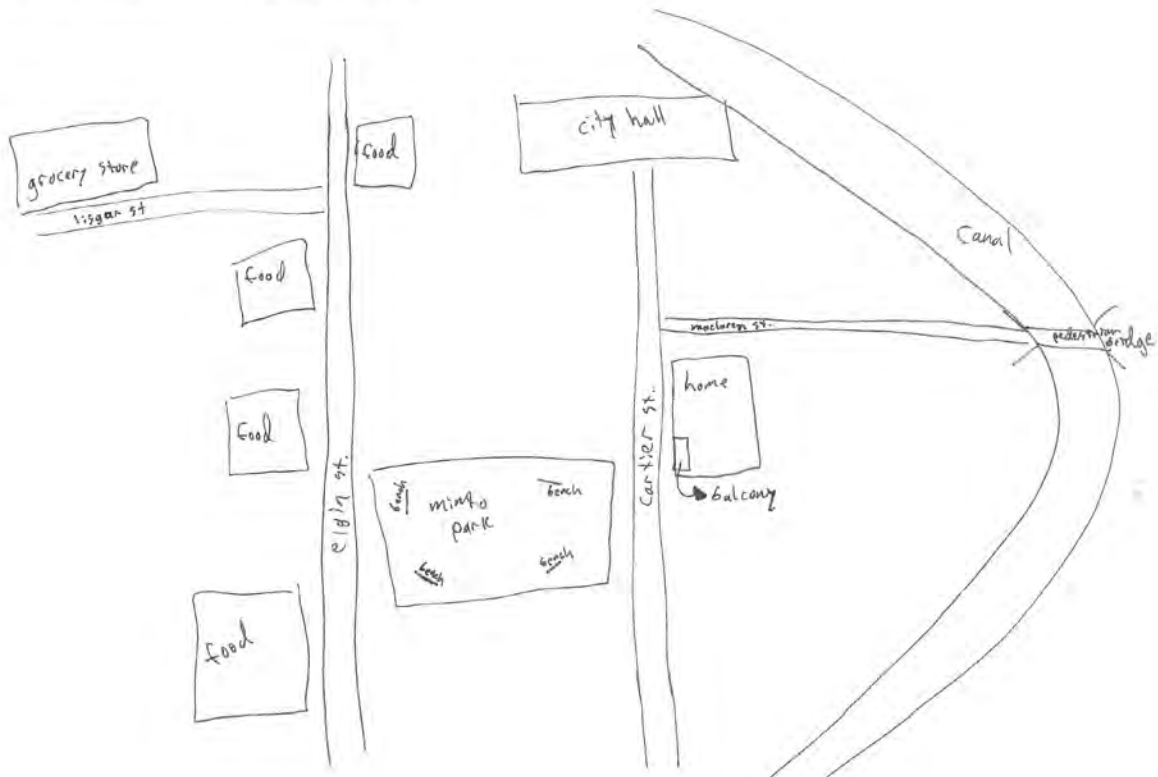
- 28 locations were identified as ‘Landmarks’, including City Hall (specifically the former Ottawa Teachers’ College) located just outside the study area boundaries
- 15 locations were identified as ‘Gathering Places’
- 26 locations were identified as ‘Special/Favourite Areas’
- Several locations collected multiple stickers identifying them as landmarks, gathering places and special/favourite areas. These include the Museum of Nature, the green spaces along the Canal, McNabb Park and Recreation Centre, and St. Luke's Park.
- Minto Park and Dundonald Park collected multiple stickers identifying them as gathering places and special/favourite areas.
- The corner of Bank and Somerset (Somerset House) collected six stickers identifying it as a landmark.
- Jack Purcell Park collected four stickers identifying it as a gathering place.
- Most stickers were placed on parks (typically identified as gathering places) and residential buildings (typically identified as landmarks or special areas), with the Canal, schools, places of worship, and commercial addresses among the other typologies identified.
- Hand-written comments range from suggestions for improving specific sites to concerns about the future of certain buildings.

The information collected from the community map informed the preliminary evaluation of individual properties in the Centretown Inventory.

Interviews

In addition to the community meetings, four interviews were carried out with individuals who rent or have previously rented apartments in Centretown. These interviews further contributed to the portrait of Centretown from a tenant's perspective.

→ center in Centretown

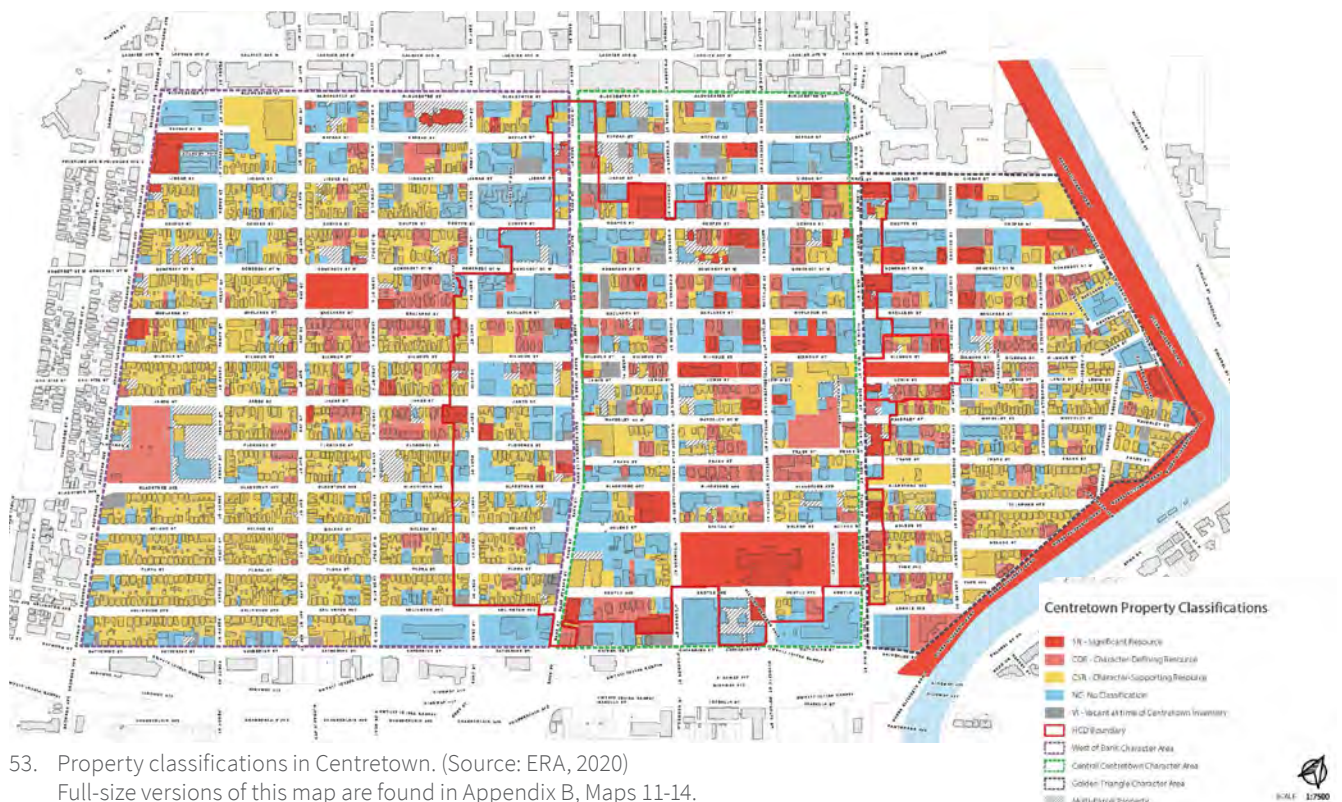


51. Cognitive map from the Centretown community meetings in April 2019.



52. Interactive community map showing specific locations that represent 'Landmarks', 'Gathering Places' and 'Special Areas' from the Centretown community meetings in April 2019.

5 INVENTORY OUTCOMES



5.1 Overview

Using the methodology described in Section 2, ERAArchitects conducted the documentation, preliminary evaluation, and classification of the 3042 properties⁴¹ included in the study area. The findings of this work are summarized as follows:

- 28 structures were previously designated under Part IV of the OHA. Of these, five properties are also protected by heritage easements. The Canadian Museum of Nature is a recognized Federal Heritage Building. The Museum of Nature and the John R. Booth Residence are also recognized National Historic Sites.
- 747 properties were previously designated under Part V of the OHA, comprising 24.5% of the Centretown Inventory across two Heritage Conservation Districts (Centretown HCD and Minto Park HCD).
- 92 of Centretown's properties were classified as *Significant Resources* – those properties that were found to have considerable historical, aesthetic, or contextual significance; this number includes the 28 structures that were previously designated under Part IV of the OHA. SRs constitute approximately 3% of the Centretown Inventory and 7% of properties within Centretown's HCDs.

⁴¹ Quantities in this section exclude the assembled parcels from multi-parcel properties, but include their individual buildings and lots.

- 472 of Centretown's addresses were classified as *Character-Defining Resources*. CDRs strongly reinforce their historic context and clearly reflect a characteristic pattern of urban development, activity, property type, or attribute of the area. CDRs constitute approximately 15.5% of the Centretown Inventory and 21% of properties within Centretown's HCDs.
- 1775 of Centretown's properties were classified as *Character-Supporting Resources*. CSRs support their historic context, and can be related to a characteristic pattern of urban development or activity, property type, or attribute of the area. CSRs constitute approximately 58% of the Centretown Inventory and 41.5% of properties within Centretown's HCDs. 561 CSRs were found to *reinforce* their historic context. These CSRs include relatively intact structures from Centretown's first periods of build-out (1876-1914 and 1915-1950).
- 628 of Centretown's properties were classified as *No Classification*. NCs are not currently considered to contribute to their historic context. NCs constitute approximately 21% of the Centretown Inventory and 26.5% of properties within Centretown's HCDs.
- 75 properties were classified as *Vacant at time of Inventory* – including surface parking lots and other properties that did not contain a structure at the time of the Centretown Inventory. VIs constitutes approximately 2.5% of the properties within the Centretown study and 3.6% of properties within Centretown's HCDs. It is important to note that Vacant properties are often larger than typical Centretown properties, as they may be the result of assembling smaller properties into surface parking lots, for example.

5.2 Character Area Outcomes

Each Character Area's specific set of development patterns, uses, and activities influence the role and meaning of the properties within its boundaries. The results yielded from the Centretown Inventory are presented below and mapped (see Appendix B, Maps 11-14).

West of Bank

Of West of Bank's 1838 properties:

- 29 properties (under 2%) were classified as Significant Resources
- 206 properties (11%) were classified as Character-Defining Resources
- 1214 properties (66%) were classified as Character-Supporting Resources
- 359 properties (19%) were classified as No Classification
- 30 properties (under 2%) were classified as Vacant at Time of Inventory

Central Centretown

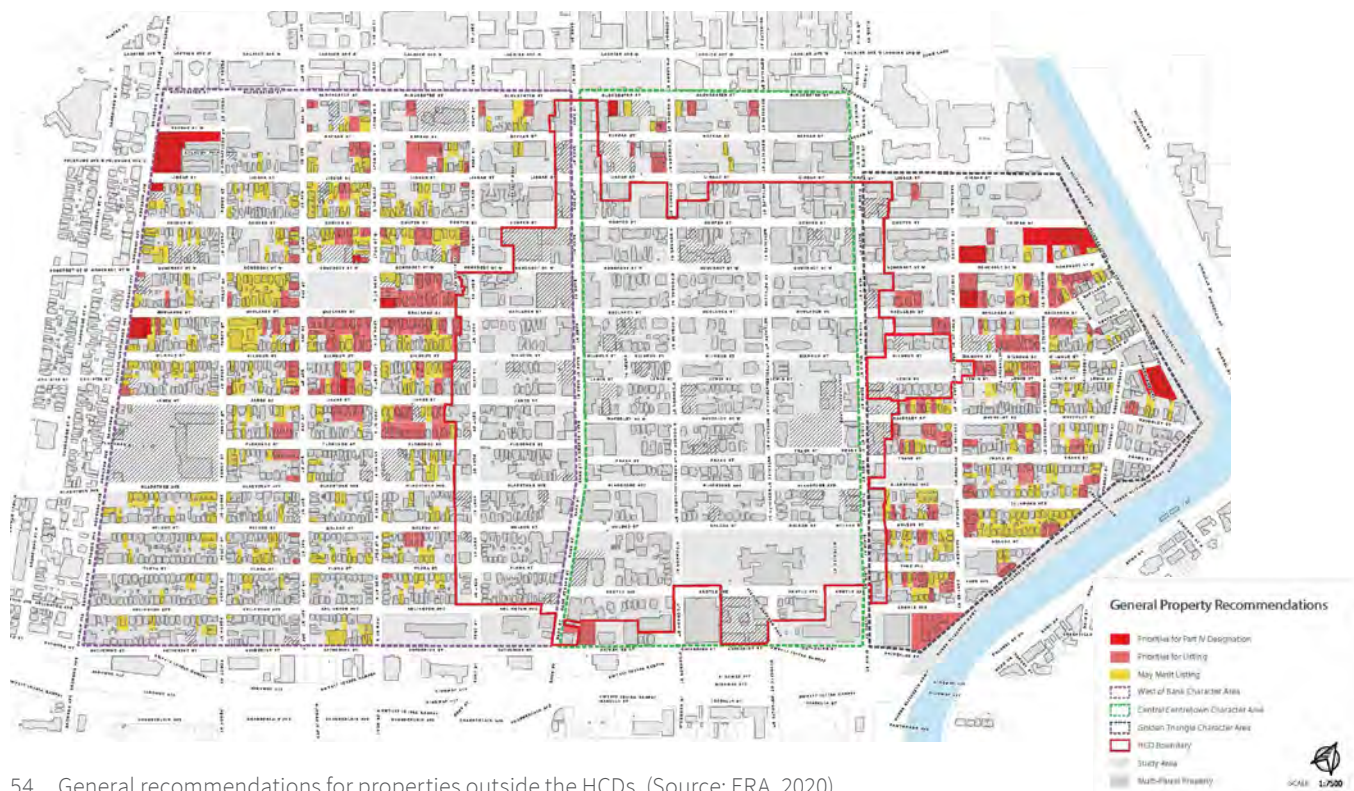
Of Central Centretown's 496 properties:

