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Heritage Conservation District Plan for the ByWard Market HCD

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ON BEHALF OF: THE CITY OF OTTAWA, HERITAGE PLANNING BRANCH

Table of Contents

Part A: HCD Overview	3
1.0 Background	3
1.1 Purpose and Format of the District Plan.....	4
1.2 How to Read the Plan.....	4
1.3 Frequently Asked Questions	5
2.0 Policy Framework.....	6
2.1 Provincial and Municipal Policy and Legislation	6
2.2 Integration with Other Municipal Documents.....	8
3.0 ByWard Market Heritage Conservation District Plan	8
3.1 Description of Districts/ Boundaries	8
3.2 Statement of Objectives	9
3.3 Statement of Cultural Heritage Value.....	11
3.4 Description of Heritage Attributes.....	15
List of Attributes.....	15
3.5 Contributing and Non-contributing Properties.....	20
Part B: Policies and Guidelines for Managing Change	20
4.0 Summary of Polices and Guidelines.....	20
4.1 General Policies.....	22
4.2 Special District Policies.....	24
5.0 Demolition and Relocation	26
6.0 Existing Buildings: Conservation and Repair.....	27
6.2 Materials	29
6.3 Windows and Doors.....	30
6.4 Front façade features, including porches, porticoes and balconies and carriageways	32
6.5 Architectural Details and Attributes	33
6.6 Upper Storeys.....	35
7.0 Alterations.....	36
7.1 Alterations to Existing Properties	36
7.1.1 Utility Equipment	37
7.1.2 Chimneys.....	37
7.1.3 New Dormers	38
7.1.4 Windows and Doors.....	38

7.1.5 Porches, balconies, Canopies and Carriageways	40
7.1.6 Commercial Storefronts	41
7.2 Alterations to Non-contributing Properties	42
8.0 Additions (Contributing and Non-contributing)	43
8.1 Ground oriented additions	45
8.2 Rooftop Additions	45
9.0 New Construction	45
9.1 New construction: Incorporating Contributing Buildings	48
9.2 Low-to-mid rise Buildings in the HCD (section name TBD)	49
10.0 Landscape, Streetscape and the Public Realm	52
10.1 The ByWard Market Public Realm Plan	52
10.2 Front yards and Private Landscapes	53
10.3 The Courtyards	54
10.4 Signage	55
10.5 Patios	56
10.6 Other Public Realm Considerations	57
10.7. Murals	57
10.8 Lighting	58
10.9 Views and Viewscapes	58
Part C: Implementation and the Heritage Permit Process	59
11. 0 Alterations not Requiring a Heritage Permit	59
11.1 Heritage Permit Process	60
11. 2 HCD Plan Review	60
Part D	60
Glossary	60
Appendices	62
Appendix X: List of Contributing/ Non-contributing properties/Contextual	62
Appendix X; Julian’s study, Appendix A, Section 1,	62
Appendix X “Eight Guiding Principles in the conservation of built heritage properties in Ontario.” ..	62
Appendix X: New construction and Infill Properties since creation of ByWard Market Heritage Conservation District	62
Appendix X Replicas on Sussex Drive	62

List of Figures

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Part A: HCD Overview

1.0 Background

Heritage Conservation Districts (HCDs) are one way that the *Ontario Heritage Act* provides for the conservation of cultural heritage resources. Heritage Conservation Districts form an integral part of Ottawa's cultural heritage and contribute to an understanding and appreciation of the cultural identity of the city. District designation enables City Council to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for the area.

The ByWard Market HCD was designated in 1991 as a result of a Council motion recommending that two areas, the ByWard Market and Lowertown West be studied to determine if they warranted designation as heritage conservation districts. The City hired Julian Smith and Associates to undertake the ByWard Market HCD Study in 1991. Julian Smith and Associates held the first public meeting for the ByWard Market study in 1990. The study involved extensive public participation, the individual evaluation of all buildings in the study area of the District and recommendations to City Council. The final study consisted of background history, architectural analysis and Guidelines for managing change. Bylaw 60-91, the by-law designating the District remains in full force and effect. (MAP OF DISTRICT HERE)

City heritage staff, architects, developers and the public have used the Council-approved Guidelines to manage change in the ByWard Market HCD since their approval by City Council in the 1990s. A number of projects have been completed in the intervening years that clearly demonstrate the effectiveness of the Guidelines in conserving the unique heritage character of the District. There are, however, threats to the ByWard Market that could fundamentally change its nature, even if the physical character of that District continues to be conserved. These threats include the erosion of the food uses in the Market, the loss of farmer-operated stands selling locally grown produce and the proliferation of night clubs and restaurants. In addition, development pressure and rising real estate values have the potential to affect the character of the area as developers seek to optimize their holdings.

[Example of successful infill on ByWard Market image]

At the time of designation of the ByWard Market HCD, there was no requirement under the *Ontario Heritage Act* for a heritage conservation district plan, however, changes to the *Ontario Heritage Act* in 2005 provided for the adoption of plans in previously-designated districts. The City initiated a project to complete plans for the ByWard Market and Lowertown West to create post-2005 heritage conservation district plans as part of a multi-year endeavour to replace all pre-2005 plans with new plans that meet the requirements of the *Ontario Heritage Act*.

1.1 Purpose and Format of the District Plan

The purpose of the ByWard Market Heritage Conservation District Plan is to provide guidance in the management, care and protection of the cultural heritage value of the District as defined in the Statement of Cultural Heritage Value and heritage attributes found in Section 3 below.

The HCD Plan is the primary document to assist in the conservation of the character of the ByWard Market HCD. It will guide a range of stakeholders including homeowners, residents, business people, landlords, architects, designers, and planners, as well as politicians and City staff when making decisions regarding change in the District, ensuring that the character of the HCD persists and development proceeds, where appropriate.

This plan is consistent with amendments to the *Ontario Heritage Act* proclaimed in January 2023 that seek to increase transparency and efficiency in municipal decision-making, while continuing to protect the heritage properties that communities value.

1.2 How to Read the Plan

["How to Read the Plan Illustration here) here].

Format

The plan below applies to the ByWard Market HCD. It describes the district's cultural heritage value, heritage attributes and significance and provides policies and guidelines to achieve the statement of objectives of the Plan.

The Plan is divided into four parts:

Part A provides an overview of the policy framework that will support the HCD and outlines its cultural heritage values, attributes and the statement of objectives of the Plan;

Part B provides policies and guidelines for the conservation and alteration of existing resources and the public realm and new construction;

Part C provides an overview of how the Plan is intended to be implemented through the heritage permit process and when a heritage permit is required;

Part D provides a glossary and Appendices 1 to X contain lists of properties by category: “Contributing”, “Non-Contributing” or “Contextual”.

Property owners contemplating changes within the District should familiarize themselves with the Plan’s content when preparing for a potential project and should contact heritage staff early in the process. While the Plan should be read as a complete document, Part B should be reviewed closely as it provides the technical guidance and policies that apply to all projects, according to the property’s category (i.e. Contributing, Non-Contributing or “Contextual”), the type of work being undertaken (i.e. work on an existing element vs. an alteration or new construction project) and whether there are any considerations with respect to the public realm. Multiple sections of the Plan could apply to a single project.

1.3 Frequently Asked Questions

What is a Heritage Conservation District?

Heritage Conservation Districts are areas of special meaning within a community that feature a concentration of historic buildings, landscape features and streetscapes that tell the story of the place. Heritage conservation districts allow municipalities to conserve the special qualities identified in each district.

What is a Heritage Conservation District Plan?

The *Ontario Heritage Act (2022)* requires that a heritage conservation district plan be prepared by a municipality when it designates a heritage conservation district and makes provisions for the preparation of plans for districts that were designated prior to 2005. Heritage conservation district plans describe the cultural heritage value of district and provide guidance to property owners, architects and developers to ensure that change within the district preserves its cultural heritage value, as defined in the plan.

What does owning a property in a heritage conservation district mean for property owners?

District designation is intended to help ensure that alterations and new construction respect the District's heritage attributes and special character. Owners of properties in heritage conservation districts, whether they be single family residences or larger commercial structures can obtain advice from heritage staff regarding changes to their properties and may be eligible for heritage grants or other financial incentives. In addition, they must obtain a heritage permit for alterations but are not required to restore their property or provide any kind of public access to it.

Owning a property in a heritage conservation district does not require an owner to undertake alterations beyond the necessary maintenance standards for heritage buildings, nor does it require an owner to restore a property to an earlier period.

All terms in blue throughout this document have been defined. Definitions can be found in Appendix A.

2.0 Policy Framework

The ByWard Market HCD plan will be regulated by federal, provincial and municipal legislation and policies. These include “The Standards and Guidelines for the Conservation of Historic Places in Canada,” the Provincial Policy Statement (2020), the *Ontario Heritage Act*, the “Eight Guiding Principles,” City of Ottawa Official Plan, the Zoning By-law and other municipal by-laws.

2.1 Provincial and Municipal Policy and Legislation

Ontario Heritage Act

The *Ontario Heritage Act* (the Act) regulates the protection of cultural resources within the province. A property that has been formally protected under the provisions of the Act is referred to as a “designated” property. According to Part V, Section 41.1 (2) of the Act, a municipality may pass a by-law adopting a heritage conservation district plan for any districts designated prior to 2005. According to Section 41.1 (5) a plan shall include:

- a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) a description of the heritage attributes of the heritage conservation district and of properties in the district;

- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

[Provincial Policy Statement \(2020\)](#)

The Provincial Policy Statement, (PPS), issued under Section 3 of the *Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires municipal and provincial land use planning decisions to be consistent with the PPS.

Section 2.6 of the PPS provides specific direction for the protection of built heritage. Section 2.6.1 states that significant built heritage resources and cultural heritage landscapes, “shall be conserved.” Policy 2.6.3 provides that planning authorities shall not permit development and site alteration on lands adjacent to protected heritage property except where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the property have been conserved. The evaluation may take the form of a Heritage Impact Assessment (HIA).

[New City of Official Plan](#)

City Council approved its new Official Plan in October 2021 and it was reviewed, amended and then approved by the Minister of Municipal Affairs and Housing in November 2022. The new Official Plan, as approved, is the policy document that stakeholders shall have regard to when dealing with cultural heritage resources, and will be in full force and effect upon Council approval. Section 4.5 of the Official Plan, “Cultural Heritage and Archaeology,” contains policies to achieve the City’s goal to protect cultural heritage resources. This section provides the authority for Council to designate and manage heritage conservation districts.

[Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada.”](#)

In 2008, City Council adopted Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*. The “Standards and Guidelines” are a set of conservation principles and guidelines that offer guidance for sound decision-making when making interventions to historic places. The Standards and Guidelines use a values-based approach to conservation and stress the importance of understanding each historic place prior to embarking on interventions, such as restoration, rehabilitation and adaptive re-use. They will apply to any interventions to

properties within the boundaries of the HCDs along with the policies and guidelines in this Plan.

The Standards and Guidelines in their entirety can be found here:

<https://www.historicplaces.ca/en/pages/standards-normes.aspx>

[Eight Guiding Principles in the Conservation of Built Heritage Properties](#)

The “Eight Guiding Principles,” prepared by the Ontario Ministry of Tourism, Culture and Sport, are based on international heritage charters that have been developed over the last century. These principles provide a framework for decision making in the conservation of built fabric and are to be applied to the conservation of contributing buildings in the District. They should be consulted along with the “*Standards and Guidelines*,” cited above, when undertaking a conservation project. See Appendix 1.X.

2.2 Integration with Other Municipal Documents

[illustration here]

Other municipal documents that support the goals and objectives of this Plan include but are not limited to:

- Zoning By-law (2008-250)
- Property Standards By-law (2013-416)
- Tree Protection By-law (2020-340)
- Permanent Signs on Private Property By-law (2016- 326)
- ByWard Market Public Realm Plan (January 2021).
- Right-of-Way Patio By-law and Urban Design Guidelines for Commercial Patios (2023)

[Conflicts between the HCD Plan and other municipal by-laws](#)

Section 41.2 (2) of the Ontario Heritage Act states:

In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of conflict but in all other respects the by-law remains in full force.

3.0 ByWard Market Heritage Conservation District Plan

[Map of District]

3.1 Description of Districts/ Boundaries

The ByWard Market was designated as a heritage conservation district in 1991 through By-law 60-91. Its boundaries generally extend from St. Patrick Street to the south side of George Street and from Sussex Drive to Dalhousie Street, as well as a portion of

York Street that extends east of Dalhousie Street midblock between Cumberland Street. The ByWard Market Building is located at the heart of the HCD and the streets around it establish the area's commercial core. This part of Ottawa was initially developed as Bytown and served as the base for the construction of the Rideau Canal. The area included in the HCD was closely intertwined with the primarily residential area included within the boundaries of the Lowertown West HCD to the north.

3.2 Statement of Objectives

The principal objective of a heritage conservation district plan is to protect and conserve the cultural heritage value of the district as expressed in its Statement of Cultural Heritage Value and Attributes.

