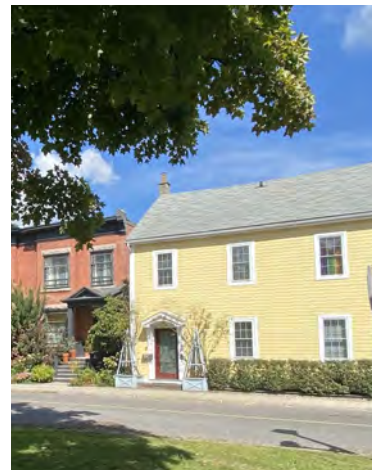


# LOWERTOWN WEST

## HERITAGE CONSERVATION DISTRICT PLAN



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**On behalf of:** The City of Ottawa, Heritage Planning Branch  
**Draft:** Summer 2024

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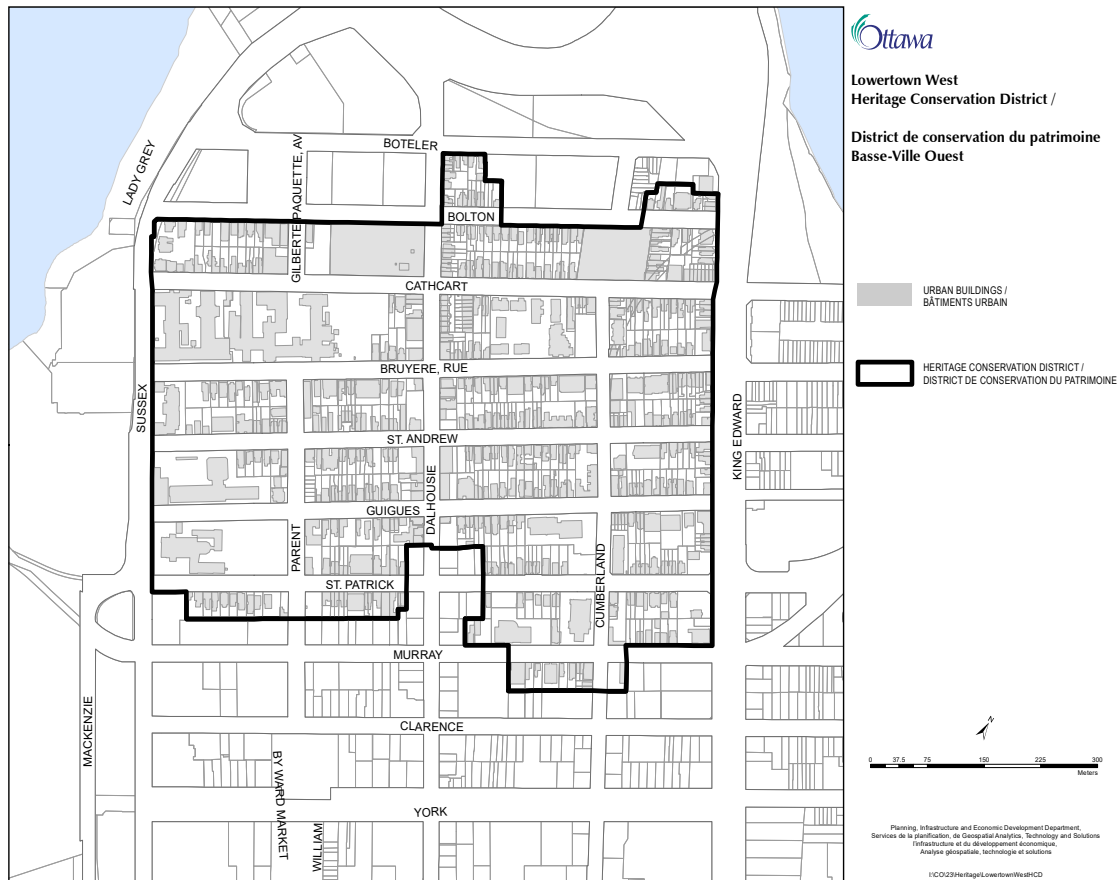


# PART A: HCD OVERVIEW

## 1.0 Background

Heritage conservation districts are a tool provided by the *Ontario Heritage Act* to conserve cultural heritage resources and guide change in neighborhoods that represent Ottawa's significant architectural, cultural and social history. Heritage conservation districts (hcds) 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 Lowertown West HCD ("the District" or "the HCD") was designated in the 1990s 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 ERA Architects to undertake the Lowertown West HCD. The Study involved extensive public participation and the individual evaluation of all buildings in the study area as well as background history, architectural analysis, and ultimately resulted in the development of guidelines for managing change in the District, which were approved by City Council. By-law 192-94 designating the HCD remains in full force and effect.



Map 1: Map showing the boundaries of the Lowertown West HCD

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

### Acknowledgment

It should be acknowledged that this Plan and references to pre-contact history of Lowertown West was written using a variety of secondary sources and research and is from a non-Indigenous perspective. This Plan includes a synopsis of historical information, and it is not representative of the complete, rich history of the Anishinabe Algonquin Nation in the Ottawa River watershed.

## 1.1 PURPOSE AND FORMAT OF THE DISTRICT PLAN

The purpose of the Lowertown West Heritage Conservation District Plan is to provide guidance in the conservation, management 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 Lowertown West Heritage Conservation District. It will guide a range of stakeholders including homeowners, businesses, landlords, architects, designers, and planners, as well as by politicians and City staff when making decisions regarding change in the District, ensuring that the character of the HCD is maintained as development proceeds where contextually 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.

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.

## 1.2 HOW TO READ THE PLAN

The Plan below applies to the Lowertown West Heritage Conservation District. 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, for the public realm and for new construction;

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

**Part D** provides a glossary and appendices containing Frequently Asked Questions and a list of properties in the HCD by category: "Contributing" or "Non-contributing."

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 or Non-contributing), 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.

Part B is further organized into **Policies** and Guidelines. The Policies provide direction for conserving the District's cultural heritage values and managing change; these are generally the required components of the Plan. 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.

All defined terms can be found in Part D in the glossary.

## 2.0 POLICY FRAMEWORK

The Lowertown HCD is 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 City of Ottawa Official Plan, the Zoning By-law and other municipal by-laws.

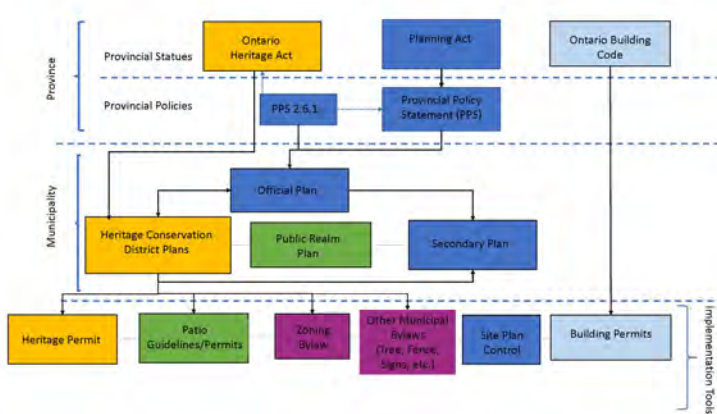


Figure 1: Planning alignment illustration. Adapted from OPPI, 2022.

## 2.1 PROVINCIAL AND MUNICIPAL POLICY AND LEGISLATION

This section applies to current plans and by-laws and will apply to future bylaws, as amended.

### 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).



## City of Ottawa Official Plan (2022)

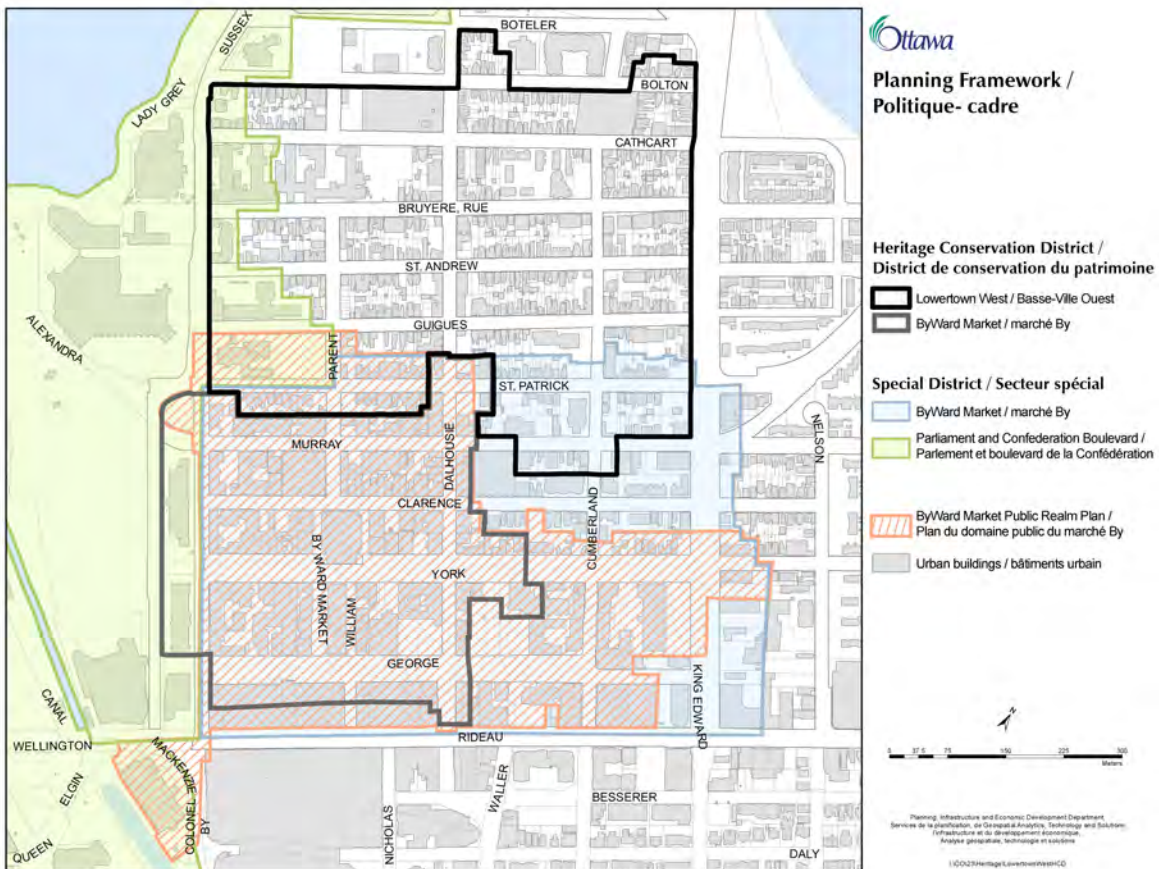
The City's Official Plan is the policy document that stakeholders shall have regard to when dealing with cultural heritage resources. Section 4.5 of the Official Plan, "Cultural Heritage and Archaeology," contains policies to achieve the City's goal to protect cultural heritage resources. This section provides the authority for Council to designate and manage heritage conservation districts.

The City's Official Plan also contains policies related to Special Districts for the ByWard Market (Section 6.6.2.3) and the Parliament and Confederation Boulevard (6.6.2.1). Portions of the Lowertown West HCD boundary overlaps with these Special Districts (see Map 2). The policies for both are consistent with the objectives of this HCD Plan; both the Official Plan and HCD Plan are intended to be read in conjunction when development is contemplated within the HCD.

## 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* 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 have informed the development of this Plan and should help inform interventions to properties within the boundaries of the HCD together with this Plan.

The *Standards and Guidelines* in their entirety can be found here: <https://www.historicplaces.ca/en/pages/standards-normes.aspx>



Map 2: Map showing the HCD boundaries, the Special District and ByWard Market Public Realm boundaries.

## Federal Legislation and Policies

The Lowertown West HCD includes properties that are managed by the National Capital Commission as well as other federal departments. These properties are subject to federal policy frameworks and design approvals.

## 2.2 INTEGRATION WITH OTHER MUNICIPAL DOCUMENTS

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 LOWERTOWN WEST HERITAGE CONSERVATION DISTRICT PLAN

## 3.1 DESCRIPTION OF THE HCD AND BOUNDARIES

Lowertown West was designated as a heritage conservation district in 1994 through By-law 192-94. Its boundaries generally extend north from St. Patrick Street to the south side of Bolton Street and from Sussex Drive to King Edward Avenue. Between Dalhousie Street and King Edward Avenue, the boundary extends to the south to Murray Street and in the north to include a small section of the south side of Boteler Street as well as the north side Bolton Street. 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 commercial area included within the boundaries of the ByWard Market HCD, designated in 1990 through By-Law 60-91. The Lowertown West HCD shares a boundary along St. Patrick Street with the ByWard Market HCD.