- 36 properties (7%) were classified as Significant Resources
- 111 properties (22%) were classified as Character-Defining Resources
- 169 properties (34%) were classified as Character-Supporting Resources
- 147 properties (30%) were classified as No Classification
- 33 properties (7%) were classified as Vacant at Time of Inventory

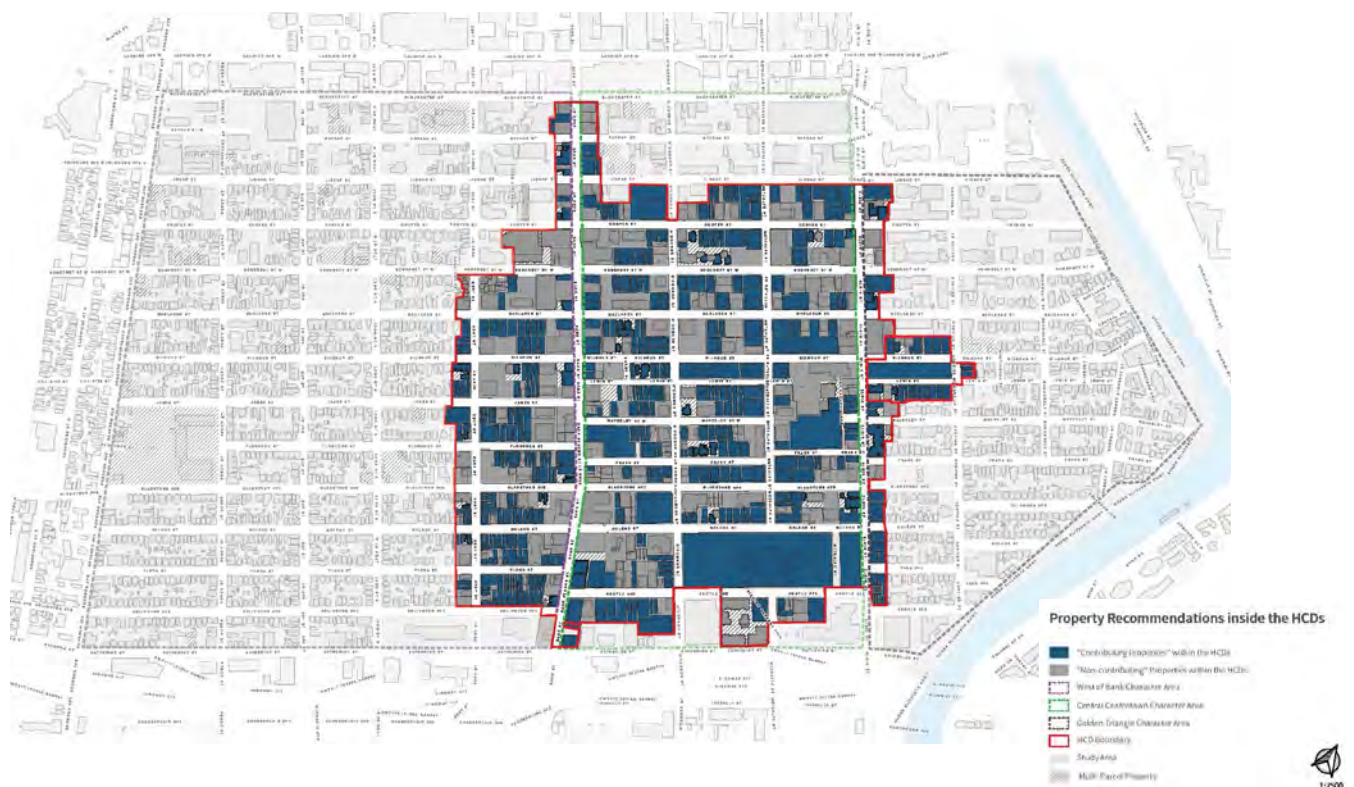
Golden Triangle

Of the Golden Triangle's 708 properties:

- 27 properties (4%) were classified as Significant Resources
- 155 properties (22%) were classified as Character-Defining Resources
- 392 properties (55%) were classified as Character-Supporting Resources
- 122 properties (17%) were classified as No Classification
- 12 properties (under 2%) were classified as Vacant at Time of Inventory



54. General recommendations for properties outside the HCDs. (Source: ERA, 2020)



55. Recommendations for 'Contributing' and 'Non-contributing' properties within the HCD boundaries. (Source: ERA, 2020)
Full-size versions of the above maps are found in Appendix B, Maps 15 and 16.

6 RECOMMENDATIONS

The Centretown Inventory findings were analyzed following direction from the City. A municipal policy framework was applied to the inventory classifications, resulting in a series of recommendations.

- *Priorities for individual Part IV designations:* Non-designated properties classified as Significant Resources should be considered candidates for designation under Part IV of the OHA, subject to further analysis and evaluation under O. Reg. 9/06 and ultimately council approval to designate. The designation of public parks may require further consideration. Multi-parcel properties should be reviewed before designation with a particular focus on appropriate identification of property attributes.
- *Priorities for listing on Ottawa's Heritage Register:* Properties classified as Character-Defining Resources should be added to Ottawa's Heritage Register as 'Listed' properties. The listing of public parks may require further consideration.
- *Additional properties that may merit listing on Ottawa's Heritage Register:* Properties classified as Character-Supporting Resources, that were also found to *reinforce* their historic context, may merit Listing on Ottawa's Heritage Register following additional review by City staff. These CSRs include relatively intact residential and commercial structures from Centretown's first periods of build-out (1876-1914 and 1915-1950).
- *Cyclical Review:* Properties classified as Character-Supporting Resources, No Classification, and Vacant should be reviewed cyclically, since their heritage value will evolve over time, as will their role in their historic contexts.
- *The Register as Flagging System:* Non-designated properties on Ottawa's Heritage Register should be identified in the appropriate development or permitting information system. This would allow applications under the Planning Act, or demolition permit applications under the Building Code Act, that may affect properties on the Register, to be flagged, and would strengthen the basis on which Cultural Heritage Impact Assessments would be required.
- *Contributing and Non-contributing Properties within Centretown's Heritage Conservation Districts:* Given the City's parallel process of preparing HCD plans for the Centretown and Minto Park HCDs, the following recommendations regarding Contributing and

Non-contributing Properties are based on discussions with the City and ERA's understanding of these processes at the time of completion of the Centretown Inventory. The City may wish to update the final assessment of Contributing and Non-contributing properties to align with the HCD plans' objectives and Statements of Cultural Heritage Value before their finalization.

Properties classified as Significant Resources, Character-Defining Resources, and Character-Supporting Resources that *reinforce* their historic context should be identified as Contributing properties within the HCDs.

Character-Supporting Resources that were found to *maintain or support* their historic context should also be identified as Contributing properties within the HCDs, if they meet the following criteria:

- Period of Development is pre-1875 or 1876-1914;
- Period of Development is 1915-1950 and the property's style, type, or expression is 'early', 'notable', or 'rare'; or,
- Period of Development is pre-1950 and the property is part of a Grouping/Streetscape.

Criteria for identifying Contributing Character-Supporting Resources were established based on discussions with the City. All other properties classified as Character Supporting Resources, No Classification, and Vacant should be identified as Non-contributing within the HCDs.

Note: It is best practice for HCD plans to include a provision for periodic review. Similar to the recommended cyclical review of individual properties, this review acknowledges that heritage value evolves over time and that policy frameworks may require reconsideration.

- *Landmark Streetscapes within Centretown's Heritage Conservation Districts:* Clusters of properties classified as Significant Resources and Character-Defining Resources may merit identification as “Landmark Streetscapes” as defined by the City of Ottawa. Landmark Streetscapes will be subject to policies and guidelines currently under development by the City.
- *New HCD Study Candidates:* The properties surrounding Dundonald Park merit further study, and there is potential to explore the potential designation of Dundonald Park. The area comprises an early park established by the Ottawa Improvement Commission surrounded by residential properties and community amenities that retain a high degree of design value. The surrounding properties were consistently classified as Significant Resources or Character-Defining Resources. This area was previously identified by the HIP, and it is within a City of Ottawa heritage overlay zone. Based on ERA's review of the Inventory data, no further HCD study candidates are recommended at this time.
- *Additional Uses of Historic Context Statements:* It is recommended that the Centretown *Historic Context Statement* be taken into consideration in the development of urban planning policies, secondary plans, and in the review of development proposals, as well as in the development of Cultural Heritage Conservation Plan Statements, which will include the conservation objectives and priorities for an area or precinct. Historic context statements provide the basis for the description of the historical development of an area and the identification of cultural heritage resources and their heritage value.

7 CONCLUSION

This report presents the results of the Centretown Inventory which documented and provided classifications for approximately 3,000 properties located within Ottawa's Centretown neighbourhood. The database accompanying the Centretown Inventory was submitted to the City of Ottawa in digital format alongside this report.

The Centretown Inventory is intended as a foundational tool for the City's heritage planning processes. The multifunctional inventory database can be used by the municipality as it develops conservation goals and strategies, urban planning policies and regulations, or policies related to other municipal initiatives. The City's heritage policy framework was applied to the Centretown Inventory classifications, resulting in a series of heritage policy recommendations for listing and designation under the Ontario Heritage Act (OHA) and for the preliminary identification of contributing properties within the City's Centretown's HCD Plans (currently under development by City staff). As the City's conservation planning framework evolves, the Centretown Inventory can be updated as needed. The Historic Context Statement can also be used to support other urban and heritage planning initiatives.

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9 PROJECT PERSONNEL

Michael McClelland OAA, AAA, FRAIC, CAHP

A registered architect and founding partner of ERA Architects, Michael McClelland specializes in heritage conservation, heritage planning, and urban design. Having begun his career at the Toronto Historical Board, Michael works with a wide range of public and private stakeholders.

Michael frequently contributes to the discourse surrounding heritage architecture, landscape architecture, and intangible cultural heritage in Canada. He has taught at the University of Toronto and Ryerson University, published numerous articles, and served as an editor for several publications and books, including *The Ward Uncovered: The Archaeology of Everyday Life* (2018), *The Ward: The Life and Loss of Toronto's First Immigrant Neighbourhood* (2015) and *Concrete Toronto* (2007). He has received numerous awards and honours, including recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and the profession of architecture.

Graeme Stewart OAA, AAA, MRAIC, RPP, MCIP, CAHP

Graeme Stewart is a registered architect and planner and is a Principal at ERA Architects. Graeme has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Project. This initiative in low-carbon retrofit and community reinvestment examines the future of Canada's remarkable stock of modern tower neighbourhoods in collaboration with CMHC, the United Way, City of Toronto, Province of Ontario, University of Toronto, and other partners. Graeme is also a founding director of the Centre for Urban Growth and Renewal (CUG+R), an interdisciplinary urban research organization founded in 2009. Working with NGOs, academic, government and community partners, CUG+R supports policy and action toward more equitable and resilient urban regions. Graeme is a member of the Toronto Community Housing Design Review Panel and is a regular lecturer in Universities in Ontario and abroad.

Victoria Angel, MA, CAHP, FRCGS

Victoria Angel is an Associate and Cultural Heritage Lead at ERA Architects Inc., where she develops heritage conservation strategies and conservation management plans for historic places and urban areas. An art historian with a graduate degree in heritage conservation, Victoria combines extensive conservation experience in the private, public and academic sectors. Victoria has expertise in national and international approaches to values-based conservation planning, heritage evaluation, heritage impact assessment, and Canadian heritage conservation policy. Her recent work has explored integrative approaches to heritage conservation and urban planning, and the role of cultural heritage in social development.

Alexis Cohen, PhD, CAHP

Since joining ERA in 2014, Alexis has worked in collaboration with complex project teams using historical research and analysis to inform the conservation of evolving urban environments. Alexis is trained as an architectural historian and holds a PhD and MA in Architectural History from Princeton University and

a BA in Art History and English Literature from the University of Toronto. As an Associate at ERA, Alexis manages a wide-range of projects involving historical research, planning studies, interpretation, and public consultation.

Angela Garvey BA, Dip. Heritage Conservation - Project Lead

Angela Garvey provides project management, report development, and coordination of heritage impact assessments and conservation plans, including large rehabilitation and master planning projects for campuses, landscapes and institution in multiple Ontario cities. Angela brings a cultural landscape approach to the heritage planning process, and draws on holistic methods for understanding the interrelationship between the natural landscape, built environment, and the practices that heritage properties support. An associate of the Willowbank Centre for Cultural Landscape, Angela contributes her time to teaching heritage conservation students and connecting with practitioners across Canada and internationally who are working within this topic of inquiry.

Nigel Molaro BA, Dip. Heritage Conservation

Nigel Molaro is a project manager at ERA Architects based in Toronto. A graduate of Willowbank in Queenston, Ontario, he works with both tangible and intangible dimensions of heritage, and at the intersection of diverse disciplines. Nigel's work in the conservation field includes contributions to projects for properties and districts in Toronto, Ottawa, Hamilton, Kingston and Halifax. Prior to working in the conservation field, Nigel worked at the intersection of government, business and nonprofits, across Canada and around the world. He holds a bilingual degree in communications from the University of Ottawa and has also undertaken language, culture and conservation studies overseas. Recognized with national honours for his voluntary service, Nigel serves on the board of Willowbank and is a Fellow of the Royal Canadian Geographical Society.

Hallie Church BURPI, Dip. Heritage Conservation

Hallie Church holds a Bachelor of Urban and Regional Planning from Ryerson University, a Certificate in Sustainable Building, Design, and Construction from Fleming College and a Diploma in Heritage Conservation from Willowbank School of Restoration Arts. Hallie's role at ERA focuses on developing and implementing methodologies for heritage evaluation and site interpretation. Her work has included an interpretation plan for the new Toronto courthouse, public exhibits on St. John's Ward, and numerous heritage assessments for Metrolinx, InfrastructureOntario, and the City of Toronto.

Zeynep Ekim MRAIC, M. Arch

Zeynep holds a M.Arch and B.Arch from Carleton University. Her graduate thesis examined communal identity and its relationship to the left-over buildings of post-industrial landscapes. She has received the Maxwell Taylor Award for innovation in building technologies and Azrieli Award for Excellency in Graduate Thesis for this research. Her graduate studies also allowed her a semester abroad in Lisbon, Portugal, where she participated in a studio taught by Barbas Lopes Arquitectos. Before joining ERA, Zeynep worked as an architectural designer for the adaptive reuse of a historic landmark in Istanbul, Turkey and served as intern architect working on heritage sites across Ontario and the National Capital Region.