The objectives below reflect the heritage conservation goals for the ByWard Market Heritage Conservation District. Although the following sections are numbered, the numeric sequence does not establish a priority among the objectives. The objectives of the ByWard Market Heritage Conservation District are:

Community

1. To encourage community awareness of, and support for, the conservation of the district's heritage values and attributes in order to celebrate and share its history and promote its special character.
2. To conserve, protect and maintain the ByWard Market Building and market stalls, surrounded by small storefronts on ByWard Market Square, that facilitate the traditional food-based market uses in the HCD.
3. To foster collaboration on conservation matters between the City and other agencies responsible for cultural heritage resources, such as the Ontario Heritage Trust, Infrastructure Ontario, the federal government, and the National Capital Commission.
4. To conserve and enhance the social and community significance of the HCD as a distinct area within the City with a local identity based on its distinct physical character and its role as an identifiable city neighbourhood that has long been the site of cultural, institutional and social venues.
5. To recognize, honour and highlight underrepresented histories or stories associated with the cultural heritage value of the ByWard Market HCD through commemorative and interpretive efforts, together with the community.

Conservation

6. To ensure the retention and conservation of the cultural heritage values and heritage attributes of the District and the buildings within it, as expressed in the Statement of Cultural Heritage Value and Description of Attributes.
7. To support the continuing care, conservation and maintenance of heritage properties by providing guidance on sound conservation practice to property owners and stakeholders.
8. To promote approaches to repairs, alterations and new construction that make thoughtful, legible and, where applicable, reversible changes to properties within the District.
9. To support, promote and encourage building practices, techniques and approaches that seek to improve energy efficiency and are sustainable, such as those outlined in the City's High Performance Development Standard, in ways that are sensitive to the cultural heritage value and attributes of the HCD.
10. To retain and conserve buildings, structures and public spaces that contribute to the cultural heritage value and appearance of the District.
11. To respect existing uses and encourage adaptive re-use within existing buildings while respecting the cultural heritage value of individual buildings and the District as a whole.
12. To support and conserve the ByWard Market's special sense of as outlined in the Statement of Cultural Heritage Value, through the implementation of this Plan as well as the Special District Policies within the City's Official Plan.

Alterations, New Construction and Development

13. To encourage the redevelopment of vacant and/or underdeveloped lots particularly those used for surface parking to further the intensification goals of the City, while also ensuring that such new construction and development is compatible with the cultural heritage value of the District and reflects its history, character and development patterns;
14. To ensure that new construction and development on vacant and/or underdeveloped lots, particularly on larger parcels where there are [Contributing](#) buildings respects the character of those buildings through their retention and the sympathetic design of the new structure[s];
15. To maintain and enhance the distinctive commercial character of Sussex Drive, York Street, Dalhousie Street, Murray Street between Dalhousie and Parent and the streets surrounding the ByWard Market Building on three sides (George, ByWard Market and William Streets) through the use of harmonious materials and architectural details and through the maintenance of the uniform height of the street wall in new construction.
16. To maintain and enhance the rich mixed -use character of the HCD, through the use of harmonious materials and architectural details for new construction, including those streets where houses have been converted to commercial uses.

Public Realm

17. To conserve the identified views within the District as identified in Section 10.9 and through the implementation of the associated guidelines in this Plan.
18. To encourage and promote a continued sense of community and uses related to public gathering and civic activity through the establishment of complete streets, pedestrian amenities and pedestrian connections such as those detailed in the ByWard Market Public Realm Plan.
19. To conserve and enhance the social and community significance of the HCD as a neighbourhood with a distinct local identity based on its distinct physical character and its role as an identifiable city neighbourhood that has long been the site of cultural, institutional and social venues.
20. To support existing uses and encourage adaptive re-use within existing buildings while respecting the cultural heritage value of individual buildings and the District as a whole.
21. To support and encourage thoughtful and respectful solutions that allow properties and the public realm within the heritage conservation district to meet accessibility standards.
22. To work with stakeholders, City staff and business owners to develop a design approach to patios within the District to avoid inappropriate visual clutter.

3.3 Statement of Cultural Heritage Value

Section 41.1 5 (b) of the *Ontario Heritage Act* requires that a heritage conservation district plan include a “Statement of Cultural Heritage Value” (SCHV).” These statements and their accompanying list of heritage attributes are the foundation of heritage conservation district plans. The original ByWard Market Heritage Conservation District Study, Appendix C, is a comprehensive, chronological history of the ByWard Market. It was used to develop the SCHV below.

The ByWard Market Heritage Conservation District, as part of the city of Ottawa is located on unceded Algonquin Anishinaabe territory. The peoples of the Algonquin Anishinaabe Nation have lived on this territory for millennia. Their culture and presence have nurtured and continue to nurture this land.

Indigenous communities have had a continuous presence at Kiwekì Point (former Nepean Point) for thousands of years. Kiwekì Point, located to the north of the HCD, is currently (2023) being rebuilt by the National Capital Commission. The Interpretive Program for the park will honour the Algonquin Anishinaabe Nation and its relationship to the Ottawa River.

The cultural heritage value of the ByWard Market Heritage Conservation District lies in its role as the commercial centre at the heart of Lowertown. The area was laid out in 1827 by Colonel By for the British military to serve as a base for the development of the Rideau Canal. From the completion of the Rideau Canal in 1832 through the 1880s, the area was Ottawa's commercial core and has been the site of a public market since the 1830s.

The ByWard Market's street layout, based upon on a rectilinear grid, was laid out on a recently drained swamp, by the Royal Engineers in the 1820s, and which is typical of the town plans laid out by the British around the world. This standard grid is interrupted by George and York Streets, which both have unusually wide road allowances, and the small streets, ByWard Market and William Street, that connect them and form the market square. The By Wash, an open ditch that originally connected the canal and the Rideau River ran along George, York and King Edward was accommodated in the middle of those streets, explaining the current extra wide road allowances of those streets. Although enclosed in the 1870s, it is still evident in the landscape. The current market building is located south of the earlier market building and the alignment of the streets in its vicinity reflects their historic relationship to each other and the By Wash. (Figure x , Map here)

Early land tenure in the ByWard Market was only by lease from British Ordnance and many of its earliest buildings were not built to last. From the 1840s until the 1860s, parcels of land for sale were released but development of the area was incremental.

The construction of the first ByWard Market building in 1840-42, the city's first, and the use of York Street as an open -air market established the area as the commercial core of Bytown. Soon warehouses, small manufacturers, fur depots and stores began to appear near the market building, further reinforcing the commercial core of the area. In the 1860s, a new market building was built where the current city-owned parking garage lot is located, followed by another market building in 18xx on the site of the current ByWard Market Building, completed in 1927. The Market building and the streets that flank it continue to be the heart of the ByWard Market and are a landmark in the city. (Figure X, Historic Photo, Market)

The ByWard Market HCD is a rich vernacular landscape, and its buildings and spaces reflect the continuous evolution of economic, social and cultural activity of the area. No one architectural style dominates; instead, there are examples of styles and building types from different eras, contributing to the richness of the area. Many of the buildings reflect the area's evolution over time, with modifications made to respond to new tenants or businesses.

Reflecting its long history, the ByWard Market is the site of properties individually designated under Part IV of the Ontario Heritage Act, the Federal Heritage Building Review Office and the Historic Sites and Monuments Board of Canada. These are;

Ontario Heritage Act, Part IV

Connaught Building, 55 Mackenzie Avenue
Martineau Hotel, 47-61 Murray
89-91 Murray
Institut canadien francais, 18 York Street
St. Louis Hotel, 41 York Street,
ByWard Market Building, 50 York Street
Boridge Building, 54-60 York Street
Shouldice Hotel, 62-66 York Street
Grand Central Hotel, 63-69 William Street

FHBRO

35 George Street
419-423 Sussex Drive
445-447 Sussex Drive
457-459 Sussex Drive
461-465 Sussex Drive
Institut Jeanne D'Arc, 4XX- 493 Sussex Drive
17-19 York Street

HSMBC

Former Geological Museum of Canada, 541 Sussex Drive

For years, many of the District's inhabitants worked where they lived, often in workshops to the rear of their houses, or other small establishments. Shopkeepers lived above their stores, and many walked to local workplaces such as the railway yards, the government printing bureau and small businesses. Some crossed the Canal to work in clerical positions on Parliament Hill. The proportion of the population that worked locally remained high well into the 20th century.

The cultural heritage value of the ByWard Market is also associated with its role as a hub and home for many different communities and newcomers to Canada. The ByWard Market's central location and relatively inexpensive housing made it an attractive area not only for successive waves of immigrants in the 19th and early 20th centuries but also for internal migrants from Quebec and Ontario who came seeking work. These successive waves of French Canadian, Irish and Jewish migrants each made their mark on the ByWard Market and neighbouring Lowertown in the form of schools, places of worship, social clubs and cultural facilities. Areas of the ByWard Market, such as ByWard Market Square and the east side of William Street, were identified with certain ethnic groups, in this case Jewish shopkeepers. Tension between ethnic groups often resulted in violence, such as the Shiners' Wars between Irish and French Canadian that erupted periodically between 1835 and 1845. The local Jewish community endured anti-Semitism for years and Jewish-owned stores and businesses were often the target of anti-Semitic actions.

The ByWard Market has been important to local farmers and their suppliers since the mid-19th century. Initially established when Ottawa was the service centre for the local agricultural community, its function as the local market was critical to the economic success of the surrounding agricultural community. Products from farms and market gardens were brought there to sell and farmers purchased items for their farms there. Some businesses such as Ritchies Feed and Seed still existed when the heritage conservation district was created in 1990. A market building, the openair market and stalls have always been a part of the Market and continue to be contribute to its cultural heritage value. (Figure X, Market Stalls)

The ByWard Market was a transient, violent place in the 19th century. Every spring lumberman returned from the bush, where they had been logging all winter to stay in town, often in boarding houses and small hotels. Many of the buildings that housed these small hotels (often as many as four or five hotels in one structure) still exist. Because of this transient population, the area was also the site of many bars and taverns. The Chateau LaFayette at 42 York Street, constructed in 1886 is an example of the type of tavern that was common in the area. (Figure X, Historic photo, Laff)

The people who lived in the area that now comprises the ByWard Market and Lowertown HCDs moved between the two parts of the neighbourhood freely to go to worship, school, work. Always a bilingual neighbourhood, the area was known for its Francophone cultural institutions such as the French language cinema and theatre, and the Institut canadien-français. The neighbourhood had French and English public schools, which were important components of the community for decades. Aside from York Street Public School, located east of King Edward Avenue, there no schools left in the either the ByWard Market or the Lowertown West Heritage Conservation District. The schools were victims of urban renewal and the expropriation of lands for the Pearson Building and access to the Macdonald Cartier Bridge, which resulted in a net loss of children. This loss was exacerbated by the flight to the suburbs, particularly to Orleans. [Photo of Institute canadien-française, 18-20 York St].

The ByWard Market HCD also played a role in the cultural life of the City for many years as a live music venue. Café Hibou, a local coffee house, was a popular venue for folk music in the 1960s and many performers who went on to international fame such as Bruce Cockburn, Joni Mitchell and Buffy Ste-Marie played there. Located near Sussex and York Street, it closed in 1975. Other bars in the area continue to offer live music, continuing its role as an entertainment venue.

A significant population of single women also lived in the ByWard Market. Many of these women, often very young, moved to Ottawa to enter domestic service as there were few opportunities for them in rural Quebec. Concern for their well-being prompted the founding of the Institut Jeanne D'Arc, by Sister Marie Thomas D'Aquin in 1917, which eventually occupied five contiguous commercial buildings on Sussex Drive and served as a school and boarding house.

The ByWard Market's cultural heritage value is also associated with the National Capital Commission (NCC) and its role in the development of capital, and early contributions to

the heritage conservation movement, particularly the Mile of History on Sussex Drive and the Sussex Courtyards. From the 1860s until the early decades of the 20th century, both sides of Sussex Drive were lined by imposing commercial structures from Rideau Street to St. Patrick Street. In 1912 St. John's Anglican Church at the northwest corner of Sussex and Rideau burnt down and its lands were expropriated by the federal government, a move that led to the construction of the Connaught Building and the eventual loss of commercial structures on the west side of Sussex. The vacant lands were covered by temporary buildings during the Second World War and then were surface parking lots, later becoming the site of the American Embassy. The Mile of History, conceived by the National Capital Commission in the late 1950s to improve the buildings on the east side of Sussex Drive, was Ottawa's first major heritage project. An ambitious endeavour that involved the restoration and reconstruction of the buildings from Rideau Street to St. Patrick, the Mile of History took years to complete. By the time it was completed, it featured a number of facsimile buildings constructed to replace those lost to fire or not deemed appropriate for inclusion. Much debated by governments of the day, and cancelled by the Pearson government as a Centennial project, the Mile of History is significant as an early heritage project that served to increase the public appreciation of heritage buildings and the area's history within the national capital (Figure x /Appendix).