## 3.2 STATEMENT OF OBJECTIVES

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

The objectives of the Lowertown West 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 special sense of place;
2. To conserve and enhance the social and community significance of the HCD as an urban neighbourhood with a distinct local identity based on its physical character and its role as an identifiable city neighbourhood that has long been the site of important cultural, institutional and social venues;

3. To recognize, honour and highlight underrepresented histories of stories associated with the cultural heritage value of the District through commemorative and interpretive efforts, together with the community;
4. To encourage and promote a sense of community and uses related to public gathering and civic activities with pedestrian amenities and pedestrian connections;
5. To foster collaboration on conservation matters between the City and other agencies responsible for cultural heritage resources, such as the Ontario Heritage Trust, Provincial Government, the Federal Government, and the National Capital Commission.

### Character

6. To conserve the diverse range of historic building types, many that are modest in character that contribute to cultural heritage value of the District, which has been home to generations of Ottawans from diverse backgrounds;
7. To maintain and enhance the heritage character of the District, established by the mix of buildings from different eras including Dalhousie Street, a mixed use and commercial street, the religious and institutional buildings in the north west and south west of the HCD and the residential streets (primarily running east-west);
8. To support and conserve Lowertown West's special sense of place 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.

### Conservation

9. To conserve and maintain the cultural heritage value and heritage attributes of the District and the buildings within it, as expressed in the Statement of Cultural Heritage Value and List Heritage Attributes;
10. To promote approaches to repairs, alterations and new construction that make thoughtful, legible and, where applicable, reversible changes to properties within the District;
11. To provide guidance for the appropriate restoration, repair and on-going maintenance of all buildings within the District;

12. 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.

### New Construction

13. To ensure that new construction and development on parcels where there are Contributing buildings respects the heritage character of those buildings through their retention and the sympathetic design of the new structure[s];
14. To support, promote and encourage building practices and techniques that seek to improve energy efficiency and are sustainable, in ways that are sensitive to the cultural heritage value and attributes of the HCD;
15. To foster and encourage high quality design by ensuring that additions and new construction are compatible with the cultural heritage values and attributes of the HCD and consistent with the goals of the Plan;
16. To encourage compatible new construction and development on vacant and/or underdeveloped lots and large parcels that conserves the HCD's cultural heritage value and reflects its history, character and development patterns, particularly development that helps provide homes for more people to contribute to the vibrancy of the neighbourhood;
17. To conserve and ensure compatibility with the institutional buildings throughout the HCD, particularly those in the northern section of the District through the use of harmonious materials and architectural details for new construction.

### Public Realm

18. To conserve the District's public realm, including the tree-lined streets with sidewalks, verges and public parks;
19. To conserve and protect the significant views within the District, identified in Section 3.4, that support an understanding of its cultural heritage value.

# 3.3 STATEMENT OF CULTURAL HERITAGE VALUE

A Statement of Cultural Heritage Value (SCHV) and the accompanying list of heritage attributes that express it are the foundation of any heritage conservation district plan. The original Lowertown West HCD Study (held on file) included a Heritage Character Statement as well as a chronological history of the area. They were used to inform the development of the SCHV below.

## Statement of Cultural Heritage Value

The Lowertown West HCD is a primarily residential area in what is now Ottawa's downtown core, to the east of Parliament Hill and north of the ByWard Market. The current character reflects its role as the earliest residential settler neighbourhood in Ottawa as well as its evolution, with its period of significance beginning before 1880 until the mid 1950s.

## Summary of Cultural Heritage Value

The cultural heritage value of the Lowertown West Heritage Conservation District is based on a combination of historical, associative, and social values, as well as physical and contextual values. The Lowertown West HCD is the city's oldest residential settler neighbourhood in Ottawa, which developed at the terminus of the Rideau Canal, adjacent to the Ottawa River and in close proximity to the Rideau River. Patterns of its development are expressed in its built form and landscape today, including its existing street layout and collection of buildings from different development periods. The HCD features some very early structures (approximately 1830- 1880), a range of late 19th and early 20th century buildings (1880-1920), as well as mid 20th century buildings (1920 to the mid 1950s). The bilingual history of Ottawa, both French and English languages and cultures, are also clearly reflected in the HCD, having been fundamental to the establishment of many institutional buildings and influential in the stylistic design of its buildings. Various sites in Lowertown are associated with events, groups, individuals and institutions significant to local and national history, but also women's, worker's and immigrant histories. Of particular importance is the influential role of the Roman Catholic Church which

occupied large portions of the north-west section of the HCD; this influence is reflected in the landmark buildings throughout the HCD. The Lowertown West HCD is also historically and contextually connected with the ByWard Market located to the south, which together developed as the commercial and residential area known as "Lower Town."

Many properties within the Lowertown West HCD are individually designated under Part IV of the *Ontario Heritage Act*, or Classified or Recognized at the federal level as Federal Heritage Buildings and National Historic Sites of Canada (see Map 3). These sites and their designations reflect Lowertown's long and varied history, recognizing the contribution they make and stories they tell.

## Cultural Heritage Values

The Lowertown West HCD is located adjacent to the Ottawa River on traditional unceded Anishinabe Algonquin territory. The peoples of the Anishinabe Algonquin Nation have lived on this territory millennia. As the earliest inhabitants of what is now Ottawa, they shared their knowledge of the land, participated and guided the construction of the Rideau Canal and lumber industry, traded and provided furs to early merchants in the area, and shared medicine and midwifery skills with early settlers in the area. Indigenous communities have also had a continuous presence along the Ottawa River and at Kiwèkì Point (formerly known as Nepean Point) for thousands of years. Kiwèkì Point is located to the west of the Lowertown West HCD along the edge of the Ottawa River.

Key events in the history of Lowertown, and Ottawa more broadly, occurred given the proximity to the Ottawa and Rideau Rivers including the fur and timber trade, establishment of connections with Indigenous peoples, the presence of French and English cultures and subsequent immigration of many different communities to Ottawa. The Lowertown West HCD's cultural heritage value is also tied to the development of the Rideau Canal. The area was originally laid out in 1827 by Lieutenant Colonel John By for the British military to serve as a civilian base for the construction of the Rideau Canal. Bytown was divided into Upper Town and Lower Town; Upper Town was predominantly provided to English Protestants, many of whom were military officers, whereas Lower Town became the home for many tradesman and canal workers.

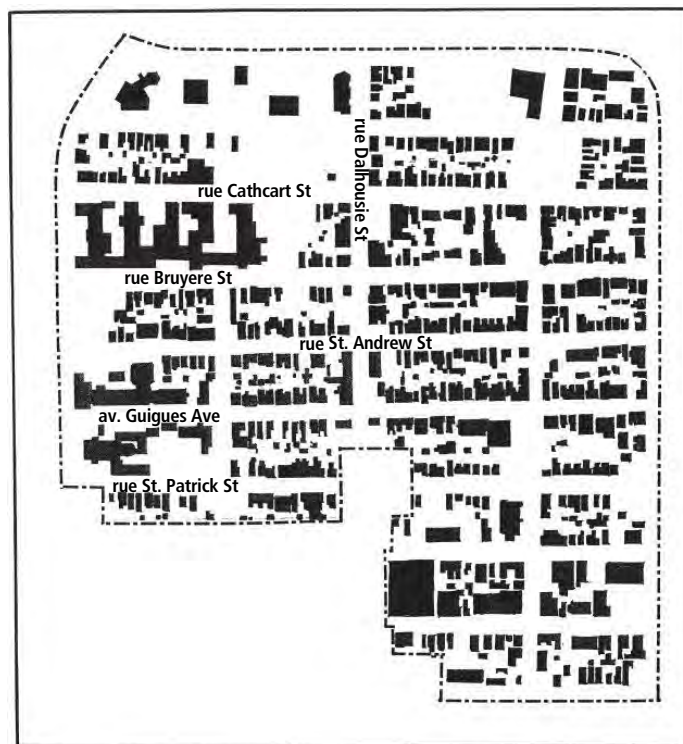




**Figure 2: ByWard Market from George Street, n.d. Credit: Library and Archives Canada/e010934836.**

From the completion of the Rideau Canal in 1832 through to the 1880s, what is now Lowertown West has been a predominantly residential area, with the commercial ByWard Market nearby. Warehouses, small manufacturers, fur depots and stores began to appear near the market building, providing employment to new arrivals, including many who stayed on after completing the Rideau Canal. Early Lowertown was sometimes a transient place, with lumbermen in the square timber trade arriving every spring at the completion of the log drive.

Development in Lowertown West was also influenced by restrictions on land ownership. Early land tenure was only by lease from the British Ordnance which made builders reluctant to invest in permanent structures. From the 1840s until the 1860s, changes to those restrictions allowed parcels of land to be sold and more substantial structures to be constructed, but development of the area was incremental. Ordnance lands including what was Lot Letter 'O' (north of Cathcart Street today) were made available during this time, which allowed for the extension of existing streets. These development patterns remain legible in the existing street layout, regular blocks, the very slight shift in the street grid that occurs at Cathcart Street reflecting the edge of what was Lot Letter 'O', as well as the lot configuration of this early era that largely survives. There is at least one house that remains from before this time—the Rochon Residence at 138 St. Patrick Street (Figure 4), a one-and-a-half storey cottage built in the early 1830s—that was once typical of the area.



**Figure 3: Figure ground plan showing the slight shift in the grid in the north end. Credit: Lowertown West HCD Study, ERA Architects, 1994.**

**Figure 4: Rochon Residence, 138 St. Patrick Street.**



Lowertown West HCD's cultural heritage value is associated with the Roman Catholic Church, which had a strong presence in Lowertown from the mid 19th century and well into the 20th century. The cluster of religious stone buildings, including Notre Dame Basilica the former General Hospital (now the Élisabeth Bruyère Centre) and the Convent and Mother House of the Grey Nuns define the northerly part of the HCD.

The arrival of Bishop Guigues in 1844 had a profound impact on the development of Lowertown. While he was bishop, the Bishop's Palace (1849, with additions in 1863 and 1897) and the Collège de Bytown (1848-51) were constructed. He instigated the construction of Notre Dame Basilica in 1841, although it was left unfinished until 1897, after his death. By 1888, the Irish Roman Catholic population of Lowertown had grown substantially, but still did not have its own church. A decision was made to construct a new church on St. Patrick Street and in 1890, St. Brigid's Church opened.



**Figure 5: Historic photo of Lowertown with Notre Dame Basilica visible, n.d. Credit: Miscellaneous / Library and Archives Canada / PA-051812.**

When it became possible to purchase land, a range of social institutions and clubs, charities and athletic organizations were established throughout the District, many to serve the predominantly Roman Catholic population. The Soeurs Grises de la Croix (the Grey Nuns), under the leadership of Sister Élisabeth Bruyère arrived in Bytown in 1844 and offered health care in the area. Eventually, they founded schools, an orphanage and numerous charities. Other socially oriented organizations emerged across Lowertown in later periods and served the wider population including the Salvation Army (first present in 1912), the Andrew Fleck Day Care (established in 1911), St. Brigid's Young Men's Association (northwest corner of Dalhousie and St. Andrew Streets), as well as nearby public facilities such as the Champagne Baths. The neighbourhood also had both Francophone and English speaking public schools, including École Guigues and Routhier School. Although no longer functioning as schools, they have both been adaptively reused and continue reflect the history and development of the area, and of both cultures.

The substantial institutional buildings in the HCD are characterized by their larger scale in comparison to the more modest residential buildings in the HCD as well as by their use of stone, with often very decorative elements; many also retain detailed elements that reflect their historic uses and the influences of the groups who developed them, such as engraved stone symbols or the building name.

The cultural heritage value of Lowertown West is also tied to the role of the National Capital Commission (NCC) and urban renewal plans and development within the National Capital. The Federal District Commission (predecessor to the NCC) commissioned Jacques Gréber (a town planner from France) to develop a plan for the National Capital Region—the Plan for the National Capital General Report (1950). Published in 1950, many of its recommendations were implemented in the second half of the 20th century, including the relocation of rail lines from the city centre, to create and expand of the city's network of parkways and highways, as well as to establish a number of national symbols. In Lowertown, the report resulted in the removal of the Canadian Pacific Railway tracks, freight yards, and warehouses, Bolton Street School that had been located north of Boteler Street along with many buildings in Lowertown East in order to construct the Lester B. Pearson Building and the Macdonald Cartier Bridge.



**Figure 6: Aerial image of Lowertown, 1928. Retrieved from GeoOttawa.ca.**

King Edward Avenue became an arterial road, dividing Lowertown into what is now known as Lowertown West and Lowertown East. Beginning in the 1960s, the NCC also undertook a restoration and rehabilitation project to acquire and preserve the streetscape on the east side of Sussex Drive as a ceremonial route from Rideau Hall to Parliament Hill. This required moving and in some cases demolition of some residential buildings adjacent to Sussex Drive in Lowertown West.