Yuki Naganuma Post Bac, BA Hon.

Yuki is a member of the urban planning team at ERA Architects, and contributes to projects in both the development and cultural heritage realms. She holds a Post-Baccalaureate degree in Urban and Regional Planning from Ryerson University, as well as a Bachelor of Arts in Political Science from the University of Waterloo. Her first exposure to heritage planning came through a studio project exploring the urban design revitalization of Sparks Street in the national capital. Through this experience, her interests in exploring the relationship between heritage and urban planning quickly grew. Prior to joining ERA, she had worked in municipal heritage planning in the Niagara Region, where she worked at the intersection of heritage planning and economic development. Her current interests lie in the adaptive reuse of heritage structures as a tool towards local economic development, as well as exploring the cultural heritage of the immigrant experience within suburbs.

Christie Ellis-Wong

Christie Ellis Wong is a current Master of Architecture student at Carleton University. Before completing her Bachelor of Architectural Studies in Conservation and Sustainability at Carleton, Christie studied History and Environmental Design at Dalhousie University. She joined ERA in the summer of 2019, and has previously worked with built heritage for the federal government. Her thesis work will explore rehabilitation approaches for the conversion of existing suburban neighbourhoods into more environmentally-viable, complete communities.

Kevin Complido

Kevin is a current Master of Architecture student at Carleton University. He joined ERA in the summer of 2019 through the NSERC CREATE Heritage Engineering program as an intern. Kevin holds a Graduate Diploma in Architectural Conservation from Carleton University, in addition to a Bachelor's of Environmental Design (Architecture) from the University of Manitoba. His Master's thesis topic looks to advance more participatory heritage interpretation strategies and spaces for Saskatoon's downtown light industrial site alongside the currently proposed School of Architecture and Central Library relocation.

10 APPENDICES

APPENDIX A: COMMON CENTRETOWN BUILDING TYPES

CENTRETOWN TYPE

Gable-front House*

TYP. PERIOD

1876-1914

- Background:**
- Prevalence: across Centretown, particularly Centretown West
 - Frequently appear in clusters of identical houses
- Design:**
- 2.5 storeys
 - Front-facing gable roof
 - Consistent window aperture of 4-5 openings
 - Rectangular footprint, often with entrance porch
 - Vernacular style, Gothic Revival when ornamented
 - Often clad in brick, frequently reclad

*The Inventory Database refers to this building type as a ‘Gable-front Cottage’.

PROPERTIES SHOWN

a) 17 Arlington b) 403 Bay c) 344 Gilmour d) 350 Bay



CENTRETOWN TYPE

Hip-roof with Asymmetrical Gabled Bay

TYP. PERIOD

1876-1914

- Background:**
- Prevalence: strong presence across Centretown, may comprise entire blocks
 - Houses are typically more ornate than Gable-front cottages
- Design:**
- 2.5 storeys
 - Hipped, or truncated hip roof
 - Projecting ‘gabled bay’ on one side of front façade
 - Main volume of the house has entrance, often with one to two-storey porch
 - Vernacular style, Queen Anne when ornamented
 - Typically brick-clad

PROPERTIES SHOWN

a) 264 Flora b) 370 Lewis c) 355 Waverley d) 338 Kent



CENTRETOWN TYPE

Double Residence

TYP. PERIOD

1876-1914

- Background:**
- Prevalence: scattered across Centretown
 - Most pre-1915, or shortly after
 - Often further subdivided over time
- Design:**
- Typically 2.5 storeys, brick-clad, symmetrical
 - Hip or side-gable roof, always one roofline across two units
 - Maintains the appearance of one large house, but with two front doors
 - Often with one- to two-storey porch, may include sleeping porch
 - Vernacular style, Second Empire, Dutch Revival or Queen Anne when ornamented

PROPERTIES SHOWN

a) 187-9 Flora b) 126-8 Lewis c) 182 Lisgar d) 31 Florence



CENTRETOWN TYPE

H-Shaped Walk-up

TYP. PERIOD

1915-1950

- Background:**
- Prevalence: strong presence in Central Centretown, particularly near Elgin and Metcalfe streets
 - “Grande-Dame” style of walk-ups are ornate, often built by a prominent architect, to appeal to transient professionals
- Design:**
- Low to mid-rise massing, flat roof, sometimes with ornate cornice or ornamental features at roofline, articulated parapet
 - May be H or U-shaped in plan; defined by recessed, often ornamented entrance in a courtyard which may include trees or gardens
 - Varied scale and level of ornamentation; most “Grande Dame” apartments also follow H-shaped typology
 - Largely Art Deco, with some earlier stylistic expressions
 - Typically brick, with stone or concrete embellishment

PROPERTIES SHOWN

a) 61 Cartier b) 260 Metcalfe



CENTRETOWN TYPE

Early Multi-Unit: Rowhouse

TYP. PERIOD

1876-1915

- Background:**
- Prevalence: strong distribution in West Centretown, notable presence in Golden Triangle, small presence in Central Centretown
 - Most date to 1876-1914
- Design:**
- Low-rise, flat roof, typically 2-3 storeys
 - Rectilinear massing, width relative to number of units
 - Presence of upper level porches are a strong indicator of separate upper units
 - Typically 4 openings per civic address on front facade
 - Edwardian, often with Italianate detailing evidenced in cornice or other ornamentation
 - Brick, with ornamental wood elements

PROPERTIES SHOWN

a) 53-61 Frank b) 550-560 MacLaren c) 103-113 James d) 278-282 Florence



CENTRETOWN TYPE

Flat-roofed semi-detached

TYP. PERIOD

1876-1915

- Background:**
- Prevalence: strong distribution in West Centretown, notable presence in Golden Triangle, small presence in Central Centretown
 - Most date to 1876-1914
- Design:**
- Low-rise, flat roof, typically 2-3 storeys
 - Rectilinear massing
 - Presence of upper level porches are a strong indicator of number of separate upper units
 - Typically 4 openings per civic address on front facade
 - Edwardian, often with Italianate detailing evidenced in cornice or other ornamentation
 - Brick, with ornamental wood elements

PROPERTIES SHOWN

a) 234-236 Florence b) 116 Waverly c) 146-148 James d) 576-578 McLeod



CENTRETOWN TYPE

Early Multi-Unit: Duplex/Triplex*

TYP. PERIOD
1876-1915

- Background:**
- Prevalence: less common than rowhouses/semi-detached types of early multi-unit dwellings
 - Most date to 1876-1914
- Design:**
- Flat roof, 2-3 storeys
 - Rectilinear massing, height relative to number of units
 - Presence of upper level porches are a strong indicator of separate upper units
 - Typically 4-6 openings per civic address on front facade
 - Edwardian, often with Italianate detailing evidenced in cornice or other ornamentation
 - Brick, with ornamental wood elements

*The Inventory Database refers to this building type as a ‘Vertical Duplex/Triplex’

PROPERTIES SHOWN
a) 276 Arlington b) 685 Cooper c) 122 Argyle



CENTRETOWN TYPE

Early Commercial: Traditional

TYP. PERIOD
1876-1915

- Background:**
- Prevalence: largely along Bank and Elgin Streets
 - Mid-block retail types present at some intersections throughout West Centretown
- Design:**
- Two-storey, flat-roof, with retail function at-grade
 - May contain one storey of above-grade retail space
 - Varied levels of ornamentation
 - Italianate, Edwardian, and sometimes other influences
 - Modern commercial interventions at grade level are typical
 - Brick upper levels, presence of glazing and more modern materials at grade level

PROPERTIES SHOWN
a) 250 Bank b) 212 Bank



CENTRETOWN TYPE

Early Commercial: Mixed-Use

TYP. PERIOD
1876-1915

- Background:**
- Prevalence: present along Bank and Elgin streets
 - Mid-block retail types present at some intersections in West Centretown
- Design:**
- 2-4 storeys, flat-roof, with retail function at-grade
 - May have two or more residential storeys above the grade-level retail space
 - Commercial interventions at grade-level are typical; upper levels are architecturally distinct
 - Varied levels of ornamentation
 - Italianate, Edwardian, and other influences
 - Brick upper levels, presence of glazing and more modern materials at grade level

PROPERTIES SHOWN
a) 311 Bank b) 366 Bank c) 338 James d) 352 Somerset



CENTRETOWN TYPE

Foursquare

TYP. PERIOD
1915-1950

- Background:**
- Prevalence: largely present south of Gladstone Ave.
 - Early form of infill development, often found in small clusters
 - Most date to 1915-1950
- Design:**
- Typically 2.5 storeys
 - Hipped or truncated hip roof, commonly
 - Detached or semi-detached, typically with four openings plus a single dormer on front facade, per civic address
 - May have a front porch
 - Generally red or brown brick, very minimal ornamentation

PROPERTIES SHOWN
a) 14 Lewis b) 299-301 Flora c) 497 Bay d) 224 Arlington



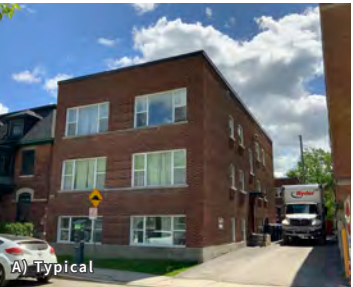
CENTRETOWN TYPE

Modest Walk-ups

TYP. PERIOD
1915-1950

- Background:**
- Prevalence: scattered across Centretown, more present in Central Centretown
 - Most pre-1950, or shortly after
- Design:**
- Low-rise massing most common
 - Flat roof
 - Rectilinear form, footprint and number of units vary
 - Minimal embellishment/ornamentation
 - May include large windows at stairwells, glass block or very modest trim
 - Austere, modern, vernacular
 - Red brick, some in yellow brick, with some glass embellishments