The Sussex Courtyards (Clarendon Court, York Court, Jeanne D'Arc Court, Tin House Court and Beaux Arts Court) are an important part of both the ByWard Market and Lowertown West Heritage Conservation Districts. The first three are located within the boundaries of the ByWard Market HCD, while the latter two are in Lowertown. Originally the location of stables, yards and workshops of the buildings on Sussex Drive, they were developed by the National Capital Commission in conjunction with the Mile of History project in the 1960s. Although they no longer reflect the area's former character, the courtyards have become iconic character-defining features of the ByWard Market HCD.

3.4 Description of Heritage Attributes

Heritage attributes are the elements within a district that express its cultural heritage value and that should be conserved. They include buildings, streets and open spaces that contribute to the character of the district. Heritage attributes can range from physical features, such as building materials or architectural features, to overall spatial patterns, such as street layout and topography.

List of Attributes

Early Development

The attributes that reflect the cultural heritage value of the ByWard Market Heritage Conservation District as the early commercial core of Bytown, and then the City of Ottawa, include:

- The centrally located ByWard Market building;
- The proximity to the Rideau Canal, the construction of which was a catalyst for the settlement of the area;
- The proximity to Barracks (Parliament Hill) when it was the site of army barracks and St. John's Anglican Church. Barracks Hill became the site of the Parliament Buildings.
- Original rectangular grid of streets, laid out by the Royal Engineers following the pattern used throughout the British Empire;
- 19th century commercial buildings, especially those that date from before Confederation
- The rich and layered variety of vernacular and high style architectural forms, typical of late 19th and early 20th century commercial and residential architecture. This variety illustrates the evolution of economic, social and cultural activity within the area
- The low profile of its buildings that permits access to sunlight on sidewalks and public spaces a characteristic that has remained constant.

Commercial and Mixed Use Character

Commercial and mixed use building types predominate in the ByWard Market HCD, reflecting its historic function as the commercial district that served the predominantly residential area of Lowertown to the north. Many of the earliest commercial buildings originally featured retail at grade and residential or office space above; however, the residential population of the Market area has been dropping for decades and many apartments and single rooms have disappeared.

The following attributes are associated with the commercial and mixed-use character of the ByWard Market:

- The ByWard Market Building (1927), which functions as the central focus of the commercial core of the HCD.
- The seasonal market stalls traditionally located close to the market building.
- The intact commercial streetscapes made up of Contributing buildings surrounding the ByWard Market Building on William Street and ByWard Market Square, whose relationship together express and reflect the historic commercial qualities of the HCD
- The variety of commercial buildings on both sides of York and George Streets that establish the commercial character of the heart of the ByWard Market Heritage Conservation District
- The mix of smaller scale commercial buildings on Dalhousie Street characterized by their position at the front lot line and retail uses at grade.
- The flat or mansard roofed commercial structures with retail at grade and up to three floors of commercial or residential above;
- Tendency for upper stories to remain as built, ground floor to be periodically modified to reflect changing tenants and businesses;

- The lack of front yard setbacks that create a consistent street wall, typical of commercial streets of the late 19th and early 20th centuries.
- The historic arrangement of storefronts that either feature central recessed entrances flanked by large display windows, or doors that open immediately onto the sidewalk and entrances to the upper floors located between display windows and doors;
- Buildings that are either attached or immediately adjacent to one another;
- The vertical rhythm of the commercial block façades, created by bands of vertically oriented windows;
- The strong horizontal details such as stone string courses, roof cornices, secondary cornices and sign bands;
- Upper storeys characterized by a mix of window shapes including round arched and rectangular, that occupy 50 - 75% of the upper walls;
- The relatively low heights of the buildings, which form a continuous street face
- Stone lintels, brick voussoirs

Association with the National Capital Commission: Sussex Drive/ Mile of History/ Sussex Courtyards

The east side of Sussex Drive is one of the city's most distinctive commercial main streets. It is comprised of both intact original buildings as well as several rehabilitated or replicated buildings by the NCC, many according to historic plans. Identified and celebrated as "The Mile of History" by the NCC in the 1960s, it now forms part of Confederation Boulevard. (Figure X, Historic photo showing Sussex Storefronts).

In addition to the attributes of the commercial building types above, the following attributes define the historic and replica buildings that distinguish Sussex Drive include:

- The substantial stone and brick commercial buildings that form a continuous street wall on the east side of Sussex Drive.
- Replica or rehabilitated buildings as identified in Figure x/Appendix X.
- The 3-4 storey character of buildings on Sussex that define the east edge of the HCD.
- Enclosed outdoor spaces of the Sussex Courtyards and the features in them, including but not limited to the fountain and wall-mounted Tin House façade of Tin House Court and other public art.

Dalhousie Street

Dalhousie Street developed as a commercial artery later than Sussex Drive and generally features more modest commercial structures, usually clad in brick, with simpler architectural details than their Sussex Drive counterparts. There has been a process of gradual replacement and infilling of commercial buildings along the street

that has resulted in a very mixed streetscape that nevertheless is reasonably consistent in height and setbacks.

Attributes that are associated with the historic Dalhousie Street commercial streetscape include:

- Buildings located on the front lot line with no setback from the property line;
- Recessed doors, often with transoms, and large display windows.
- Flat or mansard roofed structures with heights up to three storeys, decorative cornices with brackets, dentils and finials;
- Bay and oriel windows and regularly spaced rectangular or segmental arched windows above the ground floor, often with stone sills and lintels or voussoirs;
- Chamfered corners on buildings located at intersections.

Attributes associated with other streets (George, York, Clarence, William Street, ByWard Market Square):

- Mix of brick and stone masonry structures;
- Buildings located on the front lot line with no setback from the property line;
- Flat or mansard roofed structures with heights up to three storeys;
- Decorative cornices with brackets, dentils and finials;
- Bay and oriel windows and regularly spaced rectangular or segmental arched windows, often with stone sills and lintels or voussoirs;

Residential Building Types

The ByWard Market was historically a mixed -use neighbourhood, featuring single and semi-detached houses, small hotels, boarding houses and institutional and commercial structures. Many of the houses in the District have been converted to commercial uses, while retaining domestic details including:

- Red brick construction
- Flat roofs with decorative metal cornices
- Dormer windows
- Porches and second storey balconies
- Intact streetscapes with groups of properties that together express and reflect the unique historic residential qualities of the HCD such as:
 - North side of York Street between Dalhousie and Cumberland

Cultural Institutions

The attributes of the ByWard Market Heritage Conservation District that illustrate its history as an important part of Ottawa's cultural history include:

- The former site of the Institut canadien français at 18 York Street.

- Jeanne d'Arc Institute at 493 Sussex Drive.
- The former site of the Geological Museum at 541 Sussex Drive.
- The former site of Le Hibou coffee house at 521 Sussex (1960-1975), an important venue in the history of post-war live music in the city.
- Chateau Laffayette, the oldest tavern in Ottawa at 42 York Street.

Streetscape and Public Realm

The attributes of the streetscape and public realm of the ByWard Market Heritage Conservation District that reflect its cultural heritage value include:

- Original grid block pattern created by the Royal Engineers in the 1820s;
- Wide road allowances on George and York Streets, the site of the By Wash, including the green median on York west of Dalhousie;
- Wide sidewalks on George and York Streets;
- The market square formed by York and George Streets to the north and south, and ByWard Market to the west and east;
- The layout of commercial buildings and market stalls surrounding the market building;
- The block that was the site of the 1864 market building, now the location of the parking garage;
- The layering of buildings from different eras and with varied uses on individual blocks that together illustrate the development and history of the HCD;

Views and Viewscapes

The ByWard Market has a number of significant historic views that continue to contribute to the experience of the place. These views have been identified in addition to the viewsheds of the Parliament Buildings identified Schedule C6A of the Official Plan (2022). They include:

- The view from York and William Streets west towards the Parliament Buildings;
- The view north along Sussex Drive from George Street and south from St. Patrick;
- Views to the spires of Notre Dame Basilica:
 - from Murray Street north through the Courtyards
 - north on Sussex Drive at Clarence Street;
- Views of the ByWard Market Building from:
 - William Street Mall looking north;
 - ByWard Market Square/ York Street, looking south;
 - William Street at York Street looking south;
- York Street from ByWard Market Square looking west up the stairs to Parliament

- View east from St. Patrick at Dalhousie towards St. Brigid's Church

3.5 Contributing and Non-contributing Properties

In 2021, city heritage staff undertook the first step of a process to review all the buildings in the ByWard Market HCD in order to determine which buildings had been altered, restored or removed since designation in the 1990s. Every building was photographed, and the information compiled on the buildings and included on the original Heritage Survey Forms was transferred to an Excel document to create an inventory database. The properties were then assessed one by one and classified for their contribution to the cultural heritage value of the HCD.

Contributing properties are considered to have design, historic and/or associative or contextual value thereby expressing the overall cultural heritage value of the heritage conservation district as an historic place. These properties were classified as 'Contributing' if they met the following criteria:

- They were constructed during the HCD's period of significance (before 1880-1950); and
- Their built form reflects the history and trends identified in the Statement of Cultural Heritage Value and List of Attributes;

Non-contributing properties are those that do not express or reflect the district's heritage character and attributes. They may include recent new construction and buildings that have been altered until their original character is impossible to determine. Properties without buildings (vacant lots) are considered non-contributing and development on them is subject to the requirements of this Plan.

In addition, throughout the development of this Plan, a number of buildings developed largely in the 1990s were identified in consultation with the community for their sensitive and compatible design, often reflecting details that characterize historic buildings within the HCD. These buildings have been categorized in this Plan as "Contextual" properties, in order to recognize the positive contribution they make to the HCD. They will not be eligible for heritage grants, but property owners will need to obtain heritage permits prior to any changes to them in accordance with the policies of this Plan. (Figure X Map of Contributing etc).

Part B: Policies and Guidelines for Managing Change

4.0 Summary of Polices and Guidelines

Conservation of the heritage attributes of the HCDs identified in the Statement of Cultural Heritage Value is the goal of this plan. The policies and guidelines in this

section anticipate change in the ByWard Market HCD. Historic buildings will be restored, added to and adapted for new uses. Vacant lots will be developed and some buildings may be replaced. This process has been ongoing since the creation of the HCD in the early 1990s; vacant parcels have been developed. [Figure X 33 George Street, view looking north east into Tin House Court)

When considering change, proponents should have regard to the Statement of Cultural Heritage Value for the Districts, the heritage attributes of the Districts and to Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the "Eight Guiding Principles."

Part B includes a set of district-wide policies, as well as seven sections relating to the most common types of alterations:

- Demolition and Relocation;
- Conservation and Repair;
- Alterations
- Additions;
- New construction;
- Landscaping, streetscape and the public realm.

Each of these sections has been further organized into **Policies (in bold font)** and Guidelines (regular font). The Policies provide direction for conserving the District's cultural heritage values and managing change; these are the required components of the plan and are not discretionary unless otherwise indicated. The Guidelines provide both general guidance as well as specific technical instructions for achieving the associated policy acknowledging that there may be a variety of strategies that could satisfy any given policy.

The purpose of these following sections is to provide information and direction to stakeholders in order to ensure that change in the District is sympathetic to the streetscapes, individual buildings and public realm and that the heritage attributes of the District are conserved. The policies and guidelines below will conserve the heritage attributes and cultural heritage value of the District while allowing it to continue to evolve and accommodate change.

While these sections should address the most common situations or types of alterations, any situations not contemplated in this Plan will be considered on a case-by-case basis with heritage staff and may include consultation with the community.

Since the ByWard Market HCD was designated in 1990, there have been a number of large projects completed using the Council – approved guidelines included in the ByWard Market HCD plan by Julian Smith and Associates. Although these guidelines did not have the status of a heritage conservation district plan, they provided guidance to ensure that development respected the cultural heritage value of the District. [pictures of George – York, and Dalhousie Developments]

4.1 General Policies

- 1. The cultural heritage values and character of the district as defined in the Statement of Cultural Heritage Value and the Description of Heritage Attributes shall be maintained and conserved.**
- 2. In general, new construction or additions should not exceed four storeys on the streets near the ByWard Market Building, the historic core of the HCD. These include, George Street, York Street, William Street, ByWard Market Square, and Clarence Street. Heights of new construction or additions on Sussex Drive must be consistent with that of the existing contributing buildings. Proposals must be carefully considered for their impacts on the cultural heritage value of the HCD and meet the objectives, policies and guidelines outlined in this Plan.**
- 3. Contributing Buildings as defined in Section 3.5 will not normally be permitted for demolition. Demolition by neglect is not a justification for demolition.**
- 4. Repair and restoration of heritage attributes of individual buildings will be considered before replacement.**
- 5. Where development is proposed that involves the retention of Contributing Building[s] within the project, the building[s] shall be conserved and enhanced according to Parks Canada’s “Standards and Guidelines for the Conservation of Historic Places in Canada” and the policies of this plan.**

- 6. Where development is proposed on a vacant or existing surface parking lots that have been identified through the Official Plan or other city document as a site for intensification, the proposed development will comply with the Objectives, Guidelines and Policies of this plan and shall reflect the cultural heritage value and heritage attributes defined in this plan.**
- 7. The ongoing regular maintenance of Contributing properties is encouraged as it is the best way to prevent deterioration of heritage attributes and is the most cost-effective means of preserving heritage attributes. Enforcement of the City’s Property Standards By-Law (By-Law 2013-416, as amended) shall be undertaken by City staff. Enforcement will have regard for Parks Canada’s “Standards and Guidelines” and the policies and guidelines of this plan.**
- 8. When a proposed change in the HCD has the potential to adversely affect the cultural heritage value of the HCD as defined in the Statement of Cultural Heritage Value, the City may require a Heritage Impact Assessment or other professional report as necessary.**
- 9. Where development is proposed adjacent to the boundaries of the HCD, Council, through its Official Plan policies, may require a Heritage Impact Assessment. Section 2.6.3 of the Provincial Policy Statement (PPS) 2020 also has policies regarding HIAs.**
- 10. All public works undertaken by the municipality will respect the cultural heritage value of the District and meet the Objectives, Policies and Guidelines in this plan.**
- 11. The public realm and pedestrian environments of the HCD will be improved and maintained at every opportunity in a manner which enhances not only their cultural heritage value but also that of the District. Where applicable, the recommendations of the “ByWard Market Public Realm Plan” shall apply.**

12. Future amendments to the City of Ottawa Official Plan and the Zoning By-Law shall be in accordance with the objectives set out in this plan. The secondary plan proposed for the area will be consistent with this plan and further implement its objectives.