The Lowertown West HCD has cultural heritage value for its role as a hub and home for many different communities and newcomers. The central location of the District, neighbouring the ByWard Market and Lowertown East, as well as the relatively inexpensive housing in the area, made it an attractive location 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 to Ottawa seeking work. The newly-arrived settled in Lowertown and took advantage of the services offered in Lowertown West and the ByWard Market. In particular, Lowertown West has an important association with the Franco-Ontario history, as a Francophone settlement distinct from others in Quebec. Franco-Ontario influences as well as those of successive waves of migrating communities- Irish, Jews, Italian, Chinese as well many others--- are seen throughout the HCD in the form of schools, places of worship, social clubs and cultural facilities, often times adaptively reusing existing buildings or modifying them to suit new needs and influencing architectural trends over time. Areas of the HCD, such as Dalhousie Street were identified with certain ethnic groups, in this case Jewish shopkeepers. Tension between ethnic groups sometimes resulted in violence, such as the Shiners' Wars between Irish and French Canadians that erupted periodically between 1835 and 1845 and the Stony Monday riot in 1849. The local Jewish community endured anti-Semitism for years and Jewish-owned stores and businesses were often the target of anti-Semitic actions, particularly between the First and Second World Wars.

The Lowertown West HCD has physical value as a rich vernacular landscape and its residential buildings that reflect a continuous evolution of housing needs and types. No one architectural style or residential building type dominates, instead there are examples of styles and buildings from different eras on each street, contributing to the richness of the HCD. The varied appearance can be partially linked to changes made in response to fire risk. Early structures were often of wood construction; many burnt down, others did not last as they were built using provisional construction methods. Some were subsumed into larger structures, leaving little physical evidence of their earlier character. Oftentimes, building type, setback and location on the lot is the only indication of a building's age. Lowertown West's early history as a predominantly working-class neighbourhood is reflected in its housing as buildings were very modest and constructed using materials that were readily available at the time. There are exceptions, however, as many prosperous families and professionals lived there, often replacing their first houses with more substantial houses of brick.



**Figure 7: Mix of architectural styles on Bruyère Street.**



**Figure 8: Mix of modest buildings and materials on Guigues Avenue.**

When Dalhousie Street formally opened in the early 1840s, it featured commercial and mixed use buildings where residents operated small trade shops, hotels, and corner grocery stores. Its buildings are more modest, usually clad in brick, with simpler architectural details than their Sussex Drive counterparts, south of St. Patrick Street. Buildings are generally up to three storeys, with flat or mansard roofs and often with residential units above the ground floor. 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. As Dalhousie Street heads north, its characteristic commercial structures make way for more residential buildings. Businesses continue to be found interspersed through the HCD— St. Patrick and Cumberland Streets also include some residential buildings that have had their ground floors converted for commercial uses.

In the 19th and 20th centuries, many of the District's inhabitants worked where they lived, often in workshops to the rear of their houses, sometimes accessed through a carriageway, many of which still exist. Shopkeepers lived above their stores and many walked to local workplaces such as the Bytown and Prescott Railway yards (which offered Ottawa's first train service in the 1850s, eventually taken over by the Canadian Pacific Railway), the Queen's Wharf at the edge of the Ottawa River, the government printing bureau and other small businesses scattered throughout the HCD. Some residents worked on Parliament Hill, in various roles, some as early civil servants and politicians, and other local professionals, many who had offices in the ByWard Market or on Rideau Street.

The public realm of the residential east-west streets within the HCD features sidewalks on both sides of the street, small front yards, and sometimes varied front yard setbacks. The HCD also includes two large parks, Cathcart Square and Bingham Park as well as two parkettes, Cumberland Street and Raphael Brunet. Bingham Park, originally the site of a cattle market and formerly the Ottawa Ward Playground, was established in the late 1890s, after the donation of eleven lots to the City by Samuel Bingham, lumber baron and former Mayor of Ottawa. Its early design and use reflected the goals and aspirations of the playground movement that emphasized the need for well-equipped playgrounds to promote healthy activity for children. For many years in the early 20th century, the Ottawa Council of Women donated money for the operations of activities there. During its long history it has been the site of a tennis court, ice rink, wading pool, and a playground. In 2015 a new fence designed by artist Cairn Cunnane was installed in the park. The other large park, Cathcart Square, was the site of a City market from 1877-1898 when it was transferred to the Parks Board. The two parkettes were created since the 1970s and provide benches, shade and green space in the HCD.



Figure 9: Historic photo of Bingham Park, n.d. Credit: Dostaler Family.



Figure 10: Bingham Park today.



## 3.4 DESCRIPTION OF HERITAGE ATTRIBUTES

The following section outlines the HCD's heritage attributes. These are the elements or features that contribute to and express the cultural heritage value of the Lowertown West HCD as identified in Section 3.3.

### List of Attributes

The attributes that express the cultural heritage value of Lowertown West as the earliest (pre-1880) residential, settler neighborhood in Ottawa, and its evolution over time (pre-1880-mid1950s) are:

- The Rectilinear grid block pattern created when the area was first surveyed by the Royal Engineers in the 1820s
- The slight offset of the street pattern north of Cathcart Street, demarcating the Ordnance lands and the boundary between Lot Letter 'A' and Lot Letter 'O'
- The pre-Confederation buildings located within the District, some as early as the 1830s
- The low profile of its residential buildings, a characteristic that has remained constant
- The rich and layered variety of vernacular residential housing types particularly on the east-west streets from all eras with influences influenced of different architectural styles, many of which were altered to suit the needs of successive generations of inhabitants. They are typically characterized by:
  - » Varied setbacks
  - » One to one-and-one-half storey, side gabled forms, many with dormer windows
  - » Flat-roofed single, semi-detached and row forms (the most common types in the District), frequently with decorative metal cornices, porches and balconies
  - » Small peaked porticos over the front door
  - » Front porches verandahs and second storey balconies, some that are cantilevered, often in wood and elaborately carved, sometimes replaced with wrought iron
  - » Range of materials including log and wood



Figure 11: Cathcart Square looking north from Cumberland and Bolton Streets, n.d. Credit: Library and Archives Canada, 417008



Figure 12: Cathcart Square today, looking north from Cumberland and Cathcart Streets.

The Lowertown West HCD's cultural heritage value stems from its location adjacent and contiguous to the boundary of the ByWard Market HCD, to the east of Parliament Hill, and in close proximity to the Ottawa and Rideau Falls. The ByWard Market and Lowertown West neighborhoods are historically and visually connected as the commercial and residential areas that supported one another. Visually, the two HCDs are linked by significant views to important landmarks including former St. Brigid's Church and Notre Dame Basilica in Lowertown West from the ByWard Market.

frame, wood cladding, brick, stucco and some stone, as well as some remaining tin siding

- » Simple decorative elements including brick voussoirs, decorative parapets and brackets



**Figure 13: Examples of different building materials in the HCD on Guigues Avenue.**



**Figure 14: Red brick rowhouse on St. Andrew Street.**

- The neighbourhood's amenities including its parks, churches, former schools and community spaces that reflects the history of the HCD
- Dalhousie Street as the traditional commercial artery running north-south through the HCD, characterized by:
  - » Buildings located on the front lot line with no setback
  - » The continuous street walls created by buildings that are contiguous or very close together, with very little side yards
  - » 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

- » Flat or mansard roofed structures with heights generally up to three storeys
- » Decorative cornices with brackets, dentils and finials
- » 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
- » Different housing types, some with commercial at grade, including small apartment buildings, single and semi-detached buildings and rows



**Figure 15: Historical photo of Dalhousie at Bolton, n.d. Credit: Library and Archives / 4101921.**



**Figure 16: Characteristic mixed use buildings on Dalhousie Street.**



- Bingham Park and Cathcart Square, Cumberland and Raphael Brunet parkettes
- The remaining street trees that serve as a reminder of the former dense tree cover on the residential streets
- Residential streetscapes with sidewalks on both sides, small front yards, and relatively small front yard setbacks that create a close relationship between the houses and the sidewalk



Figure 17: Trees lining Guigues Avenue.



Figure 18: Shallow front yard setback on Guigues Avenue.

The attributes that reflect the cultural heritage value of the HCD and its association with the Roman Catholic Church, the National Capital Commission, as well Lowertown’s bilingual history and association with different cultures and communities are:

- The institutional buildings that define the character of the Lowertown West HCD distinguished by their predominant use of stone construction, Classicist style and detailed ornamentation, particularly the cluster of religious buildings in the north end of the HCD, including:
  - » Notre Dame Cathedral Basilica, 385 Sussex Drive
  - » The Grey Nuns Mother House, 9 Bruyère Street, a grand stone building dating from 1849, and constructed in phases eastwards to form the former Ottawa General Hospital (now the Elisabeth Bruyère Hospital)
  - » The La Salle Academy, 373 Sussex Drive, Ottawa’s first bilingual school
  - » The Archbishop’s Palace, 143 St. Patrick Street



Figure 19: La Salle Academy, 373 Sussex Drive. n.d. Credit: Brothers of the Christian Schools Archive.



**Figure 20: Elisabeth Bruyère Hospital at 9 Bruyère Street, formerly the Grey Nuns Mother House.**

- Other institutional buildings in the south and east sections of the HCD, featuring brick and stone cladding and elements including:
  - » Former École Guigues, 159 Murray Street
  - » Former Routhier School, 172 Guigues Avenue, known now as Routhier Community Centre
  - » Former St. Brigid’s Church, 310 St. Patrick Street and its rectory
  - » Former Our Lady’s School, 283 Cumberland Street, now a ruin
- The rehabilitated and relocated buildings on Sussex Drive forming part of the ceremonial route to Parliament Hill



**Figure 21: Former St. Brigid’s Church.**

- Buildings throughout the HCD reflecting design influences from the variety of different communities and groups who have lived and made their mark on Lowertown over time, including French, English, Irish, Jewish, Italian and Chinese communities
- Properties that reflect Lowertown’s historically working-class community, in their modest construction materials, modified and altered over time, including remaining carriageways that led to rear yards where workshops were often located
- The mix and layering of buildings from different eras and with varied uses, on individual blocks that together illustrate the development and history of the HCD

The attributes that reflect Lowertown West’s history and context that contribute to the HCD’s sense of place are:

- The primacy of the spires of Notre Dame Basilica and former St. Brigid’s Church within the skyline
- The proximity of the HCD to the Ottawa and Rideau Rivers and Rideau Canal, the construction of which was a catalyst for the settlement of the area
- The proximity of the Lowertown HCD to the ByWard Market, the commercial heart of Lower Town
- Intact streetscapes with groups of properties that together express and reflect the historic qualities of the HCD such as:
  - » St. Andrew Street between Dalhousie Street and Cumberland Street
  - » South side of Cathcart Street between Cumberland Street and King Edward Avenue
  - » South side of St. Patrick, between Sussex Drive and Parent Avenue
- Views to the spires of the Notre Dame Basilica
  - » From the west corner of the intersection of St. Patrick Street and Parent Avenue looking north west
  - » From the north west corner at the intersection of Guigues and Parent Avenues looking west
- Views to the spires of former St. Brigid’s Church:
  - » East on St. Patrick Street from Sussex Drive
  - » West on St. Patrick Street from King Edward Avenue
  - » South on Cumberland Street from Cathcart Street





**Figure 22: View to the spires of former St. Brigid's Church south from Cathcart Street.**

- Views to the National Gallery looking west on Guigues Avenue from Parent Avenue, defining the edge of the HCD.
- Views out to the Ottawa River from Bolton Street at Sussex Drive.

## 3.5 CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

When the HCD was designated in 1994, a building-by-building inventory and evaluation was undertaken in cooperation with the community. The Heritage Survey Forms for all buildings are held on file with the City of Ottawa and copies are available upon request.

As was the practice for other HCDs in Ottawa at the time, all buildings were scored individually and assigned a category from one to four (one being the most important buildings and four being the least).

Given that 20 years have passed since the initial evaluation, a review of all buildings was undertaken 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 a digital database. Then, all the properties were reviewed for their contribution to the HCD and categorized as either "Contributing" or "Non-Contributing."

The categories apply to properties as a whole; however in general, the policies and guidelines in this Plan have been written in relation to the principle building. Generally, properties that had been evaluated in the original inventory to be Categories 1, 2 or 3 became Contributing. Some former Category 4s also became Contributing; new information forms were created for these properties and are held on file.