PROPERTIES SHOWN
a) 351 Elgin b) 214 Metcalfe c) 45 Somerset d) 173 Florence



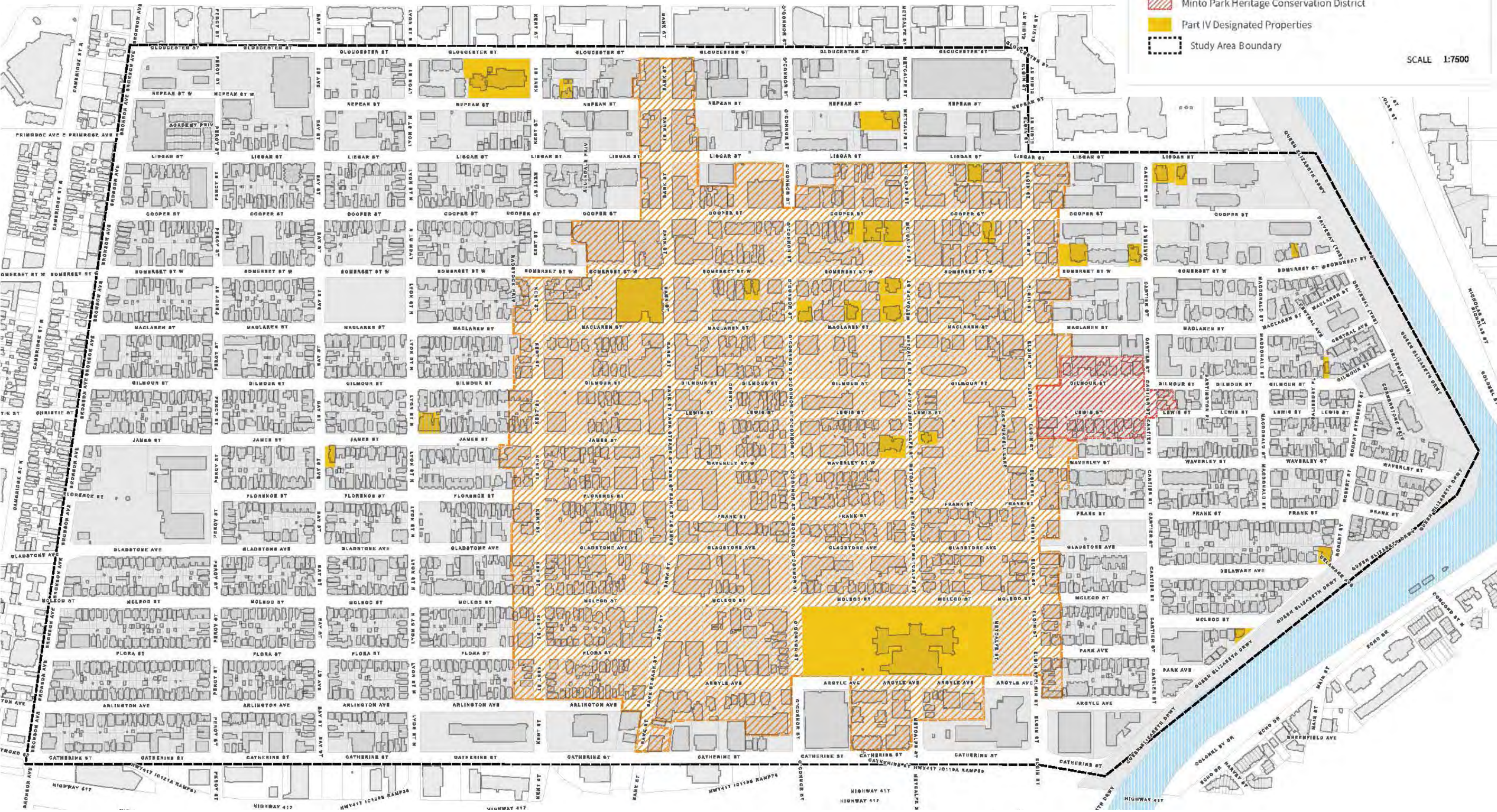
APPENDIX B: MAPPING

Map 1: Centretown Study Area

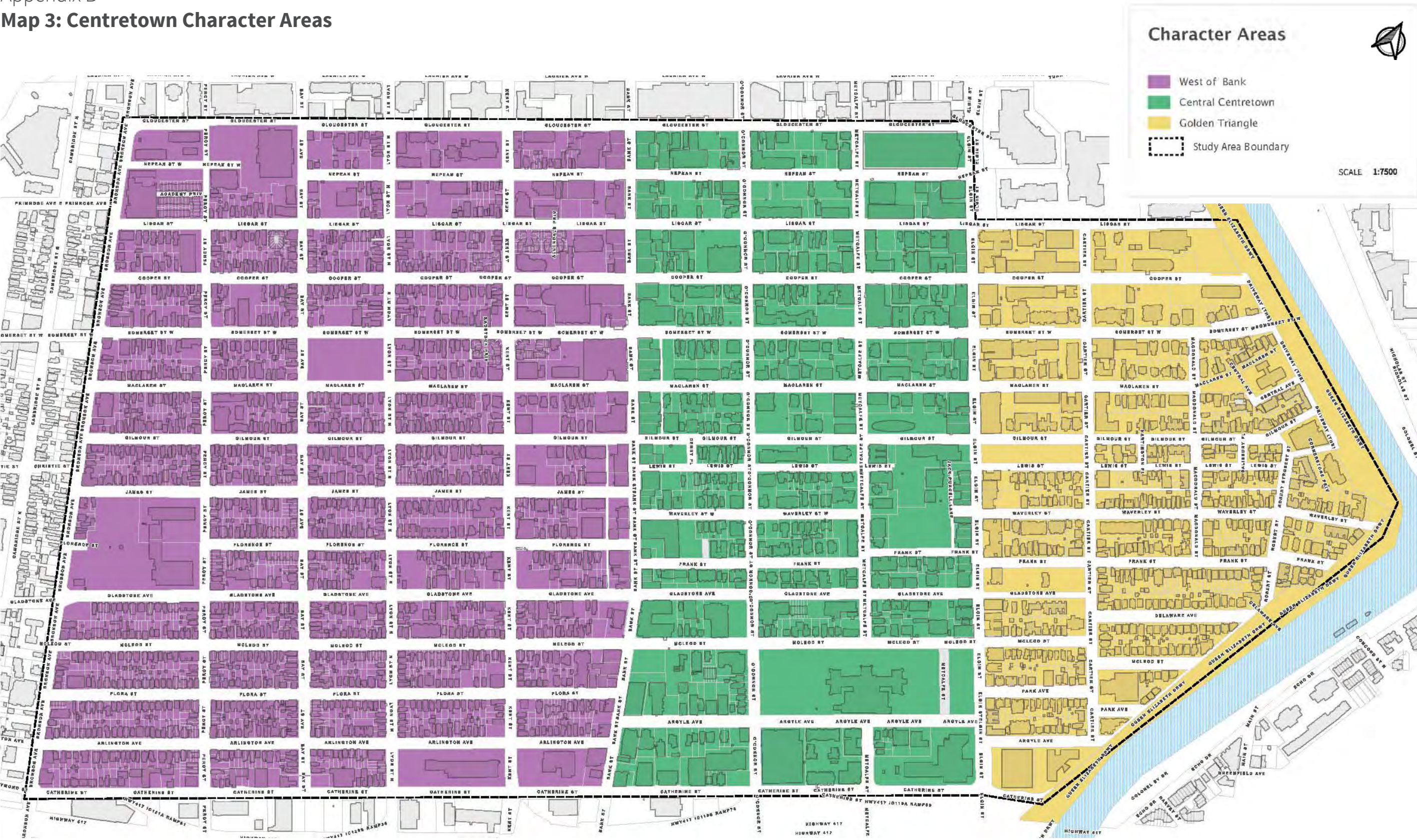
Centretown Heritage Study Area /
Zone d'étude sur le patrimoine du centre-ville