4.2 Special District Policies

The new Official Plan contains policies related to the ByWard Market as one of the identified Special Districts. The policies contained in the ByWard Market Special District must be read in conjunction with the objectives of this ByWard Market HCD Plan.

The ByWard Market HCD boundary is included in two Special Districts identified in the Official Plan; Parliament and Confederation Boulevard Special District (6.6.2.1) and the ByWard Market Special District (6.6.2.3). The Special District Policies, together with this plan, is intended to inform the secondary plan anticipated for this area. [Insert links here] [Insert Map here]

Section 6.6.2.1, Confederation Boulevard (Sussex Drive), speaks to new development on the east side of Sussex Drive south of St. Patrick, stressing that new development will be built to the street edge and reinforce the 19th century architectural character of the street, which is consistent with the Policies and Guidelines found in the relevant sections of the Plan, below.

Section 6.6.2.3, The ByWard Market Special District, includes the ByWard Market HCD in its entirety and part of the Lowertown West HCD and goes into considerable detail regarding the future development of the Districts. Above all, Section 6.6.2.3 5) a states that “development within the ByWard Market or Lowertown West Heritage Conservation District will conform with the applicable Heritage Conservation District Guidelines or Plan ...”.

The policies below have been extracted from the ByWard Market Special District and are consistent with the Policies and Guidelines of the HCD Plan. Other OP policies in the Section 6.6.2.3 ByWard Market Special District must be consulted when development is contemplated in the HCD.

ByWard Market Special District Policies

- 1. Transform the ByWard Market into a pedestrian first environment through the implementation of the Council-approved ByWard Market Public Realm Plan. In particular, the following aspects of the plan are to be implemented over time:**
 - The continuation of the mixed-use, low-rise character of the area between Dalhousie Street and Sussex Drive and the preservation**

of its heritage attributes;

2. **West of Dalhousie Street, the character is a mixed-use area that will continue to be defined by low- rise buildings, and a strong commitment to the conservation of architectural and cultural heritage attributes;**
3. **Buildings shall be designed with appropriate height, mass and transitioning to maintain sunlight exposure and avoid overpowering and overshadowing ByWard Market Square, York Street Plaza, William and Waller pedestrian streets;**
4. **Dalhousie Street is encouraged to retain its commercial character and will be recognized for its historic role and cultural linkages to the Lowertown Francophone community, and as an important focal point for neighbourhood amenities. Development shall:**
 - i. **Remove surface parking lots, where applicable;**
 - ii. **Invest in active transportation infrastructure and enhancements to the public realm including public art, trees and landscaping;**
5. **Development within the core of the historic ByWard Market, west of Dalhousie Street and south of Murray Street will be consistent with the scale, massing, setbacks and materials of the 19th century character of the ByWard Market;**
6. **Development throughout the ByWard Market Special District within ... the heritage conservation district[s]:**
 - **Will be sensitive to existing character through the use of architectural styles, expression and building materials that respect and reinforce the existing physical character, and may be the same as, and integrate with, those of the more prominent built elements of the Special District;**
 - **Will have consistent front yard setbacks with the existing buildings within the associated streetscape;**
 - **Should consider the articulation of the historic lot divisions in the façade of new buildings ...when development takes place across several property lines;**
7. **The public courtyards and associated pedestrian circulation system east of Sussex Drive will be protected and enhanced. Opportunities to introduce new urban plazas, courtyards and privately-owned public spaces ... will be considered when properties are redeveloped.**

5.0 Demolition and Relocation

The ByWard Market HCD is comprised of many buildings of varying ages, styles and functions. Of the total XXX properties in the ByWard Market, XX per cent of are Contributing or Contextual and the remainder are Non-contributing. There are XX properties designated under Part IV of the Ontario Heritage Act, xx FHBRO Classified and Registered properties and XX National Historic Site.

Policies

- 1. Demolition or relocation of Contributing properties will not be supported. Demolition by neglect is not considered a valid reason for demolition.**
- 2. Demolition of “Contextual” and Non-contributing buildings may be considered.**
- 3. An application to demolish an existing building must typically be accompanied by plans for its replacement. New construction must be compatible with, and sympathetic to, the character of the HCD and meet the objectives, policies and guidelines of this plan.**
- 4. In the rare instances when a replacement building is not proposed immediately, the proponent should submit plans for greening the property until its re-development.**
- 5. At least one of the following, as determined by heritage staff, must be included as part of a complete application under the *Ontario Heritage Act* for the demolition, relocation or dismantling of a Contributing building:**
 - Confirmation through an assessment by a structural engineer with expertise in heritage buildings or the City's Chief Building Official that there is structural instability or damage resulting from an extraordinary circumstance;**
 - Confirmation through an assessment and rationale provide by a qualified heritage engineer and/or heritage professional that the building is damaged, compromised, or determined to be inherently flawed in its construction method where retention poses an unacceptable risk;**
 - An analysis of the building that demonstrates that alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, deconstruction/reconstruction,**

mothballing etc.) have been meaningfully considered.

6. **The City may require the submission of a Heritage Impact Assessment, Conservation Plan, an engineer or other professional report, or a peer review of any professional reports or opinions on as part of an application for potential demolition.**
7. **In the rare instance that a Contributing property is approved for demolition, the City may require that the building be recorded, and the information be deposited at the City of Ottawa Archives. Options for appropriate interpretation and/or commemoration may also be required.**
8. **When demolition is contemplated, property owners are encouraged to consider salvage and reuse of historic material where appropriate.**

6.0 Existing Buildings: Conservation and Repair

The following policies and guidelines address existing buildings and seek to encourage their conservation, restoration and maintenance. The overall aim of the following section is to ensure that original material, heritage attributes and heritage fabric are retained rather than replaced, and if retention is not possible that new building components respect the existing heritage character of the property and the District.

The Policies and Guidelines in this section have regard to two documents; the “Standards and Guidelines for the Conservation of Historic Buildings in Canada” and the “Eight Guiding Principles for the Conservation of Historic Buildings.” These documents are useful to those undertaken conservation and repair projects, particularly complex or unusual projects not specifically discussed below.

The ByWard Market Heritage Conservation District is noteworthy for the high proportion of buildings in it that have been heavily altered since construction. The diversity and layering that distinguish the District define the cultural heritage landscape. The ongoing evolution of the vernacular building stock means that some buildings are much older than they appear, and that thorough material and documentary research should be undertaken prior to any work on a building in order to determine its original character. Heritage staff can assist in this process to help the owner in developing an approach to restoration and renovation.

In addition, City heritage staff should be consulted prior to the commencement of any project to determine what permits are required and to seek advice regarding best practices.

6.1 Roofs and Rooflines

[photo here, 41 York Street]

The ByWard Market HCD is defined by the heterogeneity of its building types and its wide variety of historic roof forms. The residential streets feature side-gabled and mansard roofed structures, flat-roofed singles, semis and row houses, while the commercial streets are dominated by flat, and mansard roofed commercial structures.

Wooden shingles were the most common roofing material for the side and front gable roofed structures built in the first decades of the 19th century. Later on, tin plate roofing was also used, particularly for more expensive houses. Asphalt shingles began to be used in the early 20th century and replaced wooden shingles as the roofing material of choice. They are also a reasonable choice for re-roofing. Heritage staff should be consulted when contemplating the substitution of modern materials.

Commercial buildings and the flat roofed, brick veneer singles, semis and row houses had tar and gravel roofs when constructed. The use of modern roofing membranes is appropriate for these structures

Policies

- 1. Conserve and retain historic roof forms (profile and roof forms), materials and details (e.g. soffits, eaves, bargeboard, parapets, cornices and finials);**
- 2. Conserve and retain historic chimneys that contribute to the character of the streetscape or are heritage attributes of individual buildings.**
- 3. Conserve and retain historic wooden shingles or metal roofs when possible.**

Guidelines

- a) Where original roofing material is missing, property owners are encouraged to restore the roof to its historic material. Wooden shingles should be sawn, not

- split. Original roofing materials are often indicated on Goad's Fire Insurance Plans, available through Library and Archives Canada;
- b) Metal shingles and standing seam roofs can be repainted and should be cleaned and primed prior to painting.
 - c) New metal shingles should be installed to replicate the original shingle pattern.
 - d) New roofing materials should complement the building's historic character. The use of modern materials to imitate historic materials (i.e. cedar shingles, standing seam metal, etc.) may be supported. When asphalt, composite or metal shingles are used, they should be in a colour that complements the building;
 - e) Character-defining chimneys should be retained and regularly maintained. Non-functioning chimney that contributes to the cultural heritage value of the building should be retained and capped;
 - f) Character-defining elements such as gables and decorative dormers should not be covered by siding;
 - g) If eavestroughs are desired to minimize water damage, they should be discretely located, be of appropriate materials and installed in a manner to ensure water is directed away from building fabric.

6.2 Materials

Historically, most modest buildings in the District were clad in local materials, including clapboard, stucco, roughcast or brick veneer. Changes were common, and brick veneer was often added when a family became more prosperous and wanted to improve their house. As wood requires renewal, successive repairs often resulted in different siding, including insulbrick, angel stone, aluminum and vinyl. The replacement of these materials with cladding more appropriate to the District is encouraged.

Many of the historic commercial buildings are of masonry (stone and brick) construction. These include the stone commercial structures facing Sussex, the brick buildings on the south side of York Street and brick buildings near the ByWard Market building.

Policies

- 1. Conserve, maintain and repair historic stone masonry, brick and wood exterior cladding.**
- 2. Do not conceal historic masonry or cladding with new materials; painting previously unpainted brick or stone is not appropriate.**

3. Remove recent cladding materials when possible and replace them with cladding that reflects the original character of the building.

Guidelines

- a) Lime-based mortar should be used when re-pointing historic brick and masonry as cement mortar prevents moisture from escaping through the mortar and causes brick damage. Care should be taken to match the colour and joint profile of the mortar; using a mason experienced in lime-based mortar is encouraged;
- b) Replacement bricks should match the existing in size, colour and texture;
- c) Cleaning of brick and stone buildings should be undertaken using gentle non-abrasive methods. Sand blasting is not an appropriate method. Prior to cleaning masonry, a test patch should be undertaken, and city heritage staff notified of the project to determine if a permit is required;
- d) Some historic roughcast and stucco buildings have been replaced with inappropriate cladding. Property owners are encouraged to replace these types of late 20th century cladding with simpler cladding that evokes the historic material.
- e) There is a tendency for brick veneer to pull away from the wall behind and property owners should ensure that fasteners are regularly inspected and replaced when necessary;
- f) Owners are encouraged to remove inappropriate contemporary cladding (stucco, vinyl and aluminum siding, angelstone, also brick and stone) as the materials can have a negative effect on historic masonry. When inappropriate materials have been removed, original materials should be repaired and restored, where possible, or replaced in a traditional or contemporary material such as fibre-cement board, that is compatible with the building and the streetscape;
- g) Avoid the use of External Insulation Finish Systems (EIFS) as such systems have the potential to obscure historic character and lack authenticity.

6.3 Windows and Doors

Windows and doors play an integral role in defining the heritage character of a building. The District's earliest commercial and residential buildings had multi-paned windows, often with a six-over-six pattern. Later in the 19th century, two over two windows

became more common. Sash and casement windows were both used; with casement windows found in religious properties and some of the earliest houses.

The traditional pattern for commercial façades featured grade level storefronts with large plate glass windows, often with transoms. Store entrances were typically recessed and access to the upper floors was gained by single doors adjacent to the storefront. Upper floors were distinguished with smaller windows, often with decorative surrounds.

[image of School of Art]

Well-maintained historic windows can last much longer than contemporary replacements. There are practical and economical approaches to repairing historic windows including painting, re-puttying or caulking, and weather stripping. Heritage staff can provide advice on appropriate methods of restoration of historic windows and appropriate replacement windows as necessary.