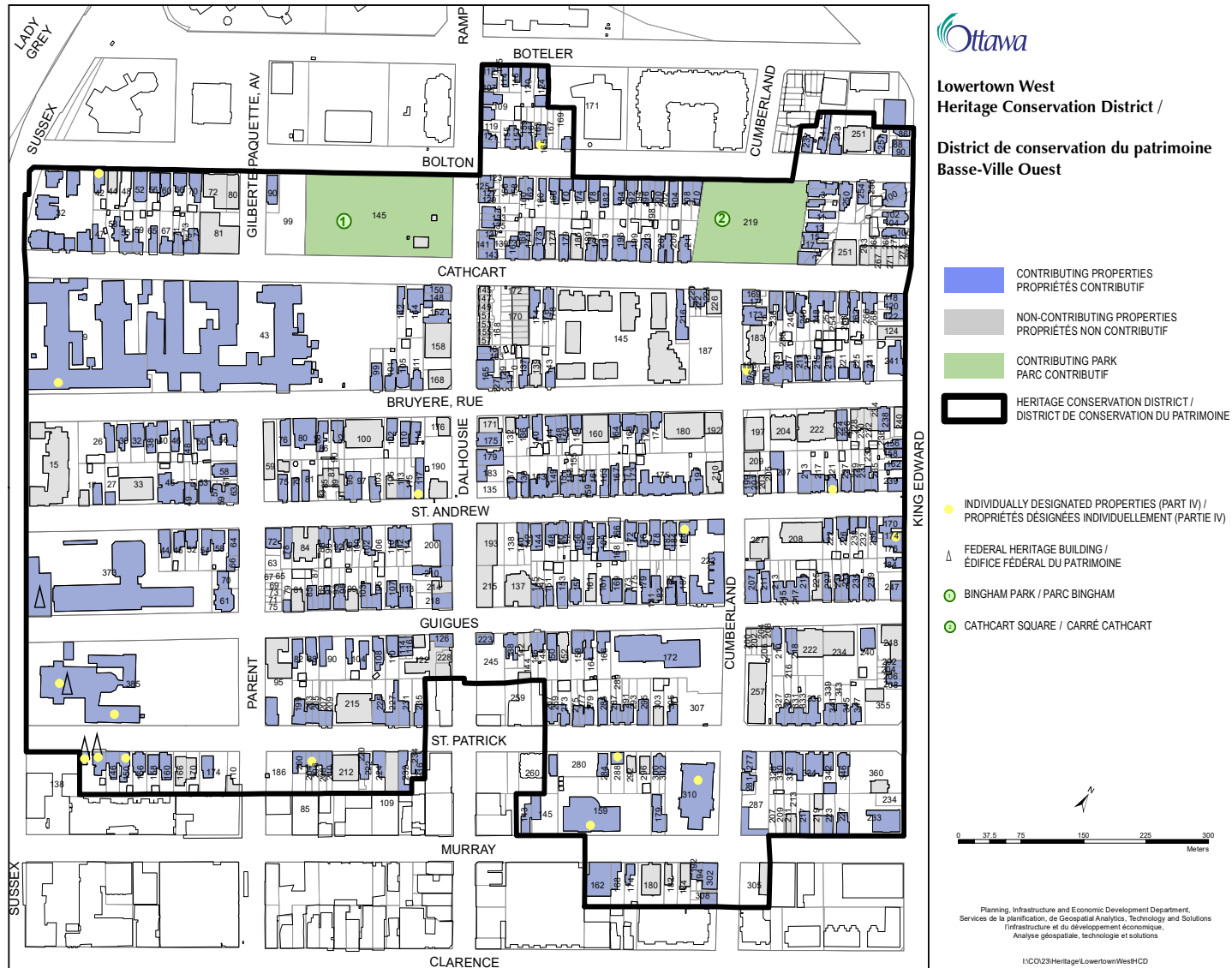
For the purposes of this HCD Plan, "Contributing" properties are considered to have design, historic and/or associative or contextual value thereby expressing the overall cultural heritage value of the heritage conservation district. These properties were classified as Contributing if they met the following criteria:

- They feature buildings that were constructed during the HCD's period of highest significance (pre 1880-1957); and
- They feature attributes that reflect the values identified in the Statement of Cultural Heritage Value and List of Attributes.

Given the long history of the HCD and its evolution over time, many Contributing properties may have been modified or, in some cases, heavily altered. These properties may still contribute to the overall value of the HCD by virtue of their age and street presence.



**Figure 23: Examples of Contributing properties.**



Map 3: Contributing and Non-contributing properties. This map is for illustration purposes only. To confirm the status of a property, contact heritage staff.

Non-contributing properties are those that were constructed outside the period of highest significance and do not express or reflect the Statement of Cultural Heritage Value and attributes.

Non-contributing properties may include recent new construction and buildings that have been so severely altered to the extent that their original character is impossible to determine and/or restore. Properties without buildings (vacant lots) are considered to be Non-contributing and development on them is subject to the requirements of this Plan.



**Figure 24: Non-contributing property in the HCD.**





# PART B: POLICIES AND GUIDELINES FOR MANAGING CHANGE

## 4.0 SUMMARY OF POLICIES AND GUIDELINES

The policies and guidelines in this section are intended to conserve and protect the cultural heritage values of the HCD, while also anticipating that change will occur. 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 District in the early 1990s and indeed since the earliest development in the neighbourhood in the 19th century.

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

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

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

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.



## 4.1 GENERAL PRINCIPLES

The following principles are intended to provide the fundamental, overarching guidance to help inform and achieve the goals and objectives of the HCD.

1. Consider repair and restoration of heritage attributes and their buildings before replacement.
2. Undertake 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.
3. Conserve the architectural character of a property and recognize its evolution over time when undertaking any alterations or additions.
4. Consider returning buildings that have been significantly altered through the application of siding, removal of windows, alteration of roofline to an earlier era based on documentary and physical evidence. Other buildings of a similar era can also guide this work.
5. Consider sustainable approaches to development and alterations within the boundaries of the HCD, including retention and reuse of existing buildings, making repairs before considering replacement, as well as salvaging materials.
6. Conserve the heritage attributes of properties, the cultural heritage values they express, and their contribution to the District as part of any alterations or new development.
7. When undertaking interventions to a property, have regard for Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.
8. Assess and evaluate potential impacts of new development or when making alterations on the cultural heritage value of the HCD. A Heritage Impact Assessment or other professional report such as a Conservation Plan or Views Analysis may be necessary, at the City's discretion.

9. Undertake public works, improvements and maintenance in the public realm and pedestrian environments within the HCD in a manner that is compatible with the cultural heritage values of the HCD.

## 5.0 DEMOLITION AND RELOCATION

### Policies

1. **Demolition or relocation of Contributing properties shall not generally be supported. Demolition by neglect is not considered a valid reason for demolition.**
2. **Demolition of Non-contributing buildings may be considered.**
3. **An application to demolish an existing building shall generally be accompanied by plans for its replacement. New construction must be compatible with, and sympathetic to, the heritage character of the HCD and meet the policies and guidelines of this Plan.**
4. **In the rare instances when a replacement building is not proposed immediately, a heritage permit for temporary greening, screening and/or hoarding for the property will be required.**
5. **At least one of the following, as determined by heritage staff, shall be included as part of a complete application under the *Ontario Heritage Act* for the demolition, partial demolition, relocation or dismantling of a Contributing building:**
  - **Confirmation through a detailed 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 where retention poses an unacceptable risk;**
  - **Confirmation through an assessment and rationale provided by a qualified heritage**

professional/structural engineer with heritage experience that the building is damaged/compromised/ or determined to be inherently flawed in its construction method;

- A report, prepared by a heritage professional, further investigating the history of a property, its development over time, and to identify any adverse impacts its cultural heritage value and contribution to the HCD, to the satisfaction of heritage staff;
- An analysis by a heritage professional, demonstrating the feasibility and appropriateness of alternative retention options (such as preservation, rehabilitation, restoration, reinvestment, adaptive re-use, mothballing etc.) and that the proposed action represents a minimal intervention approach.

As explained by Parks Canada's Standard 3, Minimal intervention "means doing enough to meet realistic objectives, while protecting cultural heritage values." "Determining minimal intervention requires assessment, options analysis and often creativity to identify an appropriate balance between technical requirements and conserving cultural heritage value of a place, and will vary depending on the historic site and elements."

*The Standards and Guidelines, page 26*

6. While demolition of Contributing buildings will not generally be supported, in the instance that a heavily altered Contributing building is proposed for demolition, the applicant shall demonstrate that:
  - the original character of the building is no longer legible and has been altered beyond reasonable restoration; and

- the attributes of the building or elements that express its contribution to the HCD and its streetscape have been appropriately considered and incorporated into the design of a new development (see Figure 25 and 26).



Figure 25: Properties in Centretown that had been extensively altered from their original appearance.



Figure 26: Example of an infill project to construct a mid-rise building and two contemporary houses at the street, incorporating the mass, forms, height and details from other buildings in the streetscape (porches, roof styles, setbacks etc.) Credit: Colizza Bruni Architecture.

7. In the instance where an application proposes the demolition or removal of an existing addition, outbuilding or similar structure at the rear of a principal building, analysis of the structure to determine if it has cultural heritage value and the contribution it makes to the HCD (if any) may be required as part of the application, at the discretion of heritage staff.

8. **The City may require the submission of a Heritage Impact Assessment, Conservation Plan, an engineer's or other professional's report or opinions as part of an application for potential demolition.**
9. **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.**
10. **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 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.

### 6.1 CONSERVING ALTERED BUILDINGS

The Lowertown West HCD is noteworthy for the concentration of very early structures that remain from pre-1880 as well as buildings constructed between 1880 and the mid 1950s; many have been altered and added to since their construction. The diverse architectural expression and layering as a result of these continued changes distinguish and define the District. 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.

### Policies

1. **Before undertaking work, carefully examine the building itself and undertake historical documents to evaluate the extent to which a building has been altered.**
2. **Conserve remaining historic attributes.**
3. **Consider the removal of cladding, details, and finishes which obscure the original character of a building.**
4. **Where possible, restoration based on adequate historic documentation is encouraged.**
5. **If documentation does not exist for the building itself, base replacement elements on similar examples from buildings of comparable age and design within the HCD.**
6. **Consider the improvement and enhancement of later alterations to better relate to the neighborhood.**

### 6.2 ROOFS AND ROOFLINES

The Lowertown West HCD is defined by its mix of building types and its wide variety of historic roof forms.

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. Some buildings also feature tin or metal cornices.





Figure 27: Foisy House at 188 St. Andrew Street with its side gable metal roof.

## Policies

1. **Conserve and retain historic roofs (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 Fire Insurance Plans.
- 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 chimneys that contribute to the cultural heritage value of the building should be retained and capped.
- f) Character-defining attributes 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.
- h) Commercial buildings and other the flat roofed building forms often had tar and gravel roofs when constructed. The use of modern roofing membranes is appropriate for these structures.

## 6.3 MATERIALS

Historically, many buildings in the District were clad in local materials, including clapboard, stucco, roughcast or brick veneer and in some cases stone. Some rare examples of log buildings also remain in the HCD. Changes were common, and brick veneer was often added when a family or owner became more prosperous. As wood requires renewal, successive repairs often resulted in different siding, including insulbrick, angel stone, aluminum and vinyl.

Many of the historic commercial buildings are of masonry (stone and brick) construction. These include the stone structures Sussex, the churches and other religious buildings, as well as the brick houses and commercial buildings throughout the District. The District also features a number of post-war structures, frequently small office buildings, that feature contemporary cladding.



Figure 28: 163 St. Andrew Street, with its half stucco cladding.

## Policies

1. **Conserve, maintain and repair historic exterior building materials, including stone and brick as well as other historic cladding materials, particularly remaining buildings with exposed log construction; repairs and any necessary replacement materials should be like-for-like.**
2. **Avoid covering or conceal historic masonry or cladding with new materials.**
3. **Do not paint previously unpainted brick or stone.**
4. **Remove inappropriate recent cladding materials when possible and replace them with cladding that reflects the original character of the building.**



Figure 29: Wood siding at 163 Bolton Street.

## Guidelines

- a) Wood siding that is beyond repair may require replacement; new wood siding should aim to match the original in size, design and material as far as possible.
- b) To ensure its longevity, wood siding should be painted; staining may also be appropriate. Owners may wish to undertake a small scrape patch to determine original paint colours. Heritage staff can provide guidance on historic paint colours.
- c) Log buildings should be inspected regularly, particularly at their foundation. Any replacement logs or their elements should be made in-kind.
- d) Lime-based mortar should be used when re-pointing historic brick and masonry as cement mortar pre-vents 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.
- e) Replacement bricks should match the existing in size, colour and texture.
- f) Cleaning of brick and stone buildings, including paint removal, 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.
- g) 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 their historic material.
- h) 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.