Appendix B
Map 2: Current Heritage Recognition

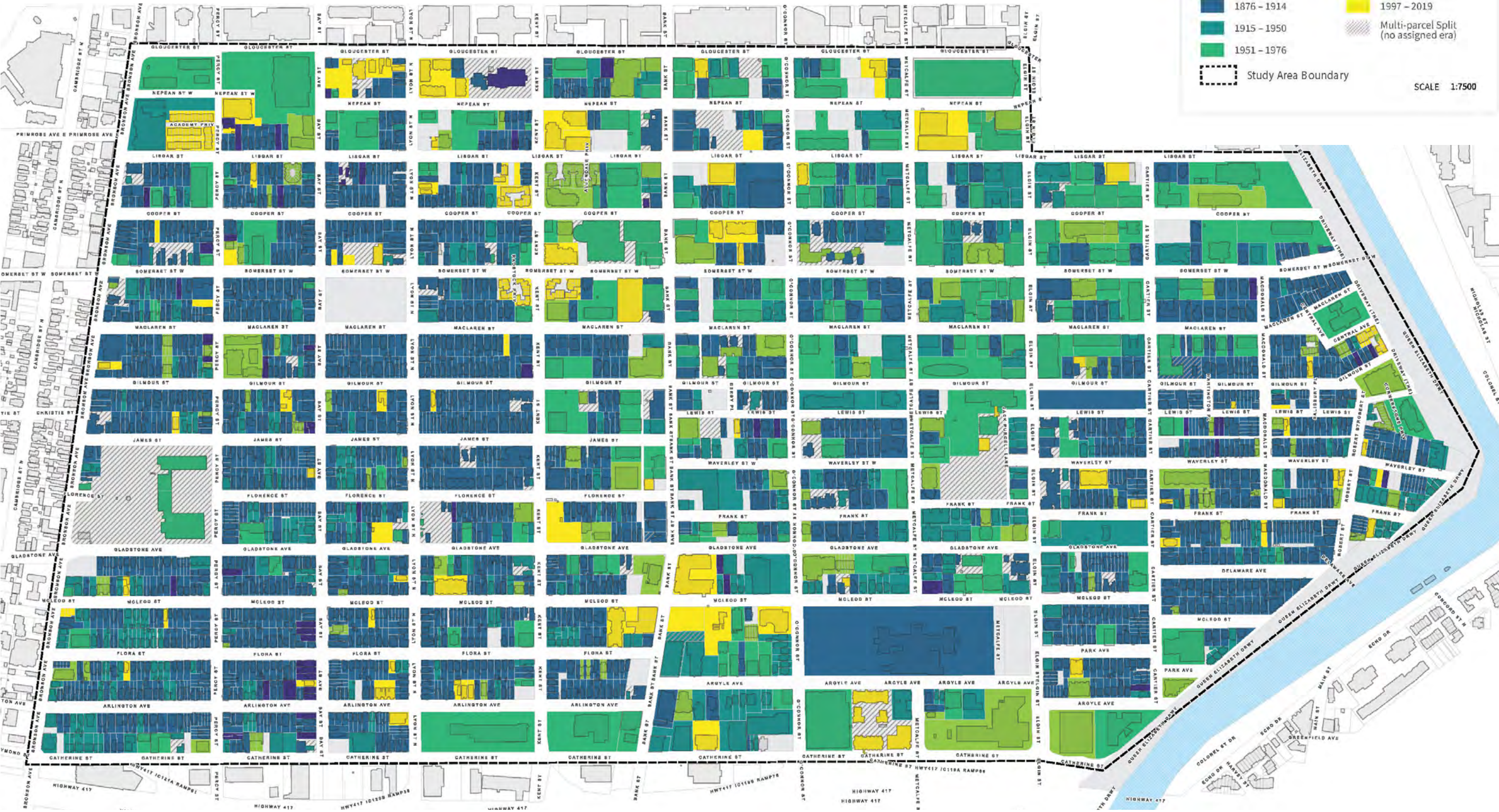


Appendix B
Map 3: Centretown Character Areas

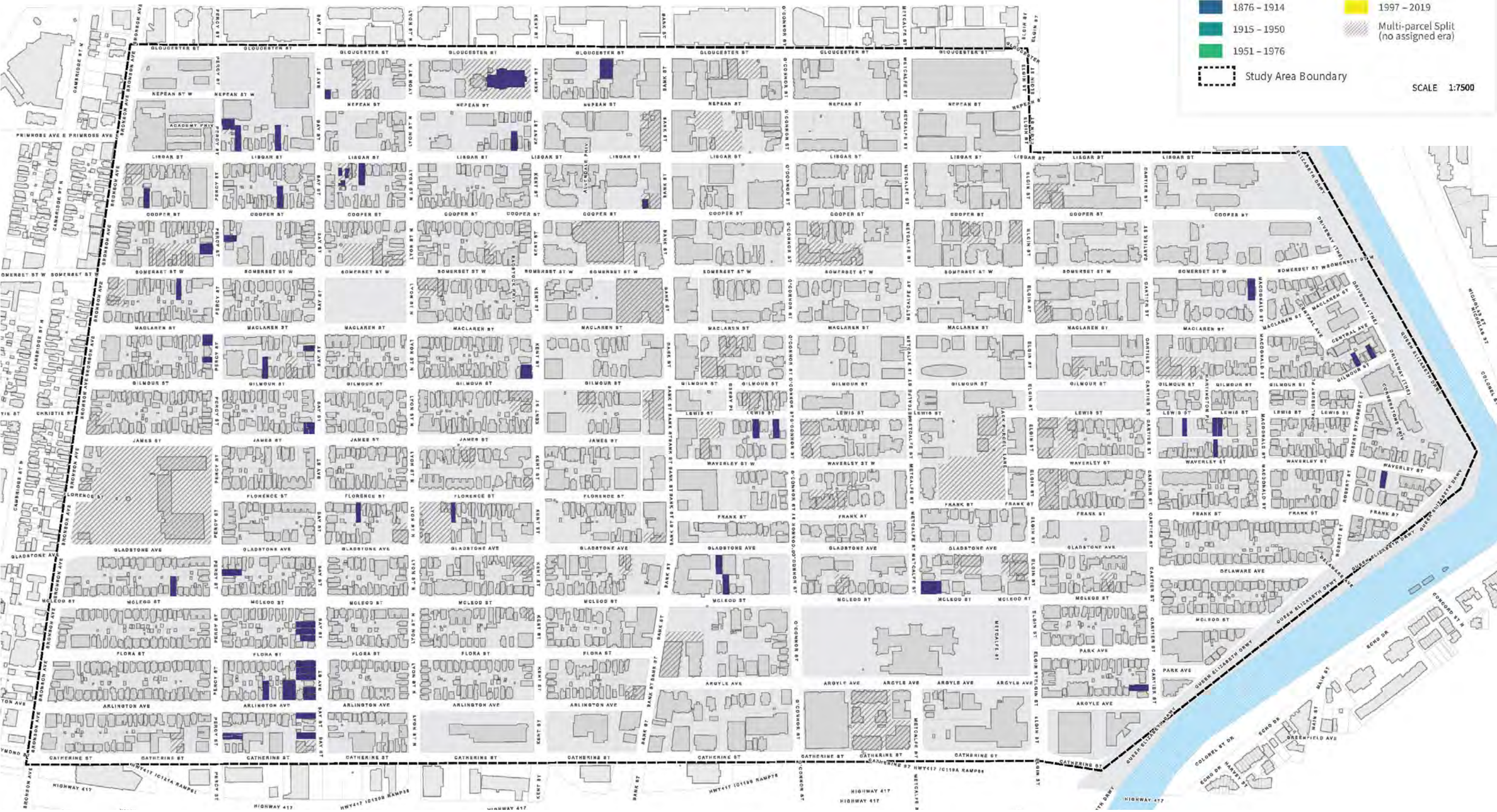


Appendix B

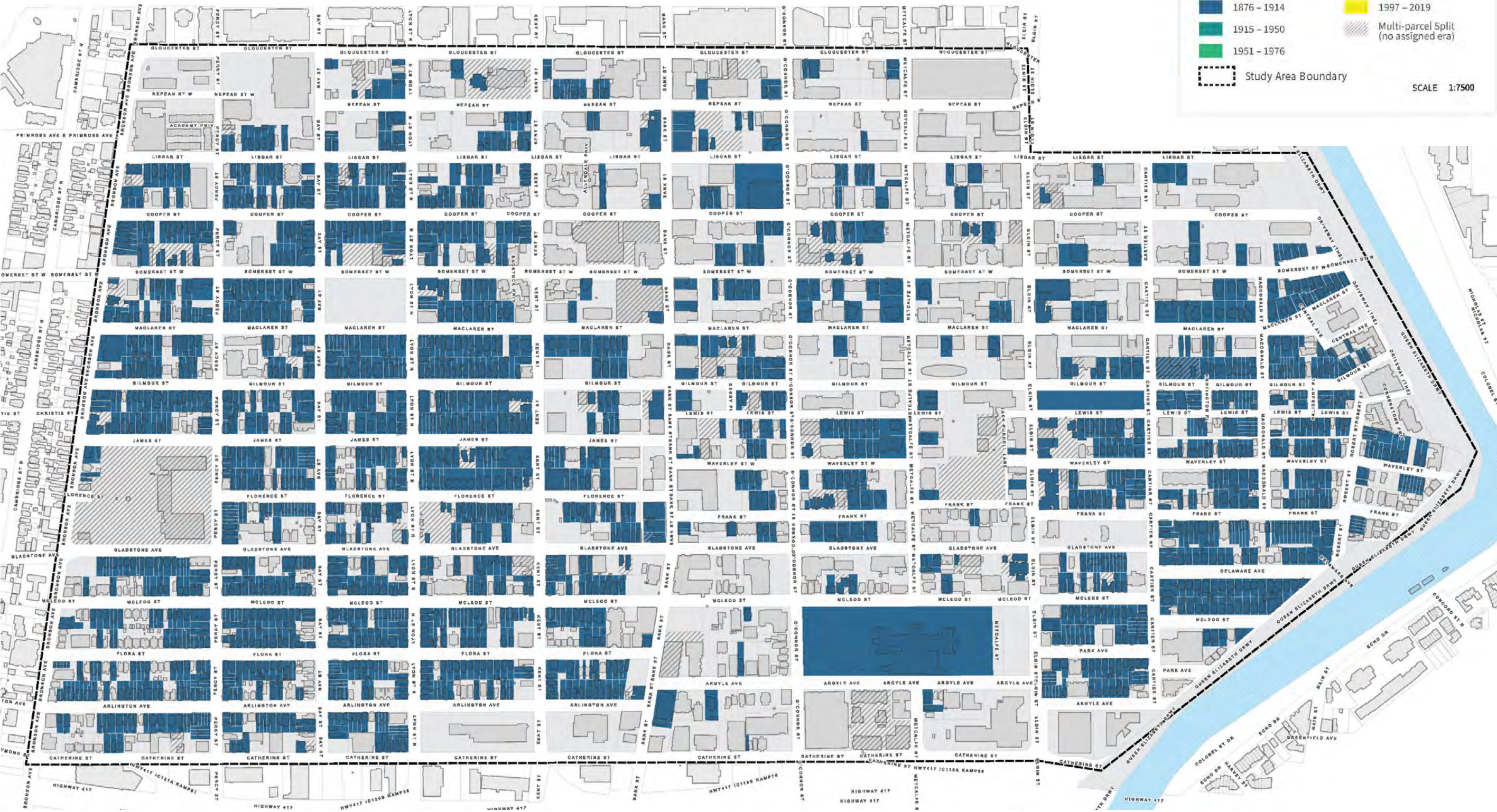
Map 4: Development Era Summary



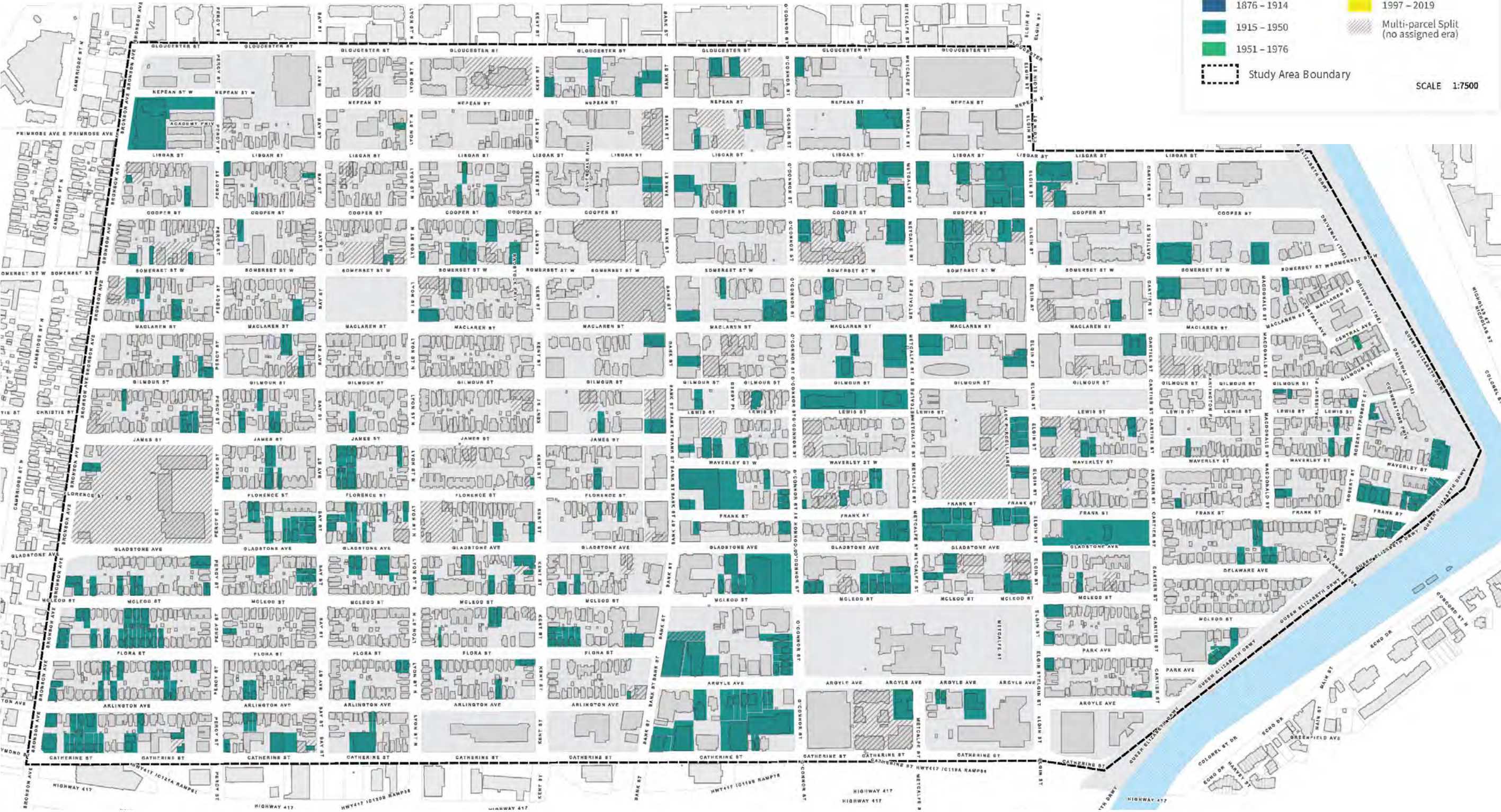
Appendix B
Map 5: Development Era (pre-1875)



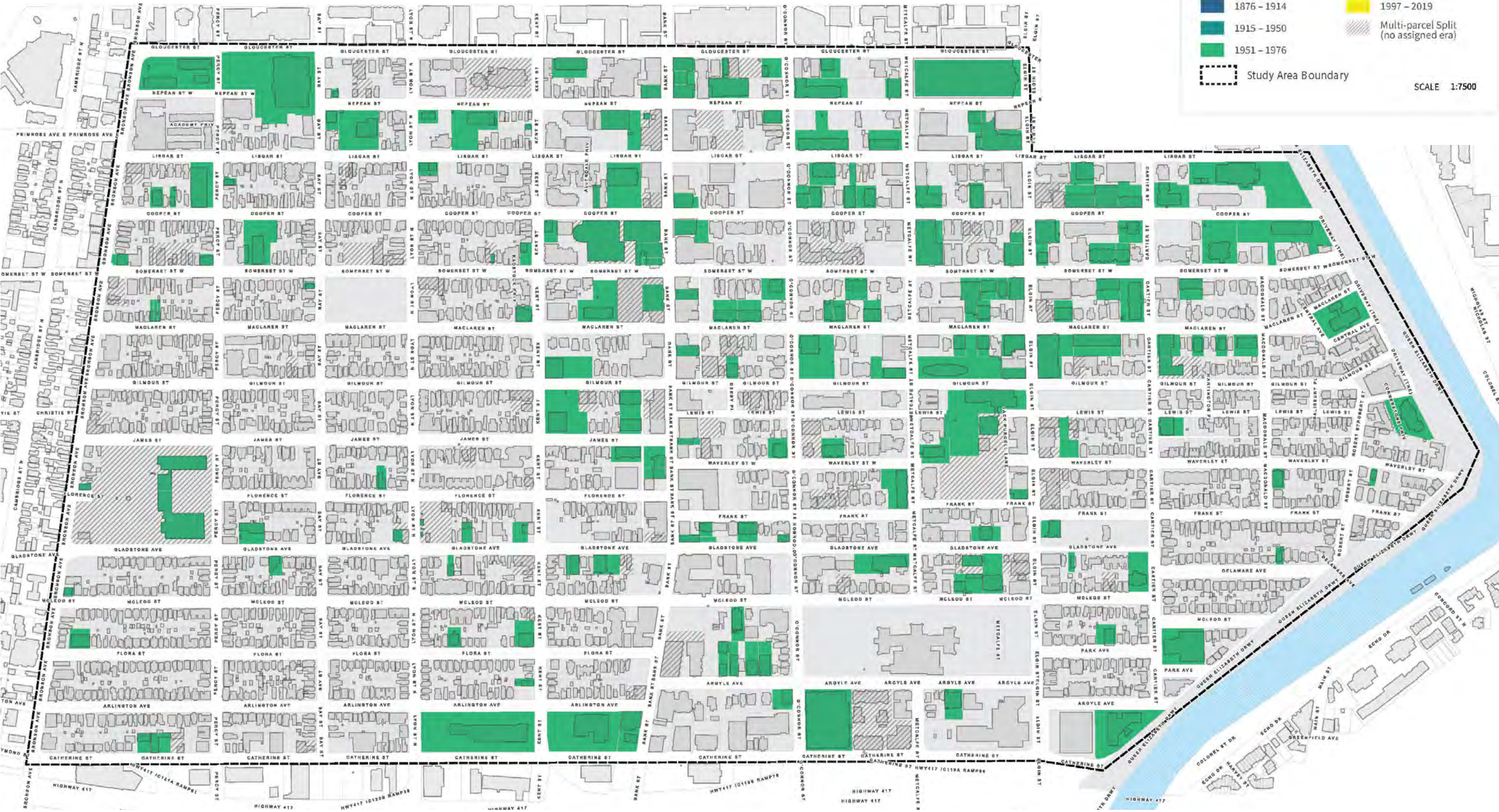
Appendix B
Map 6: Development Era (1876–1914)



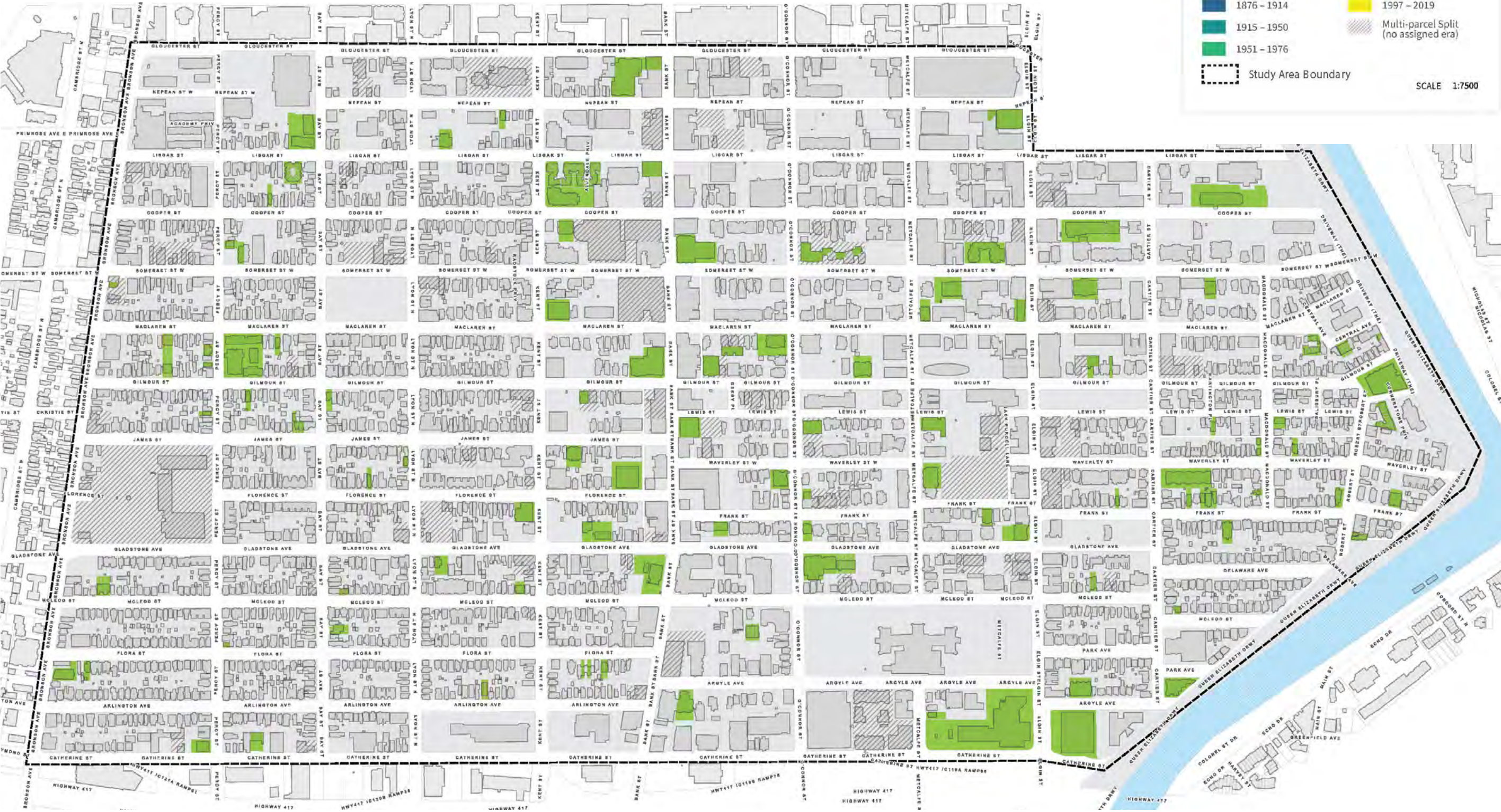
Appendix B
Map 7: Development Era (1915–1950)



Appendix B
Map 8: Development Era (1951-1976)



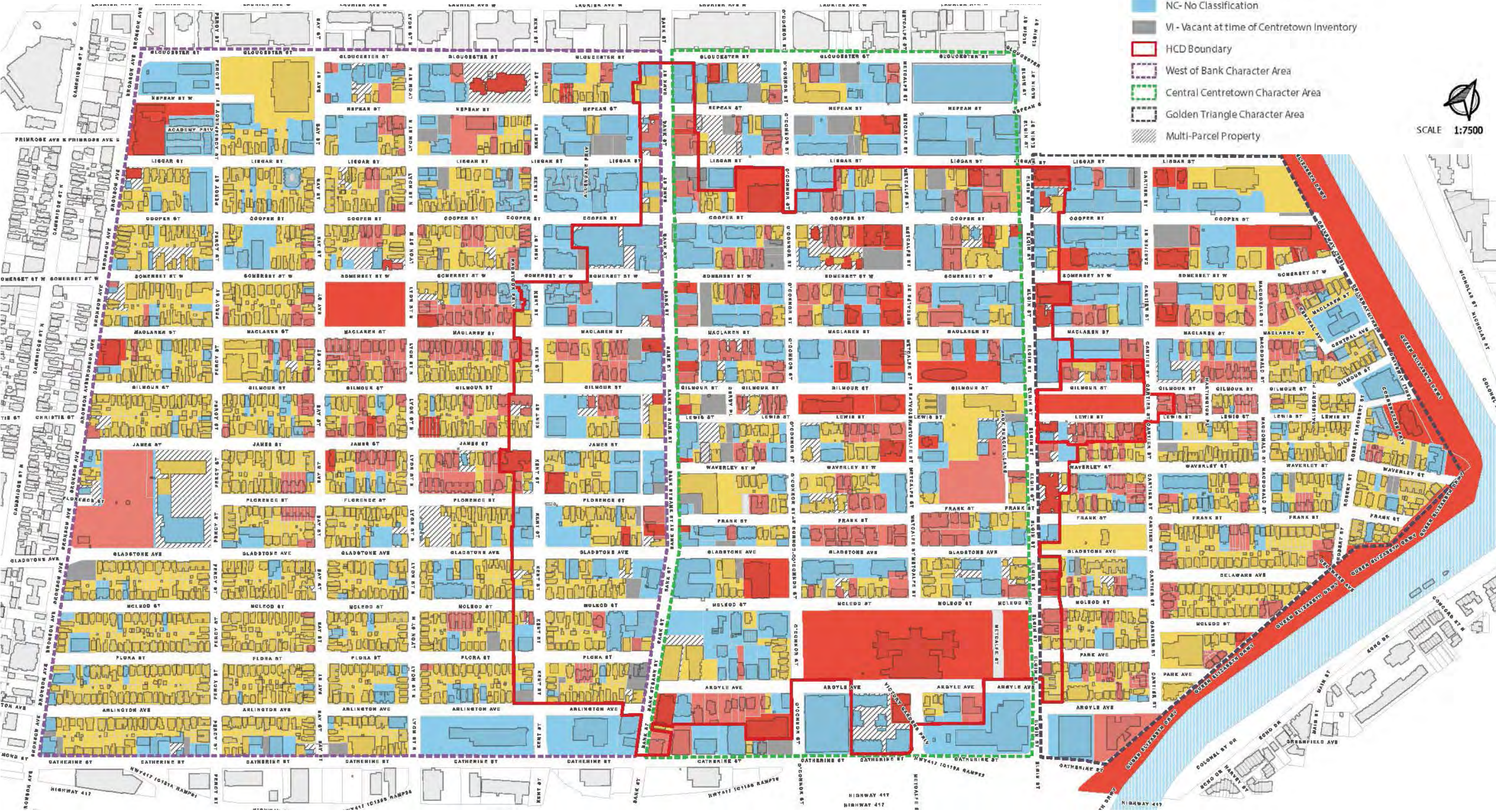
Appendix B
Map 9: Development Era (1977-1997)