For direction and guidance related to replacement windows, see Section 7.1.

Policies

- 1. Conserve and retain historic windows and doors, including their type/ or opening style, design, details (e.g. glazing pattern, sills and lintels, surrounds, sidelights and transoms etc.), and proportion, particularly those that are decorative, or feature leaded or stained glass.**
- 2. Consider historic window and door restoration and rehabilitation before replacement.**

Guidelines

- a. Weatherstripping, new putty and the replacement of cracked panes and other dutchman repairs can often extend the life of a window without necessitating the window's replacement.
- b. New exterior or interior storm windows are also an appropriate way to increase energy efficiency.
- c. When a building has later or replacement windows to be replaced, reinstating and restoring the building's original windows in terms of design, materials, size, proportion, glazing pattern and detail is encouraged.

6.4 Front façade features, including porches, porticoes and balconies and carriageways

Porches, porticoes and balconies are found on house-form buildings in the HCD. Most ground floor porches and upper floors balconies are open, although occasionally larger houses have enclosed second floor sunrooms. Porches are usually wooden with wooden or brick columns and stone piers. (Montage of York Street houses, north side, because they have a range of porches)

Policies

- 1. Conserve historic front entrances, sunrooms, carriageways and balconies including decorative elements such as (but not limited to): railings and balustrades, columns, brackets and porticos etc.**

Guidelines

- Historic wooden porches and balconies should be regularly inspected and maintained. More than other parts of a historic building, they are prone to deterioration due to their exposure to the elements;
- The removal of historic porches is discouraged;
- Owners are encouraged to engage a heritage professional with experience in historic porch restoration when considering porch work;
- Where a porch or balcony is badly deteriorated, it should be conserved, not replaced. Where components are beyond reasonable repair, new components should match the originals in terms of design and detail, with the same materials, style and size, as closely as possible;
- If a property owner wishes to restore an existing porch or reinstate one that is missing, the design should be based on documentary evidence (e.g. historic photographs). If no such evidence exists, the porch should be based on local examples on similar buildings. Owners should work in consultation with heritage staff to determine an appropriate porch design;
- Carriageways should be conserved. When development is proposed that necessitates the filling-in of a carriageway, the front wall should be set back from the front façade. (Figures showing open, in-filled carriageways)
- Any changes to railing heights are required to meet the standards of the Ontario Building Code. As part of the Building Permit process, owners should discuss options under Part 11 of the OBC that would allow for the retention of the existing railings with heritage staff and a Building Official;
- Materials for porch restoration projects should be based on historic evidence. Fibreglass, metal and vinyl were not used traditionally in historic porch

construction. Wood is the most appropriate material for porch restoration projects for elements including but not limited to decking, railings and columns.

6.5 Architectural Details and Attributes

Architectural details such as decorative brick work, bargeboard and decorative trim distinguish many buildings in the ByWard Market. Decorative pressed metal elements, popular from the 1890s until the First World War, were widely used throughout the District for decorative cornices on commercial and residential buildings. These details bring richness and variety to the buildings and streets of the ByWard Market HCD.

Policies

- 1. Conserve, maintain and repair existing character-defining elements.**
- 2. Do not cover, remove or obscure existing character-defining attributes on the primary façade of buildings (and on side elevations on corner lots).**

Guidelines

- Do not add decorative trim, such as bargeboard, finials and dentils when there is no evidence that the building had such details. If evidence related to an individual property is not available, but there are similar buildings nearby that feature decorative trim, they can be used to establish appropriate architectural elements;
- Retain and repair decorative pressed metal details;
- When pressed metal elements are beyond repair, new ones can be manufactured based on the original by experts in metal restoration;
- Property owners are free to choose paint colours for architectural details and building attributes and are encouraged to contact heritage staff for advice on historic paint colours.

6.6 Commercial and Mixed Use: Storefronts

Commercial structures in the ByWard Market HCD are predominantly concentrated on Sussex, George, York, the streets surrounding the ByWard Market Building and Dalhousie Street. Storefronts in the District share certain characteristics, such as

recessed front doors, often with transoms, flanked by wide plate glass windows, with secondary doors that lead to the upper floors. The more substantial stone buildings on Sussex Drive (many of which were recently restored by their owner, the NCC) present a cohesive street wall, while other commercial streets are more varied.

As the focal point of commercial activity in the area, storefronts in the ByWard Market HCD have been altered frequently and few original examples remain. Some alterations have been undertaken to accommodate restaurant uses at the expense of the character of the area. The rehabilitation or restoration of inappropriately altered storefronts will improve the quality of the public realm and the pedestrian experience.

[Image before and after storefronts would be good here, also lovely storefronts on Sussex as examples)]

Policies

- 1. Conserve remaining historic components, including stone, brick and cast-iron columns, historic plate glass windows with metal or wood bulkheads, original or early doors and transoms, decorative wood or metal first floor cornices.**
- 2. Conserve the historic arrangement of storefronts (e.g recessed store entrances, secondary doors, cornices, sign bands, etc.), when historic materials and signs have been removed and replaced.**

Guidelines

- a. Historic transoms, plate glass display windows, secondary cornices, columns and pilasters (brick, stone or cast iron), bulkheads and other storefront elements should be retained and restored wherever possible;
- b. Where character-defining historic storefront elements are missing, their reinstatement is encouraged. Use historic photographs and surviving physical evidence to assist in determining the proposed interventions;
- c. Where original storefront elements have been concealed by inappropriate cladding, sign bands etc., removal of the later interventions and repair of the remaining elements is encouraged;
- d. When considering storefront replacement when existing storefront elements are beyond repair, ensure that new elements replace the deteriorated ones in kind and that their appearance, size, design, proportion and profile reflects the original. The retention of recessed entries is particularly important.

- e. Where modifications to storefronts are needed to improve accessibility and create barrier-free entrances, retain historic features and materials as much as possible, while meeting current accessibility standards.

6.6 Upper Storeys

Historic commercial buildings within the ByWard Market HCD are up to four storeys in height, with the ground floors devoted to shops and the upper floors to either offices or apartments. The upper floors of these buildings generally feature large, symmetrical, rectangular windows, frequently with decorative brick or metal trim, square or segmental arches with voussoirs, decorative wooden or metal secondary and primary cornices and stringcourses.

Policies

- 1. Conserve remaining historic components, including stone, brick and cast-iron columns, decorative brickwork, stone trim and stringcourses, historic window openings and trim, bay windows and decorative wood or metal cornices.**

Guidelines

- a. Historic window details, such as voussoirs, decorative brick work, terra cotta panels, cornices and other architecture details should be retained and restored wherever possible;
- b. Where character- defining historic upper storey commercial elements are missing, their reinstatement is encouraged. Use historic photographs and surviving physical elements to assist in determining the proposed interventions;
- c. Where original upper storey elements have been concealed by inappropriate cladding and when original windows have been blocked in to accommodate smaller windows, removal of the later interventions and repair of the remaining elements is encouraged;
- d. When considering the replacement of upper storey elements when the existing elements are beyond repair, ensure that the replacement elements match in kind the appearance, materials, size, design, proportion and profile of the original.
- e. Some of the buildings on Sussex Drive are replicas. In terms of alterations, these buildings should be treated as if they were historic structures. See Appendix X for list of replica/ replacement buildings.
- f. Window-mounted air conditioners on the front facades and side elevations on corner lots are discouraged.

7.0 Alterations

A thorough understanding of the cultural heritage value of a building and its attributes is necessary before undertaking an alteration to ensure that it is appropriate and respects not only the building's cultural heritage value but also the values of the District. Stakeholders would benefit from obtaining information on the property and its setting prior to beginning the design process.

The Policies and Guidelines below in Section 7.1 relates to all existing properties. Section 7.2 provides more specific direction for Non-contributing properties recognizing they have limited historic fabric. These sections aim to address the most common types of alterations undertaken in heritage conservation districts. In addition to these requirements, the heritage attributes of properties in the District that are designated under Part IV of the *Ontario Heritage Act*, should be maintained and enhanced in any proposed alteration to the property. See Map in Figure XX.

Proposals not contemplated below will be considered on a case-by-case basis by heritage staff.

7.1 Alterations to Existing Properties

The ByWard Market was originally designated because of the historic role it played in the commercial life of Ottawa and the high concentration of late 19th and early 20th century commercial buildings within it. The following applies to all buildings in the HCD, including commercial structures and houses in the district, including those which have been converted to offices, shops, restaurants or other commercial uses but retain their house form elements and character. This section should also inform alterations proposed to replicas and buildings listed as "Contextual", as described above.

Policies

- 1. Alterations to buildings will be compatible with, subordinate to and distinguishable from the existing Contributing property or neighbouring Contributing properties.**
- 2. Alterations will be compatible with nearby Contributing properties as well as the cultural heritage value and attributes of the District. They will consider:**
 - Materials, scale, form, proportions and massing, height and location on the lot.**

- 3. It is acknowledged that barrier-free access is a goal for all. New elements such as ramps or railings required to allow for barrier-free access will be compatible in scale, materials and design with the existing building.**

7.1.1 Utility Equipment

The following section recognizes that there may be opportunities to add new features that allow for improved energy efficiency if they are compatible with, and do not detract from the cultural heritage value or attributes of the HCD and of existing Contributing properties. It also recognizes that modern equipment such as HVAC units, heat pumps, hydro or water meters are found in all urban areas and that their installation is to be expected.

Policies

- 1. Alterations to increase the energy efficiency of a structure will be considered if they are compatible with, and do not adversely impact the cultural heritage value or attributes of the District and of its Contributing properties.**
- 2. Locate new hydro meters, fire escapes and fire doors away from the front façade in a manner which does not detract from the cultural heritage value of the District.**

Guidelines

- Solar panels should be located so that they are not visible from the street or as discretely as possible and be installed in a way that minimizes damage and impact to the heritage fabric of the building.
- Modern utilities and other equipment such as (but not limited to) hydro or water meters, satellite dishes, vents and ducts or HVAC units should be located away from primary façades (and side elevations on corner lots), or in an inconspicuous location wherever possible or when technical requirements allow.
- Care, research and understanding of applicable historic construction methods should be undertaken to avoid and limit damage to the building as a result of such these types alterations.

7.1.2 Chimneys

Guidelines

- a) The design, location and materials of new chimneys should respect and complement the historic style and existing cladding materials of the building.

7.1.3 New Dormers

The commercial and residential buildings in the District feature a variety and dormers and dormer types. Dormers are frequently character-defining elements of historic buildings and contribute to the style and design expression of both commercial and residential properties. Adding new dormers can provide additional living space in attics.

Policies

- 1. New dormers will be designed and located in a manner that does not obscure or detract from the heritage character of the existing building nor detract from the cultural heritage value or attributes of the District.**

Guidelines

- a) New dormers should not become the dominant feature on a roof.
- b) Dormers should not extend above or beyond the ridge of the roof or beyond the eaves line.
- c) Designs for new dormers should:
 - i. consider the design, location, style, proportions, window openings, roof form and materials of historic dormers in the District;
 - ii. be compatible with the style and proportions of the windows and façade of the building
- d) Cladding materials on dormer windows should be compatible with the materials of the existing building.
- e) Where they are visible from the street, the roof form, size and pitch of new dormer windows should be compatible with the architectural character of the street and the District.

Figure xx: Photos of Existing dormers

7.1.4 Windows and Doors

The repair, restoration or rebuilding (see Section 6.3 above) of historic windows and doors should be considered before replacement. However, there may be occasions

when existing windows or doors are beyond repair and replacements are needed or when a new opening maybe necessary. A Heritage Permit is typically required for most new windows and openings and property owners should contact Heritage staff early in their window-replacement project to ensure compatibility.

Policies

- 1. Conserve the design of original windows and doors including their original opening styles and muntin patterns when installing new replacement windows.**
- 2. Conserve the overall fenestration pattern on primary façades.**
- 3. Conserve the arrangement of traditional door openings.**

Guidelines

- Before considering replacement, the condition of each window or door should be assessed, as they may not all be in the same condition. If original or historic windows and doors are beyond repair, replacement windows and doors should match the originals in type (e.g., sash, casement etc.), design, size, proportion, glazing/muntin pattern and detailing, based on documentary and photographic evidence.
- Avoid replacements on primary facades where ever possible; replacement units away from public façades may be considered.
- True divided lights (windows with individual panes of glass) in new windows are preferred.
- If it is not possible to have true divided lights, muntin bars used should match the original window pattern (e.g. six over one, eight over eight etc.) and should be profiled and located on both the exterior and interior of the glass. If a sealed unit is proposed, a frame matching the muntin pattern within the sealed window should be considered.
- When considering replacement windows and doors, property owners are encouraged to use “like-for-like” materials (e.g wooden windows and doors with new wooden windows and doors). If alternative materials (e.g acetylated wood, aluminum clad wood, fibre glass, vinyl etc.) are being considered, the design of the replacement unit (number of panes, type of window, side lights, method of opening) should be compatible with the character of the building and reflect the character of the originals.
- When considering replacement windows that are beyond repair, ensure that the replacement units are durable, repairable and recyclable.
- New window or door openings should be discreetly located and should reflect the design, rhythm and scale of the historic patterns of all openings. The creation of new window openings on the front façade is discouraged.