**Figure 30: Residential brick construction on St. Patrick Street.**

- i) Where historic cladding materials are beyond reasonable repair, the use of alternative or composite materials may be determined to be appropriate on a case-by-case basis, in consultation with heritage staff.
- j) Avoid the use of External Insulation Finish Systems (EIFS) as such systems have the potential to obscure historic character and lack authenticity.

## 6.4 WINDOWS AND DOORS

Windows and doors play an integral role in defining the heritage character of a building. The District’s earliest 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 from the ground floors with smaller windows, vertically oriented, and generally rectangular, often with decorative surrounds.

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.



**Figure 31: Historic wood windows on Dalhousie Street.**

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 or door without necessitating replacement.
- b) New exterior or interior storms are also an appropriate way to increase energy efficiency.
- c) When a building has later or replacement windows or doors to be replaced, reinstating and restoring in terms of design, materials, size, proportion, glazing pattern and detail is encouraged.



## 6.5 FRONT FAÇADE FEATURES, INCLUDING PORCHES, PORTICOES AND BALCONIES AND CARRIAGEWAYS

Porches, porticoes and balconies are found throughout Lowertown. Most ground floor porches and upper floors balconies are open, although occasionally larger houses have enclosed second floor sunrooms. Historically porches were usually wood with wood or brick columns and stone piers; many porches have been replaced with metal or wrought iron elements. Remaining carriageways are also an important characteristic of the HCD.

### Policies

1. **Conserve historic front entrances, porches, sunrooms, carriageways and balconies including decorative elements such as (but not limited to): railings and balustrades, columns, brackets and porticos etc.**
2. **Conserve existing historic carriageways, particularly their opening and relationship to the street.**



Figure 32: Examples of porches in the HCD.

### Guidelines

- a) Historic wooden porches and balconies should be regularly inspected and maintained. More than other parts of an historic building, they are prone to deterioration due to their exposure to the elements. Porches should be painted to help avoid deterioration.
- b) Owners are encouraged to engage a heritage professional with experience in historic porch restoration when considering porch work.
- c) 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.
- d) 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 etc). 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.

- e) Any changes to railing heights are required to meet the standards of the Ontario Building Code (OBC). 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.
- f) 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.

## 6.6 ARCHITECTURAL DETAILS

Architectural details such as decorative brick work, bargeboard and decorative trim distinguish many buildings in Lowertown. 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. Elaborately carved wood trim was very popular in the 19th century. These details bring richness and variety to the buildings and streets of the Lowertown West HCD.



Figure 33: Decorative bargeboard.



Figure 34: Example of decorative elements in the HCD.

### Policies

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

### Guidelines

- a) Avoid adding 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.
- b) Retain and repair decorative pressed metal details.
- c) When pressed metal elements are beyond repair, new ones can be manufactured based on the original by experts in metal restoration.
- d) Conserve distinctive wood trim and decorative elements. If evidence related to an individual property is not available, but there are similar buildings nearby that feature decorative trim, they can be replicated by a contractor experienced in restoration, using remaining elements or historical photographs.
- e) Property owners are encouraged to select paint colours for architectural details and building attributes that complement the historic building and the HCD; owners are encouraged to contact heritage staff for advice on historic paint colours.





Figure 35: Balcony with decorative trim.

## 6.7 COMMERCIAL AND MIXED USE: STOREFRONTS

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, but those on Dalhousie in Lowertown are much more modest.

The rehabilitation or restoration of inappropriately altered storefronts will improve the quality of the public realm and the pedestrian experience.

### 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.**



Figure 36: Storefronts on Dalhousie.

### Guidelines

- a) Where character-defining historic storefront attributes are missing, their reinstatement is encouraged. Use historic photographs and surviving physical evidence to assist in determining the proposed interventions.
- b) 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.
- c) 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.
- d) 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.

## 6.8 UPPER STORIES

Most historic commercial buildings within the Lowertown West HCD are generally 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, vertically oriented 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.





Figure 37: Example of a mixed use building on Dalhousie Street.

## Policy

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 attributes 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.

# 7.0 ALTERATIONS

The following section aims to address the most common types of alterations undertaken in heritage conservation districts. In addition to these requirements, heritage attributes of properties in the District that are designated under Part IV of the *Ontario Heritage Act* or recognized federally should be maintained and enhanced in any proposed alteration to the property. See Map 2.

## 7.1 ALTERATIONS TO CONTRIBUTING PROPERTIES

The following section applies to projects related to Contributing properties. This section may also be used to inform projects on Non-contributing properties, however recognizing they have limited historic fabric, more specific direction for Non-contributing properties can be found in Section 7.2.

### Policies

1. **Make alterations compatible with, subordinate to and distinguishable from an existing Contributing property, adjacent Contributing properties as well as the cultural heritage value and attributes of the District.**

#### Consider:

- **Materials, scale, form, proportions and massing, height and location on the lot.**
2. **It is acknowledged that universal accessibility 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.**

## Guidelines

- a) The adaptive reuse of existing Contributing buildings is often a good way to conserve and give new life to significant heritage buildings. When converting an existing building, consider: the contribution a property makes to its streetscape; how a property reflects or represents the cultural heritage values of the HCD.
- b) Avoid irreversible alterations that would negatively impact a building's character or its streetscape.

## 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. **Compatible alterations to increase the energy efficiency of a structure are encouraged.**
2. **Locate new hydro meters, fire escapes and fire doors or windows away from the front façade whenever possible, in a manner which does not detract from the cultural heritage value of the District.**

### Guidelines

- a) 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.
- b) 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 whenever possible or when technical requirements allow.

- c) 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 attributes 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.

### Policy

1. **Design and locate new dormers in a manner that does not obscure or detract from the heritage character of an existing Contributing building and avoid detracting from the cultural heritage value or attributes of the District.**



Figure 38: Existing and new dormers in the HCD.

## 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 below the eaves line.
- c) Designs for new dormers should:
  - consider the design, location, style, proportions, window openings, roof form and materials of historic dormers in the District
  - 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.

## 7.1.4 WINDOWS AND DOORS

The repair, restoration or rebuilding (see Section 6.4 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.



Figure 39: Examples of doors in the HCD.

## 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 and general solid-to-void ratio on primary façades.**
3. **Conserve the arrangement of traditional door openings.**

## Guidelines

- a) 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. If the original design is unknown, compatible alternatives should be based on similar design inspiration from comparable buildings in the HCD.
- b) Avoid replacements on primary façades whenever possible; replacement units on secondary façades or away from public view may be considered.
- c) True divided lights (windows with individual panes of glass) in new windows are preferred.
- d) 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.
- e) 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.
- f) When considering replacement windows that are beyond repair, ensure that the replacement units are durable, repairable and recyclable.



- g) New window or door openings should be discreetly located and should reflect the rhythm and scale of the historic pattern of 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.

### Policies

1. **New porches or alterations to existing porches, balconies or canopies shall be compatible with the existing Contributing building and the streetscape in scale, materials, design, proportions and detailing. Where it is available, use historical information such as photographs to inform the design, or use examples of porches on similar buildings in the District for inspiration.**
2. **Avoid infilling historic carriageways. When constructing behind them, sufficient space should remain to preserve as much of the openness of the space as required.**

### 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 District.
- b) The enclosing of open porches or balconies may be considered 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 appearance of openness of the existing porch.
- d) Traditional materials should be used for porch alterations. Alternate materials may appropriate, in consultation with heritage staff.



Figure 40: Historic photo of the balcony at 150 St. Patrick Street. Credit: Rochon Family.



Figure 41: Cantilevered balcony at 208 St. Patrick Street.



Figure 42: Carriageway on Bruyère Street.

## 7.1.6 COMMERCIAL AND MIXED USE STOREFRONTS

### Policies

1. When contemplating change or renewal to a historic storefront, make every effort to ensure that design alterations evoke the heritage character of the historic commercial buildings of the District.
2. Conserve the arrangement of historic storefronts.



Figure 43: Storefronts on Dalhousie Street.

### 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.

## 7.2 ALTERATIONS TO NON-CONTRIBUTING PROPERTIES

The policies and guidelines below relate to non-contributing properties, recognizing they have limited historic fabric. 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. Section 6.1 for altered buildings can also provide guidance. Additionally, heritage staff can be consulted when searching for ways to increase the compatibility of Non-contributing properties.

## Policies

1. **Alterations shall be compatible with adjacent Contributing properties as well as the cultural heritage value and attributes of the District, considering building materials, architectural details and elements, scale, form, proportions and massing, height and location on the lot.**
2. **When renovating or upgrading a Non-contributing property, ensure that repairs or approaches to replacement support the heritage character of the District.**
3. **Give particular consideration to alterations on the front façade of buildings (and side elevations on corner lots).**

## Guidelines

- a) Consider taking inspiration from neighbouring Contributing properties or incorporating typical characteristics of the HCD when undertaking alterations, in terms of street-facing elements or patterns, such as for (but not limited to): changes to cladding material, porch design, window patterns and design, cornice details.
- b) Alternative materials or the contemporary design of new elements may be considered provided that they are compatible with the HCD and do not detract from adjacent Contributing properties, such as those located away from the principal façade.
- c) When undertaking energy upgrades to windows of Non-contributing buildings, consider replacement windows that reflect the character of windows found in the area.

# 8.0 ADDITIONS (CONTRIBUTING AND NON-CONTRIBUTING)

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 pattern provides limited opportunities to construct rear and side additions, however, there may be opportunities for rooftop additions, provided that such

additions are well designed and appropriately located to mitigate their impacts.

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.

## General Policies

1. **Make new additions physically and visually compatible with, subordinate to, and distinguishable from an existing Contributing building on the property.**

As explained by Park's Canada's *Standards and Guidelines* Standard 11, subordination "is best understood to mean that [an] addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition."

*The Standards and Guidelines. Page 34.*

2. **Ensure that additions to Non-Contributing buildings aim to contribute to, and not detract from the defined cultural heritage value and attributes of the District.**
3. **Design new additions to be compatible with and not detract from adjacent Contributing properties including those that are to the rear or across the street, particularly those on the HCD's east-west streets.**
4. **Ensure that new additions will be compatible and sensitive by:**
  - Having regard for the scale, form, proportions, massing, and location on the lot of a Contributing building to which they are being added.
  - Employing similar or compatible materials and reflecting architectural characteristics such as fenestration patterns, the design of windows and doors, datum lines and other vertical or horizontal reference points of the existing and/or adjacent Contributing buildings.



5. Property owners are encouraged to retain an architect and/or heritage professional when designing an addition to a building in the District.
6. Locate ground-oriented additions sensitively and away from the front façade of buildings so as not to detract from the cultural heritage value and attributes of the HCD.
7. Conserve the rooflines and roof profile of Contributing buildings, as well as roof-related attributes such as cornices, parapets, and dormers that are visible from the street.

2. Incorporate mechanical penthouses inside an addition wherever possible to reduce overall height of a development. They should be minimized to accommodate only required equipment and designed to be subtle.
3. Roof top additions shall 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 view analysis may be required in support of any applications for such a project.

### General Guidelines

- a) 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.
- b) New windows should be compatible with those of an existing Contributing building and adjacent Contributing buildings in size, window to wall ratio, shape and divisions.
- c) Cladding materials for additions should reflect and be sensitive to the historic character of the existing building and its neighbours. Contemporary cladding materials for additions to Non-contributing properties may be appropriate if they do not detract from the cultural heritage value of the HCD.
- d) Contemporary window materials or forms within additions on Non-contributing properties may be appropriate if they do not detract from the cultural heritage values or attributes of the HCD.

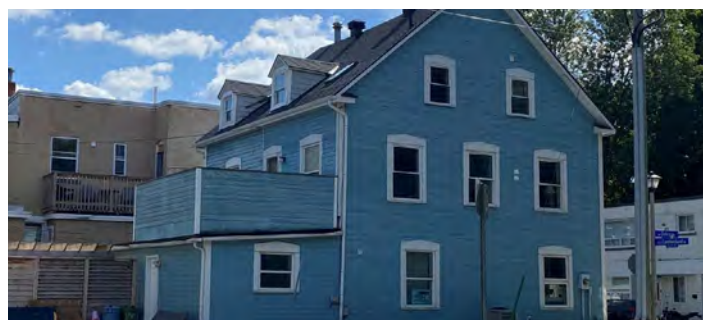


Figure 44: Example of a ground-oriented rear addition.



Figure 45: Example of roof top addition at the rear of a property.

## 8.1 ROOFTOP ADDITIONS

### Policies

1. Carefully consider the overall impacts of the height and massing of a rooftop addition, including any required mechanical penthouses on the cultural heritage values and attributes of the HCD; any roof projections shall be detailed on proposed plans and drawings.

### Guidelines

- a) A rooftop addition should be proportionate in height to the historic building; they should not generally be more than two storeys, particularly if the existing building is two storeys or less.