Appendix B
Map 10: Development Era (1997–2019)

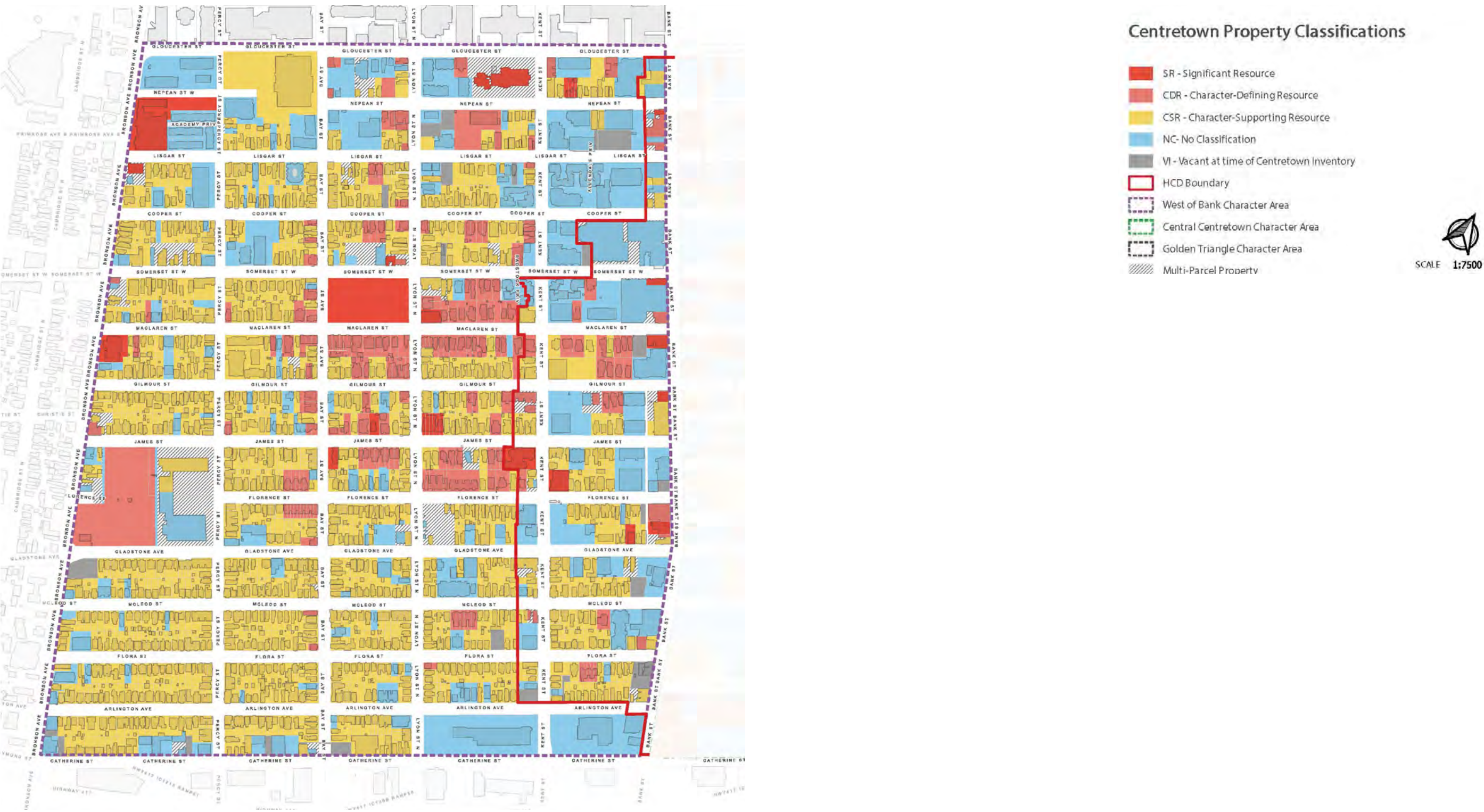


Appendix A
Map 11: Property Classifications

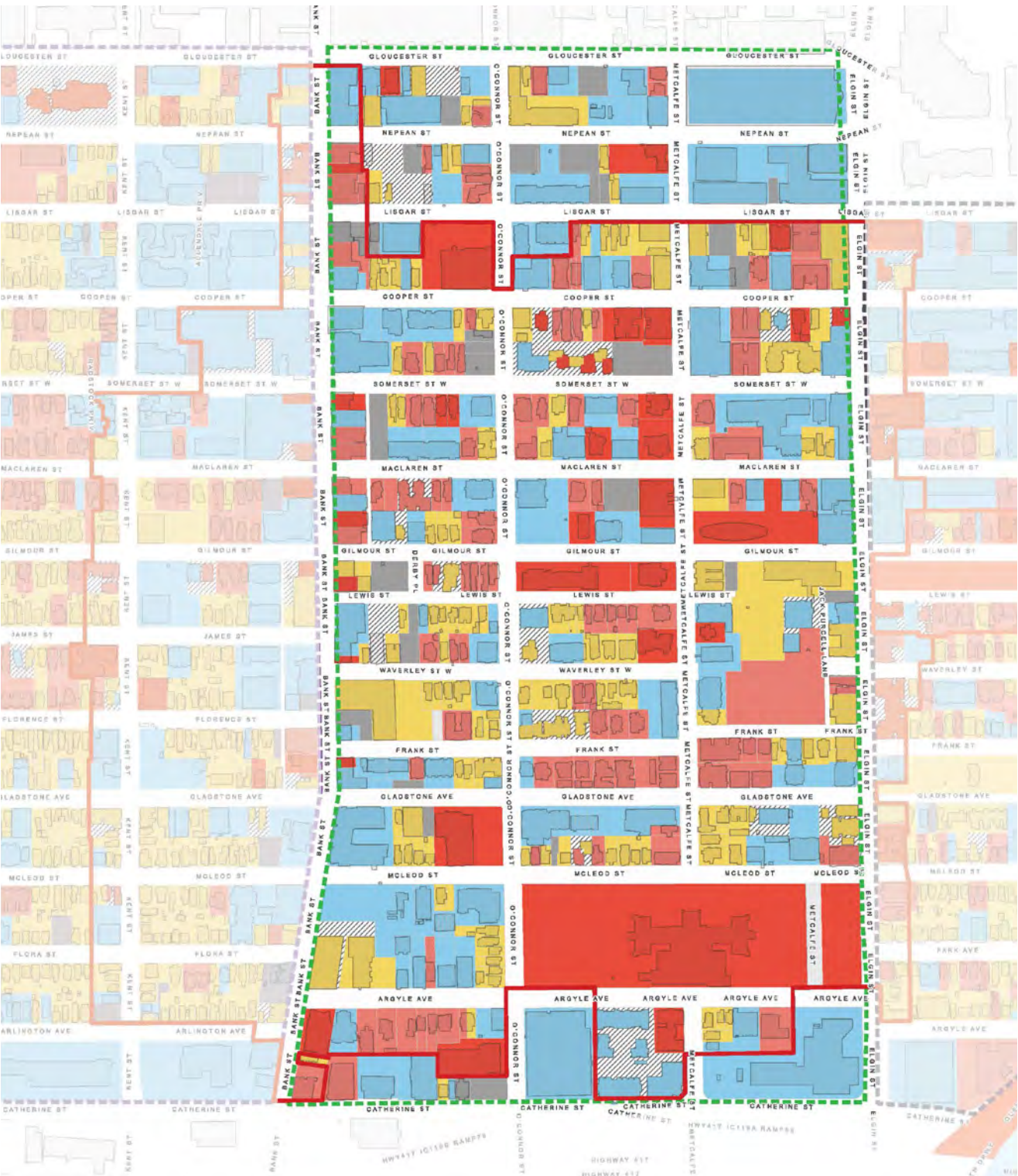


Appendix A

Map 12: Property Classifications—West of Bank Character Area



Map 13: Property Classifications—Central Centretown Character Area



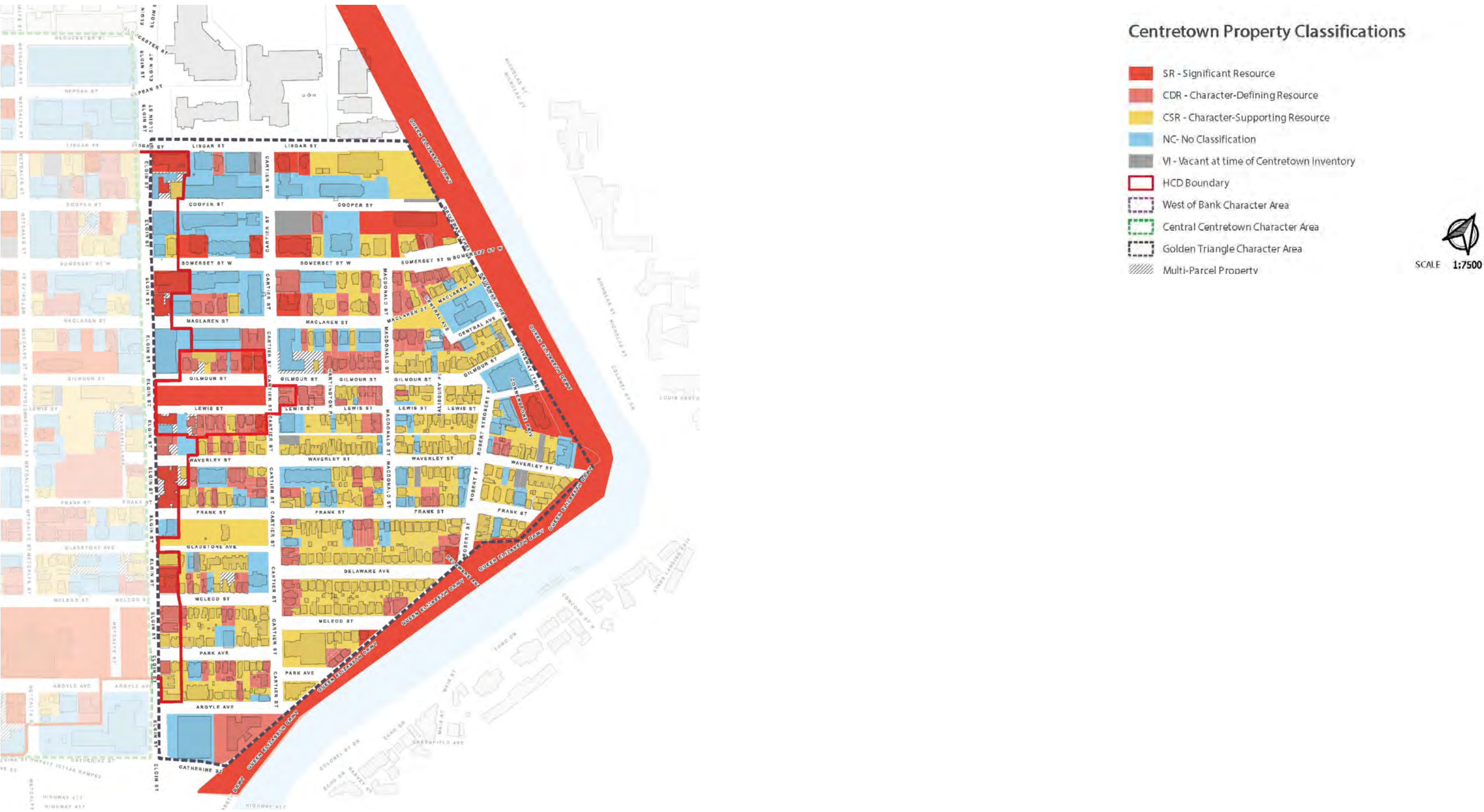
Centretown Property Classifications

- SR - Significant Resource
- CDR - Character-Defining Resource
- CSR - Character-Supporting Resource
- NC - No Classification
- VI - Vacant at time of Centretown Inventory
- HCD Boundary
- West of Bank Character Area
- Central Centretown Character Area
- Golden Triangle Character Area
- Multi-Parcel Property