- h. The size and shape of window openings on the front façade or that are visible from the street should not be altered. Where windows are not visible from the street, alternative materials replacement windows may reference the historic form and proportions with modern materials.
- i. When upgrading curtain wall systems to be energy efficient, retain the window openings, window size and muntins.

7.1.5 Porches, balconies, Canopies and Carriageways

The policies and guidelines in this section are intended to help individual property owners who wish to make significant changes to an existing porch through expansion etc., to rebuild a porch that has been removed or to build a new porch where none has previously existed. The ByWard Market is noteworthy for its second -floor balconies which frequently feature elaborate decorative details. Also unusual in the area are its carriageways which permitted access to works yards and small factories behind the structures on the lots.

- 1. New porches or alterations to existing porches, balconies or canopies must be compatible with the existing building and the street in scale, materials, design, proportions and detailing. Where it is available, use historical information such as photographs to inform the design, or use local porches on similar buildings in the District for inspiration.**
- 2. Carriageways should be conserved. When constructing behind them, sufficient space should remain to preserve as much of the openness of the space as required. [photo of carriageway]**

Guidelines

- a) The introduction of new porches, balconies or canopies may be appropriate if they are designed and located in a manner that is compatible with the existing building and the character of the District.
- b) The enclosing of open porches or balconies may be allowed if the character of the porch or verandah is retained. Enclosures will be considered on a case-by-case basis.
- c) When a porch enclosure is proposed, its design should be compatible with the rest of the building, retain as many of the building elements as possible and be designed to be reversible. Consideration should be given to using as much glass as possible when enclosing a porch to retain the openness of the existing porch.

- d) Traditional materials should be used for porch alterations. Selected alternate materials may be used after consultation with heritage staff.
- e) New roof top terraces should be located away from the front façade, with their railings and fixtures located as discretely as possible. The design and materials of new terraces and their elements should be compatible with the character of the building on which they are located

7.1.6 Commercial Storefronts

Many of the commercial buildings within the ByWard Market HCD have been altered as the commercial needs of the community changed. Traditional “over the store” apartments were abandoned or converted to office or storage space, windows were blocked in and replaced by inappropriate modern units, cornices were removed and new storefronts were added.

Policies

- 1. The traditional commercial streets in the ByWard Market HCD define its character as Ottawa’s pre-eminent 19th century commercial neighbourhood with a wide range of building types and functions. When contemplating change and renewal, make every effort to ensure that design alterations evoke the character of the historic commercial buildings of the District.**
- 2. Conserve the arrangement of historic storefronts.**

Guidelines

- a. Consider removing blocked-in windows and inappropriate later windows from the upper storeys of commercial buildings. Replacement windows should be based on historic evidence, if available. If there is no evidence, examples from nearby buildings can be used for guidance.
- b. When updating storefronts for new owners, make every effort to uncover original storefront elements. If they no longer exist, design the new storefront to evoke the traditional qualities of the street by including a secondary cornice, bulkhead, recessed doorway and signage.

Figure 22: Before and after photos of restaurant on Sussex, sensitively restored

7.2 Alterations to Non-contributing Properties

A number of buildings in the District are considered to be “Non-contributing.” Ensuring that these properties are both appropriately maintained and sensitively modified is important to the general character of the ByWard Market HCD. Many of these buildings date from the 19th century but have been altered through the application of siding, removal of porches and balconies or roofline changes. Returning a building to its original character could change its status from Non-contributing to Contributing, making it eligible for heritage grants.

Although it is not necessary to conserve the elements of those properties that do not support the cultural heritage value of the HCD, efforts should be made to ensure that interventions to them will enhance and not detract further from the area’s cultural heritage value. Heritage staff can be consulted when searching for ways to increase the compatibility of Non-contributing properties.

Policies

- 1. Alterations will be compatible with nearby Contributing properties as well as the cultural heritage value and attributes of the District. They will consider the building’s materials, scale, form, proportions and massing, height and location on the lot.**

Where possible, when renovating or upgrading a Non-contributing property, ensure that repairs or approaches to replacement support the heritage character of the District.

Guidelines

- a) Consider removing 20th century cladding materials such as vinyl, aluminum and/or artificial stone and either restoring the original material if it still exists underneath or replacing it with a material that reflects the character of the area.

- b) Consider removing inappropriate storefront signage such as plastic and back lit signs and replacing it with signs similar in character to more appropriate recent signs. Heritage staff can provide guidance on storefront and signage design. Signs must also comply with the Signs By-law.
- c) When undertaking energy upgrades to windows of Non-contributing buildings, the replacement windows could reflect the character of windows found in the area.
- d) When inappropriate replacement porches have been added or where porches have been removed, use examples from the neighbourhood when designing new ones.
- e) When upgrading and renovating buildings, artificial stone could be replaced by manufactured wood, picture windows by rectangular windows, wrought iron railings and concrete porches by wooden porches, flat commercial façades by façades with recessed doorways and large display windows and inappropriate signs by signs that evoke the character of historic signs.
- f) It is acknowledged that barrier-free access is a goal for all. New elements such as ramps or railings required to allow for barrier-free access should be compatible in scale, materials and design with surrounding contributing properties.

8.0 Additions (Contributing and Non-contributing)

The ByWard Market Heritage Conservation District is primarily commercial and has the distinction of being Ontario's first commercial heritage conservation district. Its buildings largely reflect its commercial roots and flat-roofed structures with predominately retail at grade. Some of these buildings are excellent examples of late 19th century commercial architecture, for example the buildings that face Sussex Drive, while others are simpler, more vernacular structures, such as those facing the ByWard Market Building on William and ByWard Market Streets. The range of commercial building types contributes significantly to the richness of the character of the HCD.

Residential buildings are generally located in the north part of the HCD and include single detached and row houses; some residential buildings are also located on York Street, east of Dalhousie Street. The District's commercial buildings frequently feature apartments on the upper floors, spreading residential uses throughout the HCD.

Development in the HCD is very dense, with many structures immediately abutting their neighbours. In addition, many rear yards are fully developed or have reduced rear yards. This land use pattern provides limited opportunities to construct rear and side additions, however, there are opportunities for rooftop additions, provided that such additions are well designed and appropriately located.

Given that non-contributing properties do not represent the cultural heritage values of the District, additions and alterations to non-contributing buildings will be reviewed for their impact on the District as a whole rather than on the specific non-contributing property.

Policies

- 1. New additions will be physically and visually compatible with, subordinate to, and distinguishable from the existing Contributing buildings on the property.**
- 2. New additions will be designed to be compatible with adjacent and surrounding Contributing properties, particularly those forming identified streetscapes.**
- 3. New additions will respect the following:**
 - The scale, form, proportions and massing, height, and location on the lot of the building to which they are being added.**
 - Materials and architectural characteristics such as fenestration patterns, the design of windows and doors, datum lines and other vertical or horizontal reference points of the subject property and surrounding buildings.**
- 4. New additions will contribute to and not detract from the defined cultural heritage value and attributes of the District. Consideration will be given to the location, materials and other design measures to mitigate negative impacts on the HCD and the existing building.**
- 5. The overall impacts of the height and massing of a rooftop addition, including any required mechanical penthouses must be carefully considered; mechanical penthouses must be detailed on proposed plans and drawings. If located on a corner lot, consideration should be given to how additional massing can be mitigated on the side façade.**
- 6. Roof top additions must be located and designed sensitively to limit or mitigate visual impacts on the HCD and ensure that the heritage attributes of the building, streetscape and HCD are conserved. A views analysis may be required in support of any applications for such a project.**
- 7. Proposals for roof top additions that require an existing Contributing building to be reconstructed will not typically be supported. Conserve roof-related heritage attributes such as cornices, parapets and dormers that are visible from the street.**
- 8. The rooflines and roof profile of Contributing buildings will be maintained and conserved.**

Guidelines

8.1 Ground oriented additions

- a) Property owners are encouraged to retain an architect, designer and/or heritage professional when designing an addition to a building in the District;
- b) New additions to Contributing buildings should aim to strike a balance between imitation of historic character and pointed contrast in order to complement and respect the cultural heritage value of the HCD.
- c) New windows should be compatible with those of the existing building and its historic neighbours in size, window to wall ratio, shape and divisions.
- d) Cladding materials for additions should reflect and be sensitive to the historic character of the existing building and its neighbours.

8.2 Rooftop Additions

- a) A rooftop addition should be proportionate in height to the historic building; they should not typically be more than two storeys, particularly if the existing building is two storeys or less. For direction for larger additions, see Section 9.1.
- b) Roof top additions should have a meaningful set back from the main (front) façade to permit the historic building to continue to be perceived as the dominant element of the streetscape; the set back should be determined by a views analysis considering impact on the attributes of the HCD, undertaken in consultation with heritage staff and a qualified professional; [illustration here]
- c) Mechanical penthouses should be limited in size and designed to be subtle
- d) Rooftop additions should use materials that are compatible with the existing building and the HCD. Glazing or light colours often help minimize impacts of new massing.
- e) Railings on the roof of the existing building should be set back from the front and side facades and should be designed to have a minimal visual impact on the cultural heritage value of the building and District.
- f) If an addition is to be cantilevered over the existing building, design measures, materiality and location should be employed to ensure that the historic building's cultural heritage value and the role that it plays on the street is conserved. (35 William Street or, rooftop on Dalhousie as examples)

9.0 New Construction

The ByWard Market was historically a mixed use, commercial area; most of its buildings feature commercial uses at grade with residential and/ or commercial uses above. There are also institutions and house-form buildings within its boundaries, which make a significant contribution to the richness and variety of the District. For the most part, new construction is anticipated to continue the current scale and mixed-use commercial character of the HCD, in a manner that is consistent with the policies and guidelines of this plan. [successful infill image here, 33 George]

One of the main objectives of this plan is to conserve and protect existing Contributing properties, streetscapes and spaces that express the District's cultural heritage value. While significant development has occurred since the designation of the District, and most lots vacant at the time of designation have been developed, there remain some vacant lots where construction is anticipated and encouraged. Additionally, there may also be opportunities for new buildings through the re-development of properties with Non-contributing buildings. Given the paucity of land available for development, the policies and guidelines in Section 9.1 also anticipate projects in which existing Contributing buildings are retained and incorporated into a larger development.

Policies

1. **New buildings shall contribute to, and not detract from the heritage character of the area as outlined in the Statement of Cultural Heritage Value and the list of the District's heritage attributes.**
2. **Respect the "Standards and Guidelines for the Conservation of Historic Places in Canada" when constructing new buildings: ensure they are physically and visually compatible with, subordinate to, and distinguishable from the historic place.**
3. **Consideration must be given to mitigating negative impacts of overall height and mass of a new building, including any mechanical penthouses, on the overall cultural heritage value of the HCD and its attributes, and any Contributing buildings on or surrounding a proposed development.**
4. **New construction must conserve and be sensitive to the character-defining historic street walls on which it is located.**
5. **Where new development is proposed on a consolidated parcel made up of more than one lot, the design of the building[s] must respect and reflect the fine-grained character of the street created by traditional building widths on that street. This can be achieved by maintaining the pattern of entrances and windows, façade articulation, scale and massing of new structures.**
6. **To respect the traditional street walls throughout the District, new commercial buildings beside or between flat roofed structures must also have flat roofs.**
7. **In general, new construction shall remain low in profile.**
8. **New commercial or mixed use developments shall reflect traditional building proportions on the street. Historically, commercial ground floors were traditionally taller (approximately 4.5 metres) than each of the upper storeys to differentiate ground floor retail and upper floor uses.**
9. **The design of new buildings must respect and be sensitive to the HCD's cultural heritage value and attributes in terms of:**
 - **exterior materials and cladding;**

- architectural elements and treatments such as window patterns and design, location of datum lines, roof profile and roof lines, overall vertical and/or horizontal proportions;
 - existing pattern of building setbacks;
 - massing, height and scale.
- 10. Ensure that the front yard setback of a new building is consistent with its adjacent neighbours to allow for the continuity of the streetscape.**
- 11. Respect the site's historic context and surrounding Contributing properties when constructing a new building by providing meaningful elements of transition between the new development, existing on site and surrounding Contributing buildings and. This can be accomplished through the use of design measures such as, but not limited to:**
- The incorporation of setbacks, step backs, architectural details and the use of complementary materials;
 - The sensitive placement of new buildings on the site to provide appropriate distances between them and existing heritage resources or surrounding Contributing buildings; and
 - Maintaining architectural proportions and visual relationships within the streetscape.
- 12. Where an associated planning document may contemplate heights beyond that of the historic street wall, new construction must also be informed by the policies and guidelines in this Plan and meet its objectives.**

Guidelines

- a) Property owners are encouraged to retain an architect with experience in projects in heritage conservation districts.
- b) New buildings should demonstrate an appropriate balance between replication of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD.
- c) Traditional building materials in the District includes stone, brick and stucco. New buildings should either include these materials or use materials that complement them in colour and texture.
- d) Windows should be wood, metal clad wood or steel. Other materials may be considered by Heritage staff on a case -by -case basis.
- e) Consider the transparency and opacity of proposed materials. Lighter materials such as glass or lighter coloured materials can be used for upper storeys to help provide massing and visual relief when new buildings are of greater height and mass than existing heritage resources.
- f) Decorative cornices and parapets should be considered when designing new commercial buildings to reflect historic patterns of those elements on the HCD.
- g) Upper floor access should be on the front façade to reflect the historic pattern of entrances in the HCD. [illustration/photo here]

- h) The height of the ground floor should respect the scale of the surrounding buildings. Should taller interior floor to ceiling heights be desired, traditional proportions and datum lines of historic buildings should be reflected on the exterior.
- i) Storefronts at grade should be transparent, with recessed entrances and articulated transoms; entrances should reflect the heights of historic neighbours. At-grade windows should be large, with compatible divisions. Projecting cornices and smaller more decorative windows can be used to separate and distinguish between the ground and upper floors.
- j) Signage should maintain existing patterns of horizontal banding (see Section 10.4 for detailed signage guidance).