- b) Rooftop additions and any railings on the roof of the existing building should be set back from the front and side façades and be designed to be subtle. Use a material that minimizes visual impact on the cultural heritage value of the building and the District.

## 9.0 NEW CONSTRUCTION

While development has occurred since the designation of the District, 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 scarcity 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.



Figure 46: Example of compatible new construction on St. Patrick Street.



Figure 47: Example of compatible infill.

### General Policies

1. Ensure that new buildings aim to contribute to, and do 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. Developments shall conserve, and be sensitive to the Contributing buildings on, adjacent to and across the street from a proposed project to ensure to ensure the conservation of the character of streetscapes, particular those identified as attributes of the HCD.
3. In order to consider impacts of overall height and mass of a new building on the cultural heritage value of the HCD and its attributes, rooftop projections shall be indicated on application drawings.
4. New construction shall 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] shall respect and reflect the scale and massing of the fine-grained character as expressed by traditional building widths on the street. This can be achieved by reflecting the pattern of entrances and fenestration, façade articulation, scale and massing of new structures. On corner lots, the character of both streets shall be considered and reflected in the new development.
6. 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.
7. Respect and be sensitive to the HCD's cultural heritage value and attributes when designing a new building 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.
8. **Implement design measures such as stepbacks, setbacks, façade articulation and incorporating traditional façade elements to help mitigate impacts of increased mass and to reflect and be consistent with traditional building widths and streetscape patterns.**
  9. **Ensure that the front yard setback of a new building is consistent with its adjacent neighbours to allow for the continuity of the streetscape character.**
  10. **Respect the site’s historic context and surrounding Contributing properties in the same block when constructing a new building by providing meaningful elements of transition between the new development, existing buildings on site and surrounding Contributing buildings. 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 compatible architectural proportions and visual relationships within the streetscape.**
  11. **Development on properties adjacent to Notre Dame Basilica and former St. Brigid’s Church shall be designed to be compatible with their scale and massing, incorporating appropriate transitioning and design measures to avoid impacts on their character-defining attributes and the views to their spires as outlined in Section 3.4.**

12. **Locate and design parking access in a manner that is compatible with adjacent Contributing properties and the streetscape.**
13. **Property owners are encouraged to retain an architect with experience in heritage conservation.**

### **General Guidelines**

- a) 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.
- b) Traditional building materials in the District include stone, brick, wood siding and stucco. New buildings should either include these materials or use compatible materials that complement them.
- c) Windows in a new building should be complementary to the character of the HCD in design. Window materials should be considered in consultation with Heritage staff.

### **Specific Guidelines for Mixed Use Structures**

- a) Cornices and parapets should be considered when designing new mixed use or commercial buildings to reflect historic patterns of those elements in the HCD.
- b) If access to upper floors is separate from the principle entrance, consider providing this access from the street facing façade to reflect the historic pattern of entrances in the HCD.
- c) To respect the traditional street walls throughout the District, new buildings beside or between flat roofed structures should generally also have flat roofs.
- d) The height of the ground floor of a commercial or mixed use structure should respect the scale of neighbouring Contributing buildings. Should taller interior floor to ceiling heights be desired, traditional proportions and datum lines of historic buildings should be reflected on the exterior; heights of entrances at the ground floor should be consistent with neighbouring Contributing buildings as well.



- f) Storefronts on the ground floor should generally have large windows with compatible divisions for a high proportion of transparent glazing, with recessed entrances and transom windows.
- g) Projecting cornices and smaller decorative windows can be used to separate and distinguish between the ground and upper floors.

## 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 development.

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 objectives of this Plan, any proposal that incorporates a Contributing building shall 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, a development proposal shall consider and aim to incorporate the following elements of the Contributing building project shall consider and aim to incorporate:**
  - Height, width and depth;
  - Massing;

- Original roof form and roof lines;
  - Character-defining attributes 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 generally 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. **Avoid moving or permanently relocating existing Contributing properties.**
  5. **If a Contributing building is to be retained and incorporated into a development, make every effort 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.**
  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 or other reports as indicated in Section 5.**

### Guidelines

- a) When relocating an existing Contributing building is determined to be appropriate, its contribution to

the streetscape should be conserved, 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 OTHER DEVELOPMENT CONSIDERATIONS

Lowertown West is characterized by its mix of residential and commercial building types from different eras that are generally low in profile. It is also characterized by its churches and other larger institutional buildings including the La Salle Academy and the Elizabeth Bruyère Hospital, as well as Notre Dame Basilica and former St. Brigid’s Church both with spires that punctuate the skyline. This Plan seeks to conserve this important historic character as the HCD evolves with new compatible development.

Many churches or places of worship are facing diminishing congregation size, as well as challenges associated with finding appropriate new uses that avoid compromising their values and attributes. Many institutional-type buildings are also facing similar challenges to provide updated and accessible facilities. These sites are also often located on larger property parcels which may lend themselves to redevelopment.

Recognizing the complexity of these types of challenges, there may be development opportunities that require creative solutions to ensure that any new construction will be context-sensitive. Further to Sections 9.0 and 9.1, the following provides further direction and guidance for reviewing these types of uncommon situations, or for potential site-specific scenarios, should they arise; these types of situations or those not contemplated in this Plan will be considered on a case-by-case basis with heritage staff and may include consultation with the community.

### Policies

1. **The conservation of the cultural heritage value and heritage attributes of the HCD and of Contributing properties on, adjacent to, or across the street from a proposed project may constitute a limiting factor in terms of height, scale, or massing of a development.**
2. **Building heights should generally be low in profile to allow for the conservation of Contributing buildings and the contribution they make to their streetscape, as well as the primacy of the spires of Notre Dame Basilica and former St. Brigid’s Church within the skyline.**
3. **Recognizing Policies 1 and 2, heights above low-rise may, in some cases, be considered where it is demonstrated that a proposal:**
  - a) **is located on:**
    - i) **King Edward Avenue and remains within the mid-rise category; or**
    - ii) **Dalhousie Street and is within the lower mid-rise range; and**
  - b) **does not require the demolition of a Contributing building, unless the applicable demolition policies in Section 5 can be appropriately satisfied; and**
  - c) **meets the applicable policies and guidelines for views and viewscapes in 10.6 and does not negatively impact those identified on Map 4; and**
  - d) **meets the HCD Plan’s objectives and applicable policies and guidelines for new construction in Section 9.0 and 9.1; and**
  - e) **Incorporates mitigative design solutions such as those outlined in Section 9.0 and 9.1 to:**

- i. retain the primacy of the spires of Notre Dame Basilica and former St. Brigid's church within the skyline; and
- ii. minimize the impacts of increased heights on the cultural heritage values and attributes of the HCD; and
- iii. provide transition from the proposal to adjacent streets and surrounding Contributing properties.

4. Despite Policy 3 a), greater height may be contemplated on a site where it can be demonstrated through a Heritage Impact Assessment that a proposal meets all other policies in this Section and where there may be an opportunity to meet broader City Planning goals as determined by Council. Such sites may include: 287 Cumberland Street (former Our Lady's School, now a ruin), Notre Dame Basilica (385 Sussex Drive), and the Elizabeth Bruyère Hospital (9 Bruyère Street).

5. Despite Section 5 Policy 1, should Policy 4 above be determined to be satisfied, demolition of 287 Cumberland Street may be contemplated, provided that all other policies in Section 5 can be met.

## 10.0 LANDSCAPE, STREETScape AND THE PUBLIC REALM

The landscape and public realm of Lowertown West properties are typical of many older urban neighbourhoods. The residential streets, originally devoid of trees when the streets were first laid out, were the site of small temporary structures, often built on leased land. Gradually, as the housing stock improved, trees were planted, streetlights installed and sidewalks laid. King Edward Avenue featured a central treed verge, a distinctive urban feature that has now disappeared. Today, the streets have lost much of their historic tree cover through disease, removal without replacement and old age. Some replanting has been undertaken, but the renewal of the urban forest in the HCD should be a priority for heritage and environmental reasons. Planting space is very limited in some areas and efforts should be made to provide appropriate soil volume for new trees through the removal hard landscaping in front yards and in the Right of Way.



Figure 48: Cathcart and Dalhousie. Credit: Library and Archives/ 4101948.



# 10.1 STREETS, TREES AND LANDSCAPING IN THE PUBLIC REALM

The cultural heritage value of the Lowertown West HCD would be enhanced through improvements to its streets, trees and commercial and residential streets.

## Policies

1. Conserve and enhance the public street layout, and mature tree canopy throughout residential parts of the HCD.
2. When contemplating changes to the public realm, including public streets and parks, the City and developers shall have regard for the character of the streetscape and the area's heritage status.
3. Improve the quality of Dalhousie Street and King Edward Avenue by implementing public realm plans that are sensitive to the character of these traditional main streets when the opportunity arises because of infrastructure renewal or other City capital projects.
4. Seek opportunities to plant additional trees in the streetscapes throughout the HCD, including as part of development and infrastructure projects.
5. Tree removal is strongly discouraged and when undertaken, shall be in accordance with the Tree Protection By-law (2020-340, as amended).

## Guidelines

- a) Historically the commercial streets in Lowertown West did not have large canopy trees. However, in recent years there has been interest in planting new street trees on commercial streets for environmental and aesthetic reasons.
- b) Replacement trees in public verges should be deciduous and chosen based on their ability to thrive in Ottawa's environment. The use of native species is encouraged.

- c) Have regard for the recommendations in the ByWard Market Public Realm Plan where its boundaries overlap with those of the HCD.



Figure 49: Tree lined east-west streets in the HCD.

# 10.2 PARKS

There are two parks and two parkettes located in the Lowertown West Heritage Conservation District: Bingham Park and Cathcart Square, and Raphael Brunet and Cumberland Street parkettes. Changes to these parks may require heritage permits and should be undertaken in consultation with Heritage Staff.

## Policies

1. Conserve and enhance the local parks within in the Heritage Conservation District. These parks play a vital role within the community and every effort should be made to augment and enhance them.
2. Explore options to incorporate interpretation, commemoration and telling of the history of Lowertown West within the parks in the HCD.

## Guidelines

- a) Changes to benches, light standards, picnic tables and other street furniture should be undertaken in consultation with City Heritage staff. Heritage permits may be required. Consider new elements and their materials that complement the character of the HCD.

- b) Replacement trees should be canopy trees and contribute to the greening of the Lowertown HCD.



Figure 50: Guigues Avenue at King Edward, n.d. Credit: Library and Archives/ 4101933.

## 10.3 FRONT YARDS AND PRIVATE LANDSCAPES

Houses on the residential streets of the District are not generally set very far back from the sidewalk with small open front yards, although there are notable exceptions. Some early walk up apartments were built right at the sidewalk edge. Originally, trees, lawns and foundation plantings typified front yards, but in recent years many lawns have been replaced by soft landscaping such as flower beds and shrubs. Narrow walkways lead from the sidewalk to the front porch or main entrance.



Figure 51: Soft landscaped front yards.

### Policies

1. Conserve and reinstate the soft landscaped character of front yards (and side yards on corner lots), as well as mature trees on existing properties.
2. Retain existing front walkways.
3. When a new structure is contemplated, its front yard setback shall be consistent with those of its neighbours in order to maintain the special historic character of the residential streets. When a new house replaces one with an irregular setback, conserve the overall setback pattern on the street.

### Guidelines

- a) The replacement of lawns by shrubs and flowerbeds is appropriate if the proportion of the property devoted to soft landscaping stays the same. Avoid the replacement of soft landscaping with gravel or pavers.
- b) Linear walkways (usually about one metre in width) oriented perpendicular to street are common and should be maintained.
- c) Low fences in front yards, consistent with the City's Fence By-law (2003-462), which limits heights to one metre in front yards, can be appropriate. Historically, front yard fences were pipe rail.

# 10.4 PARKING, GARAGES, AND DRIVEWAYS

Garages or parking areas were generally located to the rear of a property and accessed by a driveway, sometimes through a carriageway or via a rear lane. Many houses did not have either a driveway or a garage, prompting the creation of front yard parking as automobile ownership increased in the 20th century. The conversion of houses into apartments or offices also contributed to the creation of front yard parking spots.

The Zoning Bylaw and Private Approach Bylaw provide regulations related to parking, garages and driveways. Projects must meet those requirements, in addition to the following:

## Policies

- 1. Conserve and reinstate the historic pattern front yards. Front yard parking, although prevalent, is not appropriate. The greening of existing non-conforming front yard parking spots is encouraged to improve the streetscape.**
- 2. Design new garages to be subordinate to, and compatible with Contributing properties on site or those that are adjacent. Avoid adverse impacts on the surrounding streetscape and respect the cultural heritage value and attributes of the District.**
- 3. Avoid the conversion of soft landscaping in front yards to hard parking surfaces as it can have a negative impact on the cultural heritage value of the HCD.**

## Guidelines

- a) Existing driveways should not be widened.
- b) Existing front yard parking spaces should be removed upon redevelopment or change of use and soft landscaping should be restored.