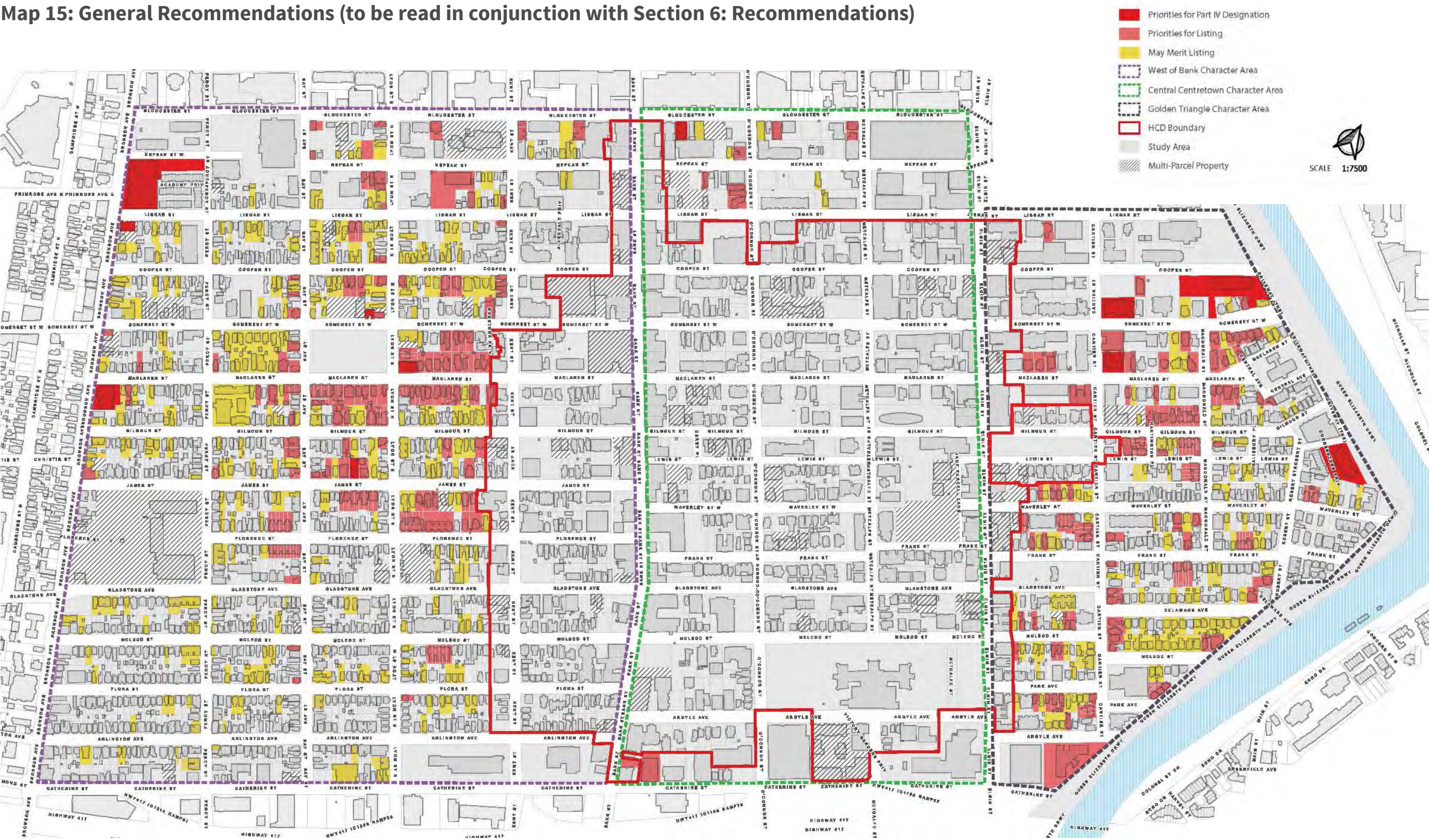
Appendix A

Map 14: Property Classifications—Golden Triangle Character Area



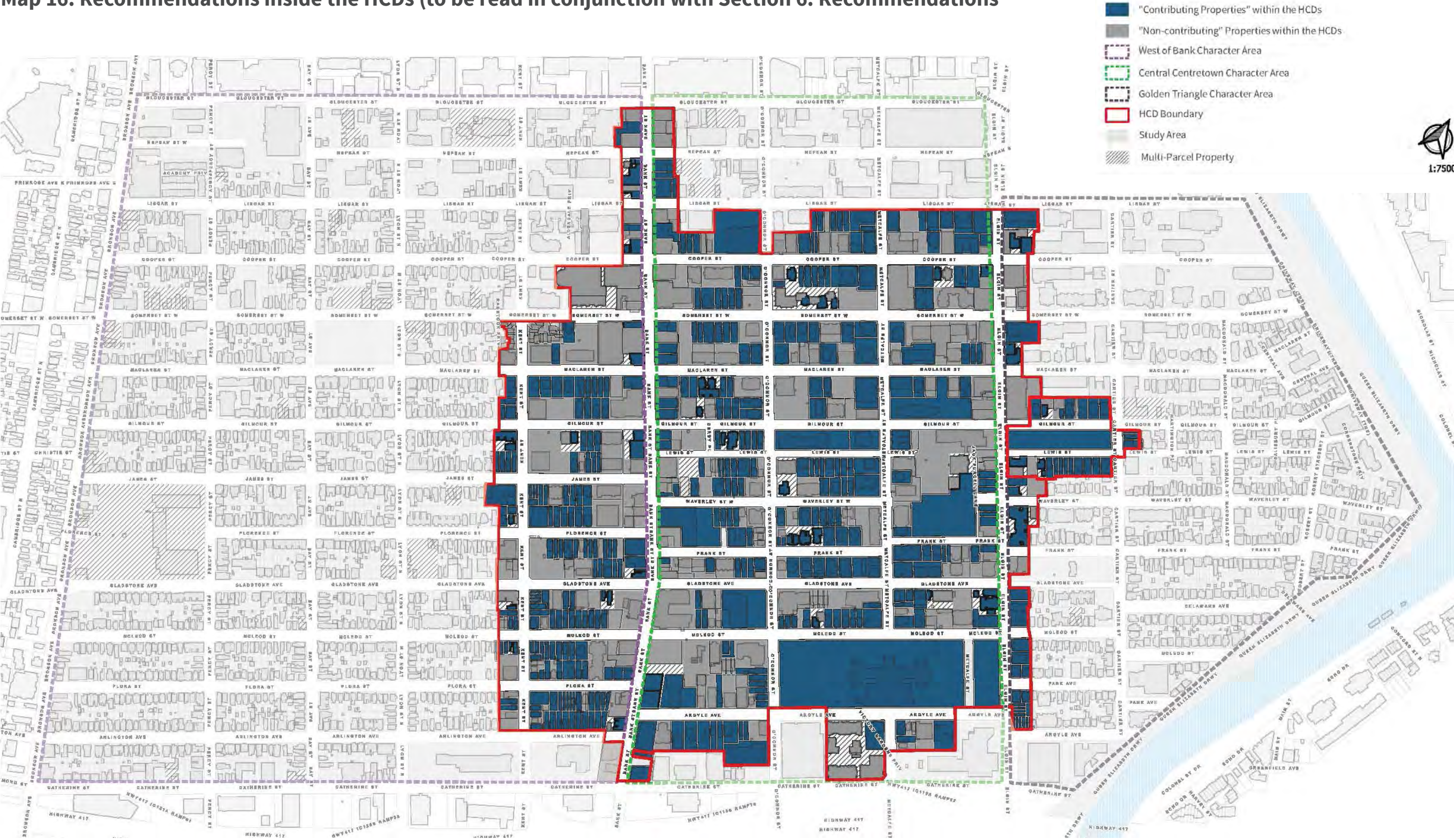
Appendix A

Map 15: General Recommendations (to be read in conjunction with Section 6: Recommendations)



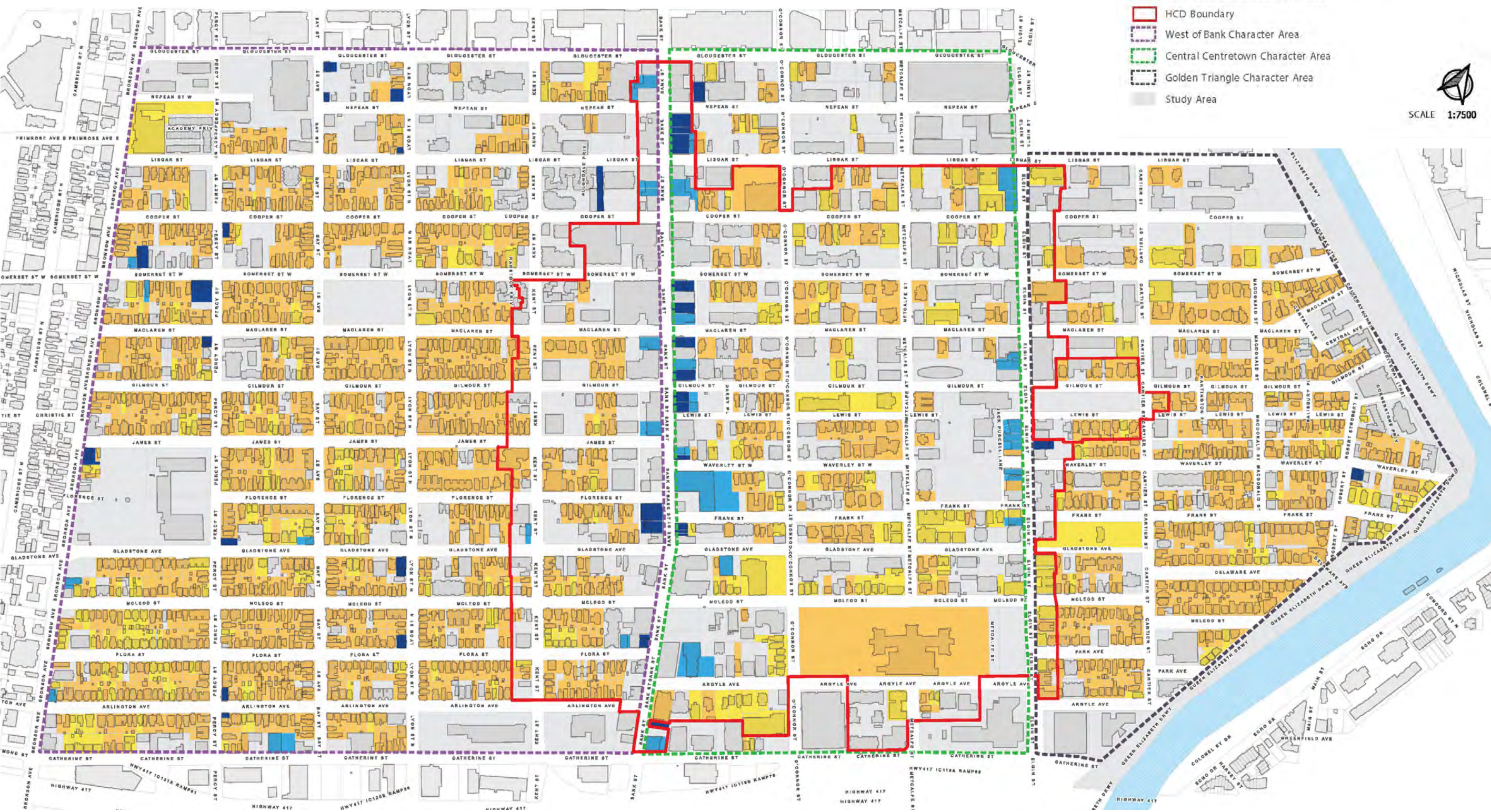
Appendix A

Map 16: Recommendations inside the HCDs (to be read in conjunction with Section 6: Recommendations



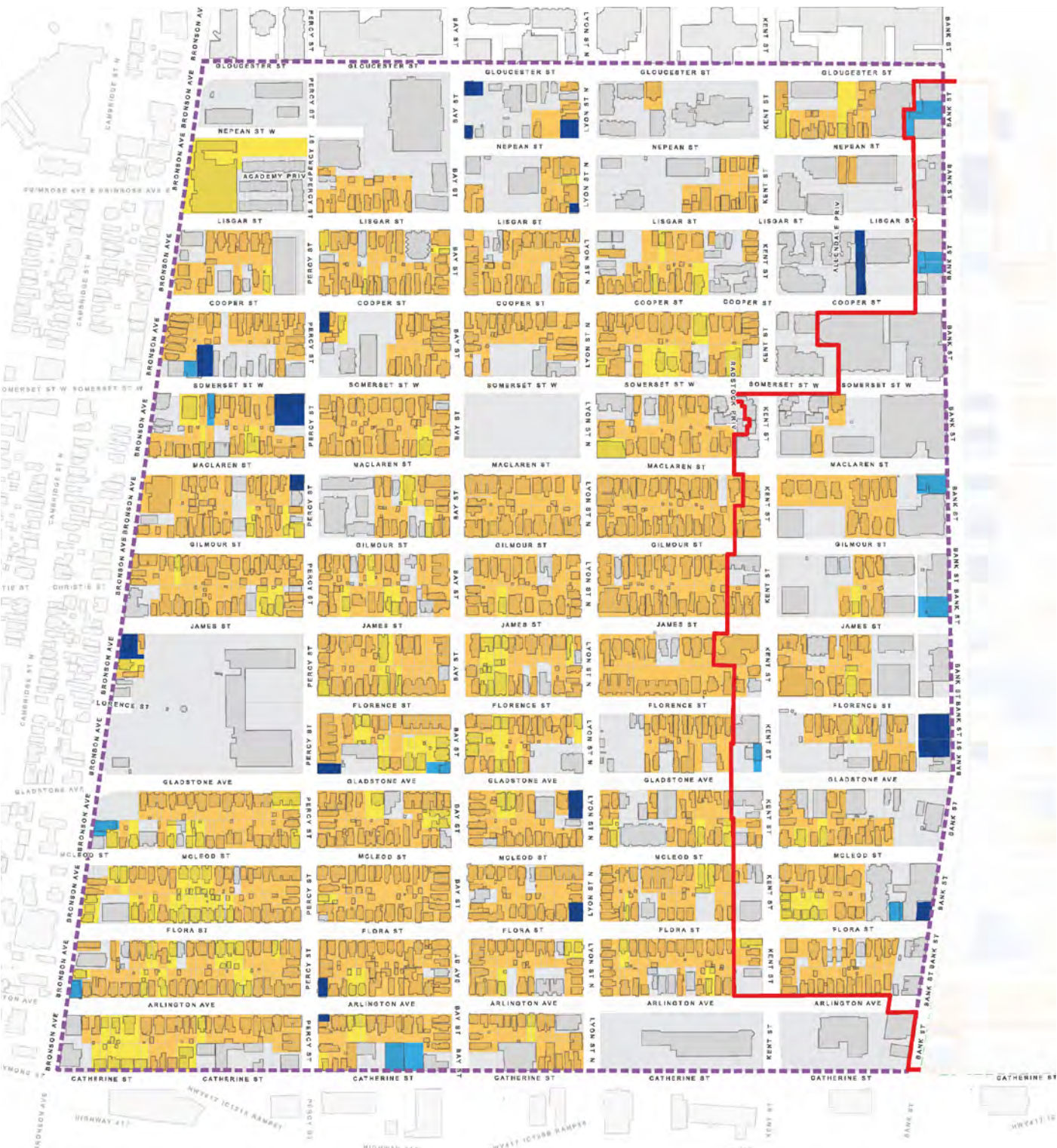
Appendix A

Map 17: Residential & Commercial Properties—Centretown’s First Periods of Build-out