9.1 New construction: Incorporating Contributing Buildings

In addition to the general direction and guidance found in Sections 8 and 9 above, the following section provides direction for cases where there may be an opportunity to retain and incorporate an existing Contributing building into a larger development. This section will also inform the review of applications for roof top additions that exceed two storeys.

It should be noted that it is not the intention of these guidelines to encourage façadism – but instead to provide guidance for how a Contributing building may be retained and meaningfully incorporated into a development.

Policies

- 1. Given that the conservation of Contributing properties is one of the goals of this Plan, any proposal that includes a Contributing building must do so in a meaningful way that respects the building and its attributes. Meaningful retention has regard for the building's original three-dimensional form and the features that express its cultural heritage value and its contribution to the HCD. To achieve this, the project must consider:**
 - Height, width and depth;
 - Shape and arrangement of volumes;
 - Original roof form and roof lines;
 - Character-defining elements and features such as chimneys, porches and other architectural details.
- 2. The dismantling and reconstruction of existing Contributing buildings in order to incorporate them into larger developments will not typically be supported, unless it is demonstrated to be necessary to ensure the conservation of the building. Consideration of such proposals will be informed by the applicable policies in Section 5.0 for Demolition and Relocation.**

3. **When a project incorporates existing Contributing building(s) into a larger development, the existing buildings will continue to be featured prominently on the lot and in the streetscape. The proposed development will complement the existing structure[s] through the use of compatible materials, fenestration pattern, relationship to the street or other measures.**
4. **If a Contributing building is to be retained and incorporated into a development, every effort must be made to retain it in its original location during the construction process. Where an engineer or architect specialized in heritage conservation concludes that retention of the resource in situ poses unacceptable risks, the City may permit the temporary removal of the resource during the construction process, followed by its restoration after reinstatement in its entirety on the original site.**
5. **Avoid moving or permanently relocating existing Contributing properties. If relocation is determined to be necessary, the building must remain on its current lot and face in its original direction.**
6. **Staff may require a Heritage Impact Assessment and Conservation Plan for any applications proposing to incorporate or relocate a Contributing building as part of a proposal. This may include a structural assessment to determine stability for relocation.**
7. **Where an associated planning document may contemplate heights beyond that of the historic street wall, new construction must also be informed by the policies and guidelines in this Plan and meet its objectives.**

Guidelines

- a) If relocating an existing contributing building is determined to be appropriate, its contribution to the streetscape should be maintained, particularly in terms of orientation and setback.
- b) When new residential development is proposed across several lots, new development should be articulated to reflect the historic built form patterns and rhythms on the street.

9.2 Low-to-mid rise Buildings in the HCD (section name TBD)

The ByWard Market is characterized by its low-profile, 19th and early 20th century buildings. The HCD is framed along Sussex Drive by the Connaught Building and some taller commercial structures on the east side of Sussex, however the skyline is pierced only by the spires of Notre Dame Basilica and St. Brigid's Church to the north and east in Lowertown West. Taller buildings, such as the Andaz Hotel are generally located at the borders of the HCD. As outlined above, this Plan seeks to conserve and maintain

this important low profile character as the HCD grows and evolves with new development.

In November 2022, as part of Ministerial approval of the City's Official Plan, the Province made revisions to maximum heights on Minor Corridors with the intention of providing the framework to allow for more housing options. These changes increased the height of Minor Corridors in the Downtown Transect to nine storeys, to match those of Mainstreet Corridors. Within the boundaries of the HCD, these maximum heights apply to Sussex Drive and King Edward Avenue (Mainstreets) and St. Patrick and Dalhousie Streets (Minor Corridors).

Within the boundaries of the ByWard Market HCD, new development must conform to the objectives of this Plan, specifically the following:

- a) To encourage the redevelopment of vacant and/or underdeveloped lots particularly those used for surface parking to further the intensification goals of the City, through context sensitive new construction and development that is compatible with the cultural heritage value of the District and reflects its history, character and development patterns;
- b) To ensure that new construction and development on vacant and/or underdeveloped lots, particularly on larger parcels where there are Contributing buildings respects the character of those buildings through their retention and the sympathetic design of the new structure[s];
- c) To maintain and enhance the distinctive commercial character of Sussex Drive, York Street, Dalhousie Street, Murray Street between Dalhousie and Parent and the streets surrounding the ByWard Market Building on three sides (George, ByWard Market and William Streets) through the use of harmonious materials and architectural details and through the maintenance of the uniform height of the street wall in new construction.

The overarching goal of the above new construction policies and guidelines and those of the ByWard Market Special District is to ensure that new buildings are contextually appropriate and respect the cultural heritage value of the designated place. The City's intensification targets must be balanced with the goals of heritage conservation.

Accordingly, at the borders of the HCD, there may be limited opportunities for additional height beyond the existing scale of the HCD, and if potential adverse impacts on the cultural heritage value and attributes of the HCD can be mitigated and appropriately minimized.

The following section provides direction and guidance for such projects:

Policies

- 1. Proposed developments that would significantly exceed that of the existing historic street wall shall be carefully considered and designed to respect, be sensitive to, and not negatively impact the defined cultural heritage values and character-defining attributes of the HCD as outlined in Sections 3.3 and 3.4.**
- 2. The specific context of a proposal will be taken into account when determining the appropriateness of proposed massing, heights, setbacks, and the relationship of buildings to the street. Proposals that would significantly exceed the height of an existing historic street wall will only be considered at the boundaries/edges of the HCD.**
- 3. New construction and additions to buildings on properties on William Street, ByWard Market Square and George Street, adjacent to the ByWard Market Building must be designed to be consistent with the scale and massing of the existing Contributing buildings in these streetscapes; appropriate transitioning must be incorporated to avoid overpowering and overshadowing these important resources.**
- 4. Developments must conserve, respect and be sensitive to the Contributing buildings on and surrounding a proposed project to ensure that their historic street walls and streetscapes remain paramount in the cultural heritage landscape.**
- 5. Where a new development is proposed on consolidated land parcels, the design of new buildings must respect and reflect the rhythm, scale and massing of the fine-grained character as expressed by traditional buildings street. On corner lots, the character of both streets must be considered.**
- 6. There may be tolerance for additional height at the boundaries of the HCD, where that boundary does not abut another HCD. Applications for new construction in such locations that would exceed the height of an existing historic street wall, established by the Contributing buildings in the streetscape may be considered where the applicant can demonstrate that the project will:**
 - a. Result in the meaningful retention and incorporation of a Contributing building through high quality design and application of high standards of heritage conservation;**
 - b. Be located on a lot of sufficient size and shape that will adequately provide appropriate transition in massing, scale and height to existing Contributing buildings on and surrounding the subject site;**
 - c. Be compatible with the HCD in terms of location on the lot, massing, design, and materials;**

- d. Implement design measures such as stepbacks, setbacks, façade articulation to reflect and be consistent with traditional building widths and streetscape rhythm;**
- e. Facilitate achieving broader city-building goals in the public interest.**

Guidelines

- a) New construction projects are encouraged to meet the City's High Performance Design Standards provided they can do so in a manner that does not detract from the cultural heritage value and attributes of the HCD.
- b) New construction projects will reflect the City's Design Guidelines for Low-rise Infill as appropriate.

10.0 Landscape, Streetscape and the Public Realm

Historically, the ByWard Market was a simple, utilitarian landscape that evolved from muddy streets, gas lighting and plank sidewalks to a typical urban landscape of the late 19th and early 20th century with concrete sidewalks, overhead wires and electric street lights. Other features, such as the horse trough on York Street and a drinking fountain at George Street and Sussex Drive were specific to its role as a market.

The landscape and public realm of the ByWard Market has evolved from a working landscape characterized by workshops behind large commercial buildings, institutions, shops, small hotels, and the actual market, consisting of open stalls and the market building, into a destination for locals and tourists alike. This transition has resulted in a mixed landscape that lacks cohesion and does not always enhance the buildings and historic streetscape character of the area.

In response to concerns about the future of the public realm within the ByWard Market, the City of Ottawa commissioned a public realm plan for the area. City Council adopted the Public Realm Plan in 2021 (its boundaries are virtually identical to those of the HCD, see Map) It will be implemented in the coming years.

10.1 The ByWard Market Public Realm Plan

The cultural heritage value of the ByWard Market HCD would be enhanced through the implementation of the ByWard Market Public Realm Plan.

The Vision Statement for the Public Realm Plan states:

The ByWard Market's public spaces invite residents and visitors to linger, relax, socialize, shop and explore this unique food market and heritage district within a network of inspiring public places that put pedestrians first. The public spaces are the backdrop against which daily life, festivals, and celebrations unfold; a place for both the everyday and the extraordinary.

Policies

- 1. Enhance the public realm through the implementation of the ByWard Market Public Realm Plan.**
- 2. Conserve and enhance the system of courtyards developed in former semi-industrial and workshop spaces as they contribute to the present-day character of the area.**
- 3. Efforts should be made to preserve existing trees, including those in the NCC courtyards. New street tree planting should focus on those streets that were originally residential and now are commercial/ mixed use.**

Guidelines

In addition to the recommendations of the Public Realm Plan, the following Guidelines apply to the public realm.

- a) The system of courtyards developed in former warehouse and workshop spaces contribute to the character of the HCD should be conserved and enhanced as they contribute to the present-day character of the area.
- b) Historically the streets of the ByWard Market did not have large canopy trees but in recent years there has been interest in planting new street trees for environmental and aesthetic reasons. This approach is reflected the "Public Realm Plan." Residents interested in adding trees to private property should consult Heritage and Forestry staff for information on appropriate species.
- c) Sufficient soil volumes should be provided for any new tree.

10.2 Front yards and Private Landscapes

Almost all of the structures within the ByWard Market HCD are located on the front lot line and thus there is little opportunity for front yard landscaping. The properties on York Street, east of Dalhousie have front yards.

Policies

1. **Conserve the soft landscapes character of front yards (and side yards, where applicable), as well as mature trees on existing properties.**
2. **Retain existing front walkways.**
3. **Maintain front yard setbacks for new construction in the HCD. When a new structure is contemplated, its front yard setback must match those of its neighbours as closely as possible.**

Guidelines

- a) Where front yards have been converted to hard landscaping, efforts should be made to either return them to soft landscaping or introduce more soft landscaping elements such as shrubs and flowerbeds.
- b) Linear walkways (usually about one metre in width) oriented perpendicular to street should be maintained.
- c) Low fences in front yards, consistent with the City's Fence By-Law, which limits heights to one metre in front yards, can be appropriate.

10.3 The Courtyards

[Photo of Jeanne D'Arc Court with sculpture]

The National Capital Commission initiated a project to preserve the buildings on the east side of Sussex Drive in the 1960s. Part of this project involved the creation of a series of Courtyards located to the rear of the restored and replica buildings on Sussex Drive. Elements of Note: In 2022 the National Capital Commission initiated a project to renew the Courtyards:

<https://ncc-ccn.gc.ca/our-plans/canadas-capital-core-area-sector-plan>
<https://ottawa.ca/en/city-hall/public-engagement/projects/byward-market-public-realm-plan>

Policies

1. **Conserve the sense of enclosure within the Sussex Courtyards created by the surrounding buildings.**

Guidelines

- a) Ensure that all interventions to the Courtyards enhance their unique character, meet accessibility and safety standards.
- b) Ensure that interventions to the Courtyards are consistent with the Council-approved ByWard Market Public Realm plan.

10.4 Signage

As a largely commercial district, shop owners and business people have been installing signs to advertise their businesses in the ByWard Market since the 19th century. Signs make an important contribution to the area, however, recent trends in signs such as internally-lit signs, banners and large interior window signs have had a negative effect on the cultural heritage value of the HCD. In addition, in recent years, there have been cases of signs being installed without proper permits.

Any signage within the ByWard Market HCD is regulated by the City's Permanent and Temporary Signs on Private Property By-laws (By-laws 2016-236 and 2004-239) as well as the Permanent Signs on City Roads By-law (2003-520), as amended from time to time. The policies and guidelines below are intended to be read in conjunction with the appropriate provisions of those by-laws.