Appendix A

Map 18: Residential & Commercial Properties—West Centretown’s First Periods of Build-out

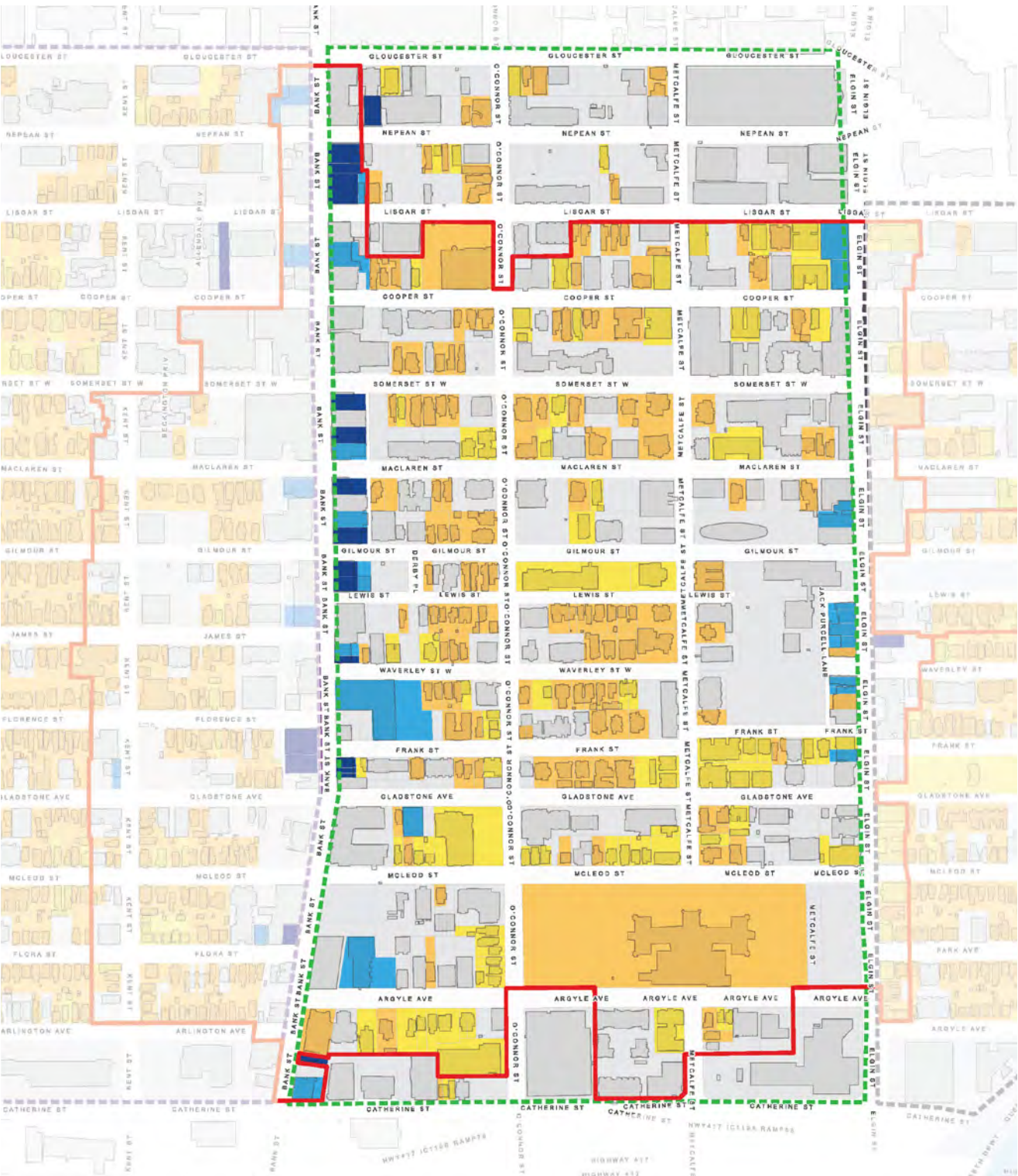


- Pre-1915 Residential Properties and Amenities
- Pre-1915 Commercial Properties
- 1915-1950 Residential Properties and Amenities
- 1915-1950 Commercial Properties
- HCD Boundary
- West of Bank Character Area
- Central Centretown Character Area
- Golden Triangle Character Area
- Study Area



Appendix A

Map 19: Residential & Commercial Properties—Central Centretown’s First Periods of Build-out



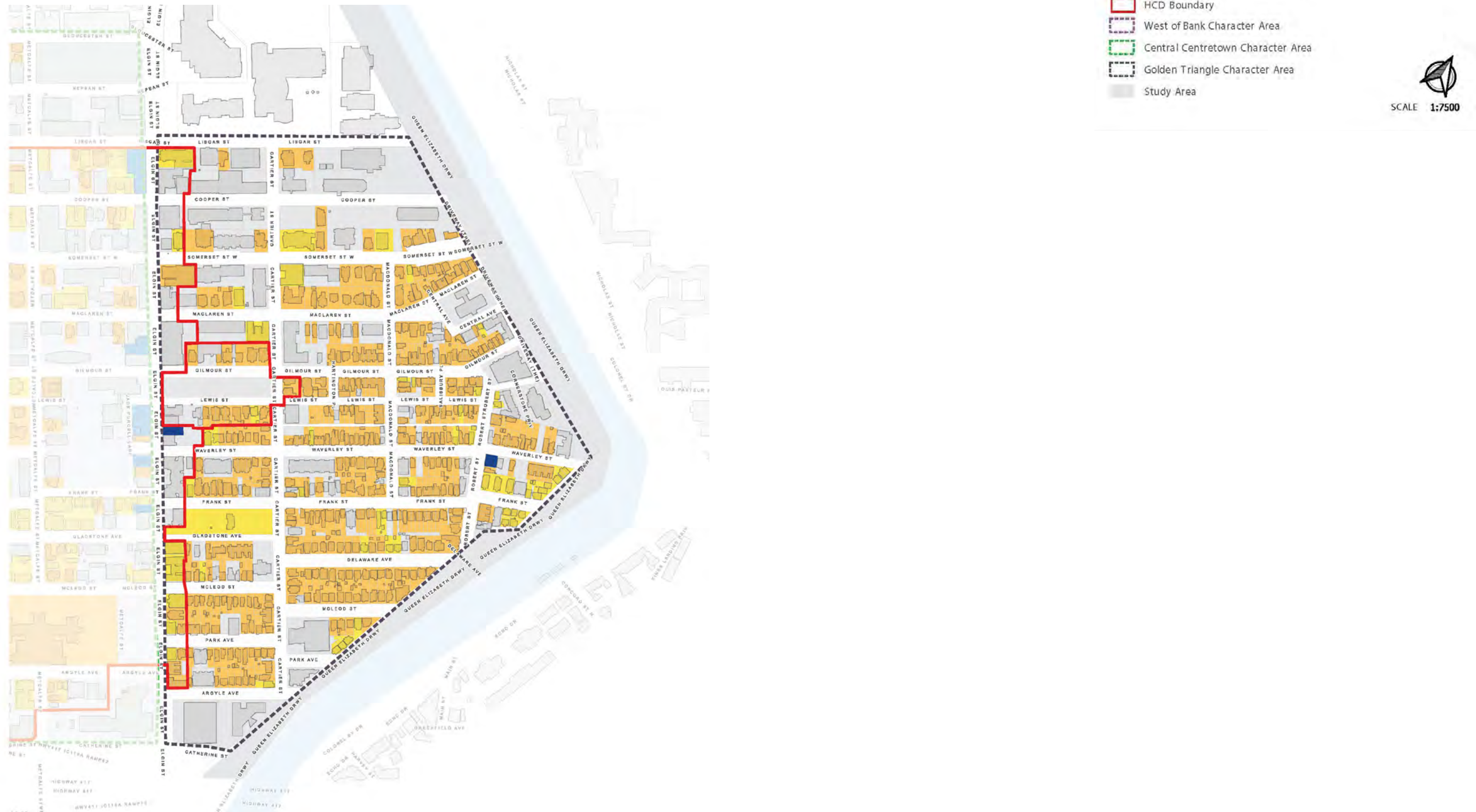
- Pre-1915 Residential Properties and Amenities
- Pre-1915 Commercial Properties
- 1915-1950 Residential Properties and Amenities
- 1915-1950 Commercial Properties
- HCD Boundary
- West of Bank Character Area
- Central Centretown Character Area
- Golden Triangle Character Area
- Study Area



SCALE 1:7500

Appendix A

Map 20: Residential & Commercial Properties—Golden Triangle’s First Periods of Build-out



APPENDIX C: INVENTORY FORM & EVALUATION TERMINOLOGY

Appendix C

Inventory Form Template - page 1 of 4

Image	<input type="text"/>
Multi-structure parcel	<input type="radio"/> Parcel <input type="radio"/> Individual Building <input type="radio"/> Individual Lot
PIN	<input type="text"/>
ADDRESS_NUMBER	<input type="text"/>
ROAD_NAME	<input type="text"/>
SUFFIX	<input type="text"/>
DIR	<input type="text"/>
Character Area	<input type="radio"/> West of Bank <input type="radio"/> Central Centretown <input type="radio"/> Golden Triangle
Building Name (original/official)	<input type="text"/>
Year of construction	<input type="text"/>
Year of construction is:	<input type="radio"/> Factual <input type="radio"/> Estimated
Source(s) of Construction Year	<input type="text"/>
Period of Development	<input type="radio"/> pre 1875 <input type="radio"/> 1876-1914 <input type="radio"/> 1915-1950 <input type="radio"/> 1951-1976 <input type="radio"/> 1977-1997 <input type="radio"/> 1997-2019

Appendix C

Inventory Form Template - page 2 of 4

Heritage recognition

- ☐ Part of Centretown HCD (Part V)
- ☐ Part of Minto Park HCD (Part V)
- ☐ Designated Property (Part IV)
- ☐ Heritage Easement
- ☐ Federal Heritage Recognition

Architect/Designer/Builder

Source of attributed architect

Massing

- ☐ Low Rise (1-5 storeys)
- ☐ Mid Rise (6-10 Storeys)
- ☐ High Rise (10+ Storeys)

Roof Shape

Cladding

Architectural Style

Other architectural style

Centretown "type"

- ☐ Gable-front Cottage
- ☐ Hip-roof with asymmetrical gabled bay
- ☐ Double Residence
- ☐ H-shaped Walk-ups
- ☐ "Grande Dame" Walk-ups
- ☐ Modest Walk-ups

Building Type (built as)

Building use conversion

- ☐ Single dwelling converted to multiple dwelling
- ☐ Residence converted to non-residential or mixed use
- ☐ Other

Appendix C

Inventory Form Template - page 3 of 4

Property Features

- ☐ Tree
- ☐ Garage or Coach House
- ☐ Stable or Barn
- ☐ Detached Outbuilding
- ☐ Garden
- ☐ Water Feature
- ☐ Other

Other property features

Design: This property demonstrates a high degree of

- ☐ Craftsmanship
- ☐ Aesthetic merit

Design: This property's style, type or expression is

- ☐ Rare
- ☐ Notable
- ☐ Early
- ☐ Representative
- ☐ Of Limited Value

Design comments

History: see Historic Context Statement for analysis of relevant historic context

History: Associated theme, event, person, group, and/or architect will be identified and addressed if a detailed assessment is undertaken

Appendix C

Inventory Form Template - page 4 of 4

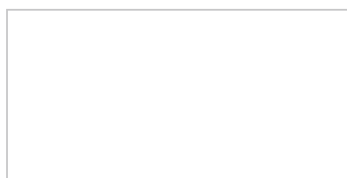
Context: How does this property contribute to the character of this sub-area?

- ☐ Defines/establishes character
- ☐ Reinforces character
- ☐ Maintains/supports character

Context: This property is a component of a

- ☐ Grouping (row/consistent streetscape)
- ☐ Complex (religious, governmental, residential, commercial, etc.)

Context comments: see Historic Context Statement for description of Centretown and area attributes



ERA_Inventory Classification:

- ☐ SR - Significant Resource
- ☐ CDR - Character-Defining Resource
- ☐ CSR - Character-Supporting Resource
- ☐ NC - No Classification
- ☐ VI - Vacant at time of Centretown Inventory

DESIGN EVALUATION TERMS:

High degree of Craftsmanship: Indicates instances where the quality of workmanship in the structure's materials and detailing is excellent or very good, as observed from the public right of way.

High degree of Aesthetic merit: Indicates instances where the visual quality of a structure (proportion, scale, detail) is excellent or very good in the context of an architectural style or type.

Rare: Indicates structures of a type, style, or expression that is not common in Centretown. While these properties may not be considered rare in a wider context, they have been highlighted for their relative rarity in Centretown. This category may also identify uncommon building materials.

Representative: Indicates structures which typify a building form, era, type, or style. Representative structures tend to constitute a classic or "textbook" instance of a recurring building type.

Notable: Indicates structures that appear to have architectural merit beyond their Centretown context. This category may also identify notable modifications or landscape features.

Early: Indicates structures dating from Centretown's first phases of development (pre-1875 or 1875-1914) or early instances of a building form, typology, or architectural style.

Of limited value: Indicates structures that are decidedly lacking in design expression. Typically these are heavily altered or constructed after 1950 in Centretown and include commercial, light industrial, or residential buildings that are not locally distinct. Those constructed pre-1950 have been extensively modified and are no longer legible as historic buildings.

CONTEXTUAL EVALUATION TERMS:

Defines/establishes character: Indicates structures or landscapes that clearly reflect their historic context, and relate to a characteristic pattern, activity, or attribute of their Character Area.

Reinforces character: Indicates properties that emphasize Centretown's historic context, including relatively intact examples that relate to Centretown's first periods of build-out (1876-1914 and 1915-1950).

Maintains/supports character: Indicates properties that are compatible with Centretown's historic context, including modified, modern, and contemporary structures that relate to Centretown's historic themes.