The policies and guidelines included here provide additional direction regarding signs in the building to be erected on both contributing and non-contributing properties. In order to protect and honour the cultural heritage value of the heritage conservation district, violations to the signs by-law and this plan will be prosecuted.

Policies

- 1. Signage must be compatible with the character of the property and the cultural heritage value of the HCD.**
- 2. Signs must be located and lit in a way that does not have a negative effect on the cultural heritage value of the building and the heritage attributes of the HCD.**
- 3. Avoid covering windows, character-defining attributes or other architectural features of a building's façade when installing signage.**
- 4. Window signs that are attached, etched, inscribed or projected onto any part of a window, not including temporary window displays, will only be permitted if the sign is not mounted on the exterior of a window and does not cover more than 25% of the window. The name of a business may be painted or stenciled on the inside of a window, as this was typical of the market throughout its history.**

Guidelines

- a) Signs should most often be located on the primary cornice or within an existing sign board; they should not generally be located on the upper storeys of infill, contributing or non-contributing buildings.
- b) Signs that must be attached to the façade of a building should be completed in a reversible manner; for masonry buildings they should be fastened into the mortar joints and not through the brick face or masonry itself .
- c) Lighting for signage should not detract from the cultural heritage value of the HCD or the character-defining attributes of the contributing building. Lighting should aim to be subtle and focus on lighting the surface of the signboard and sign face, typically from the exterior. Halo lighting may be appropriate.

- d) Minimize the size and number of signs on a building.
- e) Corporate signage is expected to comply with these guidelines and may require some adaptation in order to be more sympathetic to a heritage building.

The following signs tend to detract from the cultural heritage value of the HCD and are not appropriate within the HCD:

- Third party signs that are not related to the occupants or programming of the property (for example, “building for lease” signs);
- Suspended fabric sign banners mounted parallel to the building façade;
- Digital display screens or billboards, moving signs, signs with mechanical or electronic copy;
- Signs attached or painted directly onto the wall surface, unless they are a restoration of an historic wall sign; Signs installed on or projecting from the roof unless there is documentary evidence of such a sign;

10.5 Patios

Policies

- 1. Patios and their elements must be designed and located to respect and be sensitive to, and not detract from the cultural heritage value and attributes of the ByWard Market HCD as outlined in the statement of cultural heritage value and list of attributes in this Plan.**
- 2. The consistency of the commercial street walls with the primary façades of buildings set at the sidewalk is an important character-defining attribute of the ByWard Market HCD. Accordingly, enclosed patios at the primary façade(s) of buildings will not generally be supported.**
- 3. Consider patio elements that are removable and temporary/seasonal over permanent installations. If permanent elements are proposed, high quality materials are preferred.**
- 4. Patios must not permanently obscure or cover the primary façades of Contributing buildings.**
- 5. Avoid anchoring patio elements directly into the primary façades of buildings.**

Guidelines

- a) Patio elements that require fastening into a building should be located at the side façade, if possible. If attachments are necessary, they should be subtle and reversible.
- b) Consideration should be given to the use of materials and colours that complement and do not detract from the façade of adjacent buildings and those within the streetscape such as vertical railings in metal or wrought iron. Avoid pressure treated lumber, vinyl or plastic. Measures to soften or help new patio

elements blend in such as the introduction of planter boxes and painting wood elements are encouraged.

- c) Avoid raising patios above the existing grade when possible. Low platforms may be required to address changes in grade or to accommodate accessibility requirements. In these cases, they should be subtle and sensitive and consideration should be given to reflecting datum lines of adjacent properties in the resulting railing and platform heights.

10.6 Other Public Realm Considerations

The character of the public realm in the ByWard Market changed as the area evolved away from a working market and agricultural centre into its current function as a heritage conservation district and farmer's market and tourist destination. Features that reflect the current character of the ByWard Market include, but are not limited to, the OTTAWA sign, the open space south of the ByWard Market Building and five-globe lights.

Policies

- a) The Public Realm Plan will guide changes to aspects of the public realm such as street trees, furniture, market stalls, benches, bicycle racks, newspaper boxes etc., while also having regard for the objectives, policies and guidelines of this HCD Plan.

10.7. Murals

The City has several mural programs (the Residential Mural Program and the Paint It Up! Program) that could be used in the ByWard Market.

Guidelines

- a) New murals may be considered on previously-painted brick walls.
- b) When a mural is proposed on an unpainted masonry wall of a Contributing property, it should be painted on a different surface and affixed to the wall in a way that does not harm the masonry. Murals may be painted directly on the walls of a Non-contributing property.
- c) Heritage staff should be consulted when murals are contemplated for buildings in the District.
- d) Consideration may be given to uncovering or restoring historic murals (ghost signs), when appropriate, in consultation with City staff.

10.8 Lighting

The Public Realm Plan and The National Capital Commission's "Capital Illumination Plan" each have section that address lighting in the ByWard Market Heritage Conservation District in the public realm. In addition to the documents, the following applies to the lighting of individual buildings.

Policies

- 1. The illumination of properties within the HCD must respect and be sensitive to the cultural heritage value and attributes of the applicable HCD.**

Guidelines

- a) Lighting of properties within the HCD should focus on highlighting important character-defining elements of building. Fixtures should be located to focus on the building or element itself and should be down-facing in order to minimize light pollution.
- b) New light standards may be considered as detailed in the ByWard Market Public Realm Plan. Consideration may be given to the retention of certain existing five globe standards for commemorative and or interpretative purposes. [comparison image here to show original vs today].
- c) Consider the appropriateness of the design of light fixtures and their location in relation to the existing building and its surrounding context in both the daytime and at night. Generally, fixtures and related components (e.g. wires, conduits etc.) should be attached so as to minimize damage to an existing building and located discretely, unless they play an aesthetic role.
- d) For residential buildings, lighting should be generally be a warm white light.

10.9 Views and Viewscapes

Although a number of views, viewsheds and view sequences of the Parliament Buildings and other National Symbols are identified in the City's Official Plan (Schedule C6-A), the cultural heritage value of the ByWard Market HCD is also expressed in a number of additional views and viewscapes.

The identified views are intended to capture the ByWard Market's special sense of place and experience of the historic market area created by: the consistently low profile, 19th and early 20th century commercial buildings and their consistent street walls, the ByWard Market building and the visual and spatial relationship between it and the surrounding Contributing buildings on William Street and ByWard Market Square, as well as the important contextual relationship with both Lowertown West and Parliament Hill established by sightlines from within the HCD to landmark buildings including St. Brigid's Church, Notre Dame Basilica, and the Parliament Buildings.

The identified heritage attributes and overall cultural heritage value are described in Sections 3.3 and 3.4. The following guideline relates to the HCD's objectives of conserving the ByWard Market's overall cultural heritage value and significance of its identity based on its distinct physical character and historical role as the commercial centre, but also the site of cultural, institutional, and social venues.

Guidelines:

- a) Alterations and development within the ByWard Market HCD should not have an irreversible negative impact on the overall cultural heritage value of the HCD or its attributes, including its defined views

Part C: Implementation and the Heritage Permit Process

11.0 Alterations not Requiring a Heritage Permit

The following interventions or types of interventions do not require a heritage permit under the *Ontario Heritage Act*:

- Interior alterations or renovations;
- Insulating from the interior, weather stripping, caulking;
- Installation of eavestroughs and downspouts;
- Re-painting of wood, stucco, metal or previously painted masonry, or changing paint colour
- Repaving of an existing driveway;
- Regular ongoing maintenance such as repointing and foundation repairs using heritage methods and materials, re-roofing in the same material, repairs to building elements in the same style, material, size, shape and detail, unless related to the grant program;
- Temporary or seasonal structures/ installations that are reversible such as, but not limited to: event tents, bleachers;
- Temporary or seasonal patios and their fixtures that meet the objectives, policies and guidelines outlined within this HCD Plan and have obtained the appropriate permits issued for projects and are consistent the City's Patio By-Law and related patio guidelines.
- Minor alterations, such as but not limited to: alterations in rear yards such as the construction of a new patio, deck or steps, removal/ replacement of rear decks, installation or removal of pools or hot tubs, fencing etc. that meet the policies and Guidelines of this Plan.
- Alterations to doors or windows of rear additions not visible from the street;
- Replacement of windows and doors in Non-contributing buildings that meet the policies and guidelines of this Plan.

11.1 Heritage Permit Process

Applications for permits under the *Ontario Heritage Act* must include sufficient information for City staff to be able to make informed decisions. This MAY include:

- A survey
- Project description
- Elevations on all sides;
- A site plan showing building location, fencing, plantings and other significant features, including the driveway;
- A landscape plan showing existing landscape and all trees, with those proposed for removal clearly marked and showing all proposed landscaping;
- Coloured front elevations showing the adjacent buildings;
- Grading plan;
- Perspective renderings/ streetscape views/views analysis;
- List of materials; and
- Heritage Impact Assessment, if required
- Tree Information Report or Tree Conservation Report, if necessary.

11.2 HCD Plan Review

This plan should be monitored and reviewed at minimum every 10 years to evaluate its long-term impact and effectiveness. Failure to do so does not render the plan invalid.

Part D

Glossary

Alter(ation): “Alter” means to change in any manner, and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning (Ontario Heritage Act).

Built heritage resource: A building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (Provincial Policy Statement).

Bulkhead: The low paneled base of a storefront bay that supports the glazing and elevates merchandise for pedestrian viewing.

Consistent: In this document, “Consistent” is interpreted to mean “similar to”, but not necessarily “the same as” or “identical to”, but “in agreement or coexistence with.”

Conservation: All actions or processes that are aimed at protecting Built heritage resources and Cultural Heritage Landscapes and safeguarding the Heritage Attributes

of a cultural heritage resource so as to retain its heritage value and extend its physical life.

Contributing Properties: Properties within the HCD that have been determined to contribute to the heritage character of the District.

Corner Lot: A lot situated at the intersection of two streets (City of Ottawa Zoning By-Law).

Cornice: The horizontal decorative band at the top of a wall.

Cultural Heritage Landscape: A defined geographical area of heritage significance, which has been modified by human activities and is valued by a community. It may involve a grouping of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts, villages, parks, gardens, battlefields, main streets, and neighbourhoods, cemeteries, trail ways, and industrial complexes of cultural heritage value (Provincial Policy Statement).

Heritage Attribute[s] means, in relation to real property, and to the buildings and structures on the real property, the principal features of the property, building or structure that contributes to its cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation and its visual setting; (Provincial Policy Statement, Ontario Heritage Act)

Heritage Impact Assessment (HIA): An arm's length, independent study to determine the impacts of proposed development on cultural heritage resources. An HIA, formerly known as a Cultural Heritage Impact Statement (CHIS) is required where a proposal has the potential to adversely impact a designated heritage resource (City of Ottawa Guide to Preparing CHISs).

Mass(ing): In this document, Mass(ing) is a term used to describe the shape or form of a building created by its walls and roof.

Minor Alterations: Alterations that are minor in nature and have been evaluated as having a neutral impact on the cultural heritage value and attributes of the HCDs.

Mixed Use: A development or area that blends multiple uses such as commercial, residential, cultural or institutional.

Non-Contributing Properties: Properties within the HCDs that do not express or reflect the area's heritage character. Properties that were vacant at the time of the inventory are also considered to be Non-contributing (see Section 3.5 and Appendix B).

Primary Façade: In this document, Primary Façade is interpreted to mean the front or principal elevation of a building. Corner or through lots may have more than one Primary Façades.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing form, material and integrity of an historic place, or of an individual component, while protecting its heritage value (Standards and Guidelines).

Public Realm: The public realm is defined as the publicly owned places and spaces that belong to and are accessible by everyone. These can include municipal streets, lanes, squares, plazas, sidewalks, parks, open spaces and civic buildings and institutions.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value (Standards and Guidelines).

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value (Standards and Guidelines).

Right of Way: The travelled portion of public streets, as well as the border area, which may include any sidewalks, boulevards, traffic circles or medians.

Setback: A distance between a lot line and a building. (City of Ottawa Zoning By-law) For the purposes of this Plan, front yard Setbacks are measured from the edge of the sidewalk to the front façade of the building. For clarity, projections such as porches or steps are not part of the front façade.

Step back (s): The setting back of the upper floors of a building from the lower floors. In a high-rise building, the step backs usually occur between the base and the middle, and the middle and the top. (City of Ottawa Urban Design Guidelines for High-Rise Buildings).

Storefront cornice: The decorative secondary cornice located between the first and second storeys of a commercial structure, often the location of signage.

Street Wall: the wall created when building facades visually join together into one long wall defining a street space.

Appendices

Appendix X: List of Contributing/ Non-contributing properties/Contextual

Appendix X; Julian's study, Appendix A, Section 1,

Appendix X "Eight Guiding Principles in the conservation of built heritage properties in Ontario."

Appendix X: New construction and Infill Properties since creation of ByWard Market Heritage Conservation District

Appendix X Replicas on Sussex Drive