- c) New detached garages should be constructed to the side or rear of low-rise residential buildings. Where space does not allow for a detached garage, attached garages should be set back from the front façade.
- d) Design new garages to be compatible with the style of the principal building, including roof form and materials.
- e) Avoid new below grade, integral garages that face the street as they interrupt the pattern of front yards and can negatively impact the streetscape. If they are determined to be necessary, locate and design the entrance to limit adverse impacts on the streetscape.
- f) Garage doors should reflect the character of the house and of other historic garage doors in the District.

# 10.5 OTHER PUBLIC REALM CONSIDERATIONS

The character of infrastructure on the commercial main streets, institutional areas, and the residential streetscapes of the Lowertown HCD were traditionally very utilitarian, featuring concrete sidewalks, hydro and streetcar poles, and streetlights. In recent years there has been efforts to improve the quality of the public realm in the HCD. The sections below are intended to guide future changes within the public realm.

## 10.5.1 STREET FURNITURE

Street furniture in the HCD is limited to simple items such as bicycle racks, garbage and recycling bins, benches, but there may be opportunities in the future to enhance the streetscapes of the District.

### Guidelines

- a) Make efforts to ensure that new street furniture such as benches, traffic calming measures, bicycle racks, utility boxes and garbage and recycling bins complement the streetscape character of the HCD.



- b) Consider opportunities to celebrate and recognize different histories related to the HCD through interpretation, commemoration and wayfinding in the public realm in ways that reflect and are compatible with the heritage character of the HCD.

## 10.5.2 MURALS

The City has several mural programs (the Residential Mural Program and the Paint It Up! Program) that may be used within the HCD.



Figure 52: Mural at 245 Dalhousie Street.

### Guidelines

- a) Heritage staff should be consulted when murals are contemplated for buildings in the District.
- b) For Contributing properties with previously unpainted masonry, murals 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) New murals may be considered on previously-painted brick walls.

## 10.5.3 SIGNAGE

All signage on commercial structures within the 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 their applicable provisions. Where there

is a conflict between the Signs By-laws and this Plan, the policies and guidelines of this Plan shall prevail.

### Policies

1. **Signage must be compatible with the character and attributes of the property and the cultural heritage value of the HCD.**
2. **Avoid covering windows, character-defining attributes or other architectural features of a building's façade when installing signage. Commercial signage on main streets was traditionally installed within a sign board, typically located above display windows and below a secondary cornice.**
3. **Signs must be attached in a manner that minimizes damage to a building's façade; for example, wherever possible, they should be fastened into the mortar joint rather than the brick face or within an existing signboard.**

### Guidelines

- a) To avoid covering important architectural features or causing new damage to a façade, consider incorporating signage into the valence of awnings above storefronts, on canopies, temporary sandwich boards, or other small-scale projecting or hanging signage types.
- b) Minimize the size and number of signs on a building as much as possible.
- c) Avoid plastic, or high-gloss materials in favour of traditional materials such as wood, metal (brass or bronze), glass or fabric.
- d) Individual letters applied to or painted on the face of the signboard are encouraged.
- e) Window lettering was used historically on the commercial streets in Lowertown and may be considered for commercial buildings in the District.
- f) Corporate signage is expected to comply with these guidelines and may require some adaptation to be more sympathetic to the historic building and District.
- g) Fixed, contemporary awnings can cover important features and detract from a cultural heritage value of the HCDs. These types of signs should be avoided and replaced where possible.



Figure 53: Examples of sensitive corporate signage and lighting (left) and downlighting (right).

## 10.5.4 LIGHTING

### Guidelines

- a) The illumination of properties within the HCD should be sensitive to the cultural heritage value and attributes of the HCD.
- b) Lighting of properties within the HCD should focus on highlighting important character-defining elements of buildings. Fixtures should be located to focus on the building or element itself and should be down-facing to minimize light pollution.
- c) Lighting within the HCD should have regard for the National Capital Commission's Capital Illumination Plan, as appropriate, particularly for properties fronting on Sussex Drive.
- d) Consideration should be given to 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 to minimize damage to an existing building and located discretely, unless they play an aesthetic role.
- e) Lighting should be generally be a warm white light.
- f) Favour the human scale when selecting and locating fixtures on commercial streets.

## 10.5.5 PATIOS AND ROOFTOP TERRACES

### Policies

1. Design and locate patios and their elements to respect and be sensitive to, and not detract from the cultural heritage value and attributes of the Lowertown West 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 Lowertown West HCD. Accordingly, patios that require a roof structure and/or an enclosure at the primary façade(s) of buildings will not generally be supported in order to conserve this attribute.
3. Employ patio elements that are simple and subtle in design and appearance, in order to appear secondary to the HCD's character-defining attributes. Utilize removable elements such as umbrellas, shade sails, planter boxes, and railings that are unobtrusive whenever possible. High quality, compatible materials are preferred.
4. Patios shall 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) Consider materials and colours that complement and do not detract from the façade of adjacent buildings and those within the streetscape such as transparent or vertical railings in metal or wrought iron. Avoid pressure treated lumber, vinyl or plastic and corrugated metal. 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.
- d) Roof level railings, pergolas, stairs or other projections should be meaningfully setback from the primary façade of the building.

# 10.6 VIEWS AND VIEWSCAPES

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

The identified views are intended to capture Lowertown West's special sense of place and experience of the area created by the collection of 19th and early 20th century buildings, particularly Notre Dame Basilica and former St. Brigid's Church, as well as the important relationships with the ByWard Market HCD and the Ottawa River (see Map 4).

The following relates to the HCD Plan's objectives of conserving Lowertown's overall cultural heritage value based on its physical character and historical role in the early development of Ottawa.

## Policies

1. **Conserve the identified views within the Lowertown HCD that help convey its sense of place and cultural heritage value.**
2. **Heritage staff may request a views analysis be undertaken as part of an application for new development within the HCD.**



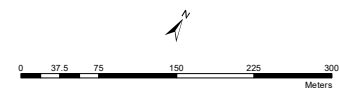


**Lowertown West  
Heritage Conservation District /**

**District de conservation du patrimoine  
Basse-Ville Ouest**

URBAN BUILDINGS /  
BÂTIMENTS URBAIN

HERITAGE CONSERVATION DISTRICT /  
DISTRICT DE CONSERVATION DU PATRIMOINE



Planning, Infrastructure and Economic Development Department.  
Services de la planification, de Géospatial Analytics, Technology and Solutions  
l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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Map 4: Important Views and Viewscapes.

# 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
- Gardening, landscaping maintenance and tree planting
- 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, festival lighting
- Temporary or seasonal patios and their fixtures that:
  - » are subject to a patio permit; and
  - » 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
- Installation of street furniture, public art, plaques, wayfinding, or signage, that meet the intent of the policies and guidelines of this Plan
- Minor alterations, such as but not limited to: resurfacing of existing hardscaped areas, 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, installation of fencing, etc. that meet the policies and guidelines of this Plan

- General park maintenance or minor alterations in Parks have no impact on the cultural value of the HCD and meet the intent of this Plan
- Alterations to doors or windows of rear additions not visible from the street, or like-for-like replacement of windows and doors in Non-contributing buildings that meet the policies and guidelines of this Plan

## 11.2 HCD PLAN REVIEW PROCESS

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.

## 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
- Heritage Impact Assessment and Conservation Plan, if required
- Tree Information Report or Tree Conservation Report, if necessary
- Screening, greening or hoarding plans, if necessary



# PART D: GLOSSARY AND APPENDICES

## 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).

**Low-rise:** meaning four or fewer storeys in height (City of Ottawa Zoning Bylaw).

**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.

**Mid-rise:** meaning more than four storeys but less than ten storeys in height (City of Ottawa Zoning Bylaw).

**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.

**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*).

**Property:** "property" means real property and includes all buildings and structures thereon (*Ontario Heritage Act*).

**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 traveled 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 façades visually join together into one long wall defining a street space.

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Additional background and references can be found in the original Lowertown West Heritage Conservation District Study prepared by ERA Architects, 1994 (held on file at the City of Ottawa).

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# PART D: GLOSSARY AND APPENDICES

## APPENDIX A:

### 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* (2005, as amended) 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 the 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 sense of place. Owners of properties in heritage conservation districts, whether they are 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 as outlined in the City's Property Standards Bylaw (By-law 2013-416), nor does it require an owner to restore a property to an earlier period.

## APPENDIX B LIST OF PROPERTIES BY CATEGORY: CONTRIBUTING/NON-CONTRIBUTING

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
32	Bolton	34 Bolton St, 36 Bolton				1942	Contributing
32	Bolton	41 Cathcart St, 43				1900	Contributing
32	Bolton	273 Sussex Dr				1947	Contributing
32	Bolton	283 Sussex Dr				1905	Contributing
32	Bolton	275 Sussex Dr, 277				1903	Contributing
42	Bolton		McCloy House	Yes		1864	Contributing
44	Bolton					2000	Non-contributing
48	Bolton					1891	Contributing
52	Bolton	54 Bolton St				1894	Contributing
56	Bolton					1873	Contributing
60	Bolton					1873	Contributing
66	Bolton					1873	Contributing
70	Bolton					1871	Contributing
80	Bolton	78-80 Bolton				2015	Non-contributing
90	Bolton					1873	Contributing
155	Bolton	157 Bolton St				1912	Contributing
156	Bolton	158 Bolton St				1901	Contributing
159	Bolton	161 Bolton St				1898	Contributing
160	Bolton	162 Bolton St				1875	Contributing
163	Bolton	165 Bolton St		Yes		1898	Contributing
166	Bolton					1908	Contributing
168	Bolton					1872	Contributing



Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
170	Bolton	172 Bolton St				1875	Contributing
171	Bolton	173 Bolton	Ottawa Korean Library			1872	Contributing
174	Bolton	176 Bolton St				1885	Contributing
178	Bolton	180 Bolton St				1930	Contributing
182	Bolton					1900	Contributing
184	Bolton	186 Bolton St				1901	Contributing
192	Bolton	194 Bolton St				1900	Contributing
196	Bolton	198, 200, 202 Bolton St				1902	Contributing
204	Bolton					1949	Contributing
208	Bolton	210 Bolton St, 212				1903	Contributing
237	Bolton					1954	Contributing
241	Bolton					1872	Contributing
243	Bolton	245 Bolton St				1873	Contributing
250	Bolton	252 Bolton St				1911	Contributing
254	Bolton	256 Bolton St				1872	Contributing
257	Bolton					1872	Contributing
251	Bolton					1970	Non-contributing
32	Bolton	39 Cathcart St				1907	Contributing
32	Bolton	35 Cathcart St, 37				1904	Contributing
114	Boteler					1898	Contributing
116	Boteler					1898	Contributing
120	Boteler					1898	Contributing
124	Boteler					1864	Contributing
26	Bruyère					1910	Contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
30	Bruyère					1869	Contributing
32	Bruyère	34 Bruyère St				1874	Contributing
38	Bruyère					1939	Contributing
40	Bruyère					1866	Contributing
46	Bruyère					1886	Contributing
48	Bruyère					1930	Contributing
50	Bruyère	52 Bruyère St				1886	Contributing
56	Bruyère	58 Bruyère St, 60				1916	Contributing
76	Bruyère					1902	Contributing
80	Bruyère	82 Bruyère St, 84				1877	Contributing
86	Bruyère					1886	Contributing
90	Bruyère	92 Bruyère St				1876	Contributing
99	Bruyère	99 / Bruyère St				1888	Contributing
101	Bruyère	103 Bruyère St				1887	Contributing
104	Bruyère	106 Bruyère St				1925	Contributing
105	Bruyère	107 Bruyère St, 109				1891	Contributing
110	Bruyère	112 Bruyère St				1910	Contributing
111	Bruyère	113 Bruyère St				1872	Contributing
114	Bruyère					1869	Contributing
127	Bruyère	129 Bruyère St, 131				1875	Contributing
136	Bruyère	138 Bruyère St				1879	Contributing
137	Bruyère					1881	Contributing
140	Bruyère	142 Bruyère St				1888	Contributing
143	Bruyère					1894	Contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
144	Bruyère					1871	Contributing
145	Bruyère	171 Bruyère St				2015	Non-contributing
148	Bruyère	150 Bruyère St				1926	Contributing
154	Bruyère					1928	Contributing
164	Bruyère	166 Bruyère St				1928	Contributing
168	Bruyère	170 Bruyère St				1876	Contributing
172	Bruyère	172 A Bruyère St				1914	Contributing
174	Bruyère	176 Bruyère St				1861	Contributing
139	Bruyère	141 Bruyère St				1915	Non-contributing
187	Bruyère		Cumberland Park			1970s	Non-contributing
201	Bruyère	203 Bruyère St, 205				1866	Contributing
207	Bruyère					1912	Contributing
211	Bruyère	213 Bruyère St				1890	Contributing
215	Bruyère	217 Bruyère St				1910	Contributing
219	Bruyère					1946	Contributing
221	Bruyère					1953	Non-contributing
224	Bruyère	226 Bruyère St				1909	Contributing
225	Bruyère					1867	Contributing
231	Bruyère					1870	Contributing
236	Bruyère	238 Bruyère St				1912	Contributing
241	Bruyère					1887	Contributing
9-43	Bruyère		Maison Mère, Soeurs Grises de la Charité	Yes		1849	Contributing
132	Bruyère					1958	Non-contributing
180	Bruyère					1965	Non-contributing
204	Bruyère					1971	Non-contributing
145	Bruyère	"147 Bruyère St, 149 Bruyère St, 151"				1982	Non-contributing
145	Bruyère	"155 Bruyère St, 157 Bruyère St, 159"				1982	Non-contributing



Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
145	Bruyère	200 Cathcart St				1982	Non-contributing
145	Bruyère	180 Cathcart St				1982	Non-contributing
145	Bruyère	"188 Cathcart St, 190 Cathcart St, 192"				1982	Non-contributing
185	Bruyère					1982	Non-contributing
160	Bruyère					1983	Non-contributing
228	Bruyère	230 Bruyère St, 232				1983	Non-contributing
100	Bruyère					1986	Non-contributing
240	Bruyère					1986	Non-contributing
88	Bruyère					n/a	Non-contributing
185	Cathcart	187 Cathcart St				1874	Non-contributing
226	Cathcart					1954	Non-contributing
47	Cathcart	49 Cathcart St				1871	Contributing
53	Cathcart					1876	Contributing
55	Cathcart					1864	Contributing
59	Cathcart					1887	Contributing
65	Cathcart					1888	Contributing
67	Cathcart					1862	Contributing
71	Cathcart	73 Cathcart St				1868	Contributing
75	Cathcart	77 Cathcart St				1886	Contributing
142	Cathcart					1896	Contributing
144	Cathcart					1875	Contributing
145	Cathcart		Bingham Park			1890s	Contributing
150	Cathcart	148 Cathcart Street				1899	Contributing
163	Cathcart	165 Cathcart St, 167				1907	Contributing
169	Cathcart	171 Cathcart St				1874	Contributing
173	Cathcart	175 Cathcart St				1904	Contributing
174	Cathcart					1884	Contributing
176	Cathcart	178 Cathcart St				1905	Contributing
177	Cathcart					1871	Non-contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
179	Cathcart	181 Cathcart St				1927	Contributing
170	Cathcart					1958	Non-contributing
189	Cathcart	191 Cathcart St				1874	Contributing
193	Cathcart					1900	Contributing
195	Cathcart	197 Cathcart St				1901	Contributing
199	Cathcart	201 Cathcart St				1900	Contributing
203	Cathcart	205 Cathcart St				1900	Contributing
207	Cathcart					1901	Contributing
209	Cathcart					1902	Contributing
211	Cathcart	213 Cathcart St				1902	Contributing
216	Cathcart					1872	Contributing
219	Cathcart		Cathcart park			1898	Contributing
220	Cathcart	222 Cathcart St, 224				1904	Contributing
236	Cathcart	238 Cathcart St				1902	Contributing
240	Cathcart					1945	Contributing
246	Cathcart					1898	Contributing
248	Cathcart	250 Cathcart St				1866	Contributing
252	Cathcart	254 Cathcart St				1871	Contributing
258	Cathcart					1875	Contributing
262	Cathcart					1861	Contributing
263	Cathcart	265 Cathcart St				1995	Non-contributing
266	Cathcart	268 Cathcart St				1868	Contributing
267	Cathcart	"269 Cathcart St, 271 Cathcart St, 273"				1995	Non-contributing
81	Cathcart					1959	Non-contributing
255	Cathcart	257 Cathcart St, 259				1984	Non-contributing
99	Cathcart					n/a	Non-contributing
168	Cathcart					n/a	Non-contributing
172	Cathcart					1958	Non-contributing
1	Cathcart Square	3 Cathcart Sq				1905	Contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
7	Cathcart Square					1870	Contributing
11	Cathcart Square					1884	Contributing
13	Cathcart Square					1909	Contributing
15	Cathcart Square	17 Cathcart Sq				1912	Contributing
21	Cathcart Square	247 Cathcart Street				1852	Contributing
305	Cumberland					1901	Non-contributing
227	Cumberland					1955	Non-contributing
169	Cumberland	171 Cumberland St				1864	Contributing
173	Cumberland	175 Cumberland St,				1913	Contributing
183	Cumberland	185 Cumberland St,				1986	Non-contributing
193	Cumberland	195 Cumberland St	Rathier House	Yes		1862	Contributing
194	Cumberland	"196 Cumberland St, 198 Cumberland St, 200 Cumberland St,"				1984	Non-contributing
222	Cumberland	224 Cumberland St				1899	Contributing
222	Cumberland	"230 Cumberland St, 232 Cumberland St, 234 Cumberland St, 236 Cumberland St, 238 Cumberland St,"				1900	Contributing
222	Cumberland	193 Guigues Ave, 199				1920	Contributing
222	Cumberland	190 St Andrew St				1910	Contributing
257	Cumberland					2001	Non-contributing
277	Cumberland	320 St. Patrick				1879	Contributing
281	Cumberland	283 Cumberland St				1861	Contributing
287	Cumberland		Former Our Lady's School			1904	Contributing
302	Cumberland	304 Cumberland St,				1914	Contributing
308	Cumberland	310 Cumberland St				1911	Contributing
197	Cumberland					1961	Non-contributing
209	Cumberland	211 Cumberland St				1968	Non-contributing
214	Dalhousie	216 Dalhousie St				1877	Non-contributing
158	Dalhousie					1958	Non-contributing



Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
105	Dalhousie	107 Dalhousie St, 112				1904	Contributing
109	Dalhousie	111 Dalhousie St				1905	Contributing
109	Dalhousie	113 Dalhousie St, 115				1876	Contributing
121	Dalhousie	123 Dalhousie St				1868	Contributing
123	Dalhousie	123A, 125, 127,129				1898	Contributing
131	Dalhousie	133, 135 Dalhousie St				1895	Contributing
137	Dalhousie	139, 141, 143				1872	Contributing
145	Dalhousie	147, 149, 151, 153,				1997	Non-Contributing
150	Dalhousie	152 Dalhousie St				1864	Contributing
161	Dalhousie	163 Dalhousie St				1873	Contributing
165	Dalhousie	"125 Bruyère St, 163 / Dalhousie St, 167"				1876	Contributing
165	Dalhousie	167 Dalhousie St				1927	Contributing
190	Dalhousie					1966	Non-contributing
175	Dalhousie					1925	Contributing
179	Dalhousie					1866	Contributing
181	Dalhousie					1876	Contributing
183	Dalhousie	185, 189 Dalhousie St				1946	Contributing
168	Dalhousie	170 Dalhousie St				1968	Non-contributing
200	Dalhousie	202, 204, 206, 208				1875	Contributing
210	Dalhousie					1866	Contributing
211	Dalhousie	213, 215, 217				1999	Non-contributing
172	Dalhousie	174, 176 Dalhousie St				1968	Non-contributing
218	Dalhousie	220, 222 Dalhousie St				1875	Contributing
223	Dalhousie					1903	Contributing
228	Dalhousie					2006	Non-contributing
171	Dalhousie	173 Dalhousie St				1974	Non-contributing
199	Dalhousie	199-203 Dalhousie				1975	Non-contributing
119	Dalhousie					n/a	Non-contributing
225	Guigues					1870	Non-contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
81	Guigues	83 Guigues Ave				1871	Non-contributing
152	Guigues					1874	Non-contributing
99	Guigues	101 Guigues Ave				1876	Non-contributing
61	Guigues					1907	Contributing
79	Guigues					1898	Contributing
82	Guigues					1898	Contributing
85	Guigues	87 Guigues Ave				1905	Contributing
88	Guigues					1899	Contributing
89	Guigues	91 Guigues Ave				1864	Contributing
90	Guigues					1869	Contributing
93	Guigues	95 Guigues Ave				1905	Contributing
103	Guigues	103 / Guigues Ave				1907	Contributing
104	Guigues					1898	Contributing
105	Guigues					1907	Contributing
106	Guigues					1887	Contributing
107	Guigues	109, 111 Guigues Ave				1917	Contributing
108	Guigues	108-108 1/2 Guigues				1914	Contributing
110	Guigues	112 Guigues Ave				1868	Contributing
113	Guigues	115 Guigues Ave				1896	Contributing
114	Guigues	116 Guigues Ave				1886	Contributing
137	Guigues	139, 141, 143 Guigues				2006	Non-contributing
138	Guigues	140 Guigues Ave				1903	Contributing
145	Guigues	147 Guigues Ave				1902	Contributing
146	Guigues	148 Guigues Ave				1871	Contributing
150	Guigues					1886	Contributing
151	Guigues					1888	Contributing
234	Guigues					1973	Non-contributing
153	Guigues					1867	Contributing
157	Guigues	159 Guigues Ave				1910	Contributing
158	Guigues	160 Guigues Ave				1846	Contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
164	Guigues					1889	Contributing
166	Guigues					1871	Contributing
167	Guigues					1864	Contributing
169	Guigues	171 Guigues Ave				1913	Contributing
172	Guigues					1932	Contributing
173	Guigues	175 Guigues Ave				1864	Contributing
179	Guigues					1937	Contributing
181	Guigues	183 Guigues Ave				1912	Contributing
185	Guigues					1846	Contributing
187	Guigues	189 Guigues Ave				1872	Contributing
207	Guigues	209 Guigues Ave				1871	Contributing
210	Guigues	212 Guigues Ave				1874	Contributing
211	Guigues					1875	Contributing
213	Guigues	215, 217, 217 /				1940	Contributing
216	Guigues	218 Guigues Ave				1900	Contributing
219	Guigues	221 Guigues Ave				1912	Contributing
227	Guigues					1876	Contributing
231	Guigues	233 Guigues Ave				1875	Contributing
235	Guigues	237 Guigues Ave				1876	Contributing
239	Guigues	241 Guigues Ave				1867	Contributing
240	Guigues					1874	Contributing
247	Guigues	249 Guigues Ave				1869	Contributing
161	Guigues					1978	Non-contributing
248	Guigues					1978	Non-contributing
200	Guigues	202, 204, 206, 208				1981	Non-contributing
222	Guigues					1983	Non-contributing
142	Guigues	144 Guigues Ave				1984	Non-contributing
73	Guigues	75, 77 Guigues Ave				2023	Non-contributing
124	King Edward					1956	Non-contributing
86	King Edward	88, 90 King Edward				1896	Contributing



Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
88	King Edward	90 King Edward Ave				1910	Contributing
100	King Edward					1946	Contributing
102	King Edward	104 King Edward Ave				1912	Contributing
106	King Edward					1874	Contributing
118	King Edward	120, 122 King Edward				1892	Contributing
156	King Edward					1887	Contributing
158	King Edward					1888	Contributing
162	King Edward					1873	Contributing
174	King Edward	176 King Edward Ave	Green House	Yes		1870	Contributing
184	King Edward					1871	Contributing
202	King Edward	204, 206, 208 King				1911	Contributing
211	Murray	213 Murray St				1878	Non-contributing
180	Murray					1960	Non-contributing
219	Murray					1960	Non-contributing
184	Murray					1974	Non-contributing
143	Murray					1895	Contributing
159	Murray		École Guigues	Yes		1904	Contributing
162	Murray	160, 164, 166 Murray				1872	Contributing
168	Murray					1851	Contributing
174	Murray					1905	Contributing
179	Murray					1892	Contributing
182	Murray					1872	Non-contributing
192	Murray	194 Murray St				1878	Contributing
217	Murray	217-217B Murray				1936	Contributing
223	Murray					1872	Contributing
227	Murray	229 Murray St				1908	Contributing
233	Murray					1924	Contributing
145	Murray					n/a	Non-contributing
110	Parent	110-110 1/2				1908	Non-contributing
95	Parent					1956	Non-contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
59	Parent	61 Parent Ave				1959	Non-contributing
58	Parent					1930	Contributing
66	Parent					1903	Contributing
70	Parent	61 Guigues				1907	Contributing
101	Parent	191-193 St. Patrick				1930	Contributing
107	Parent	194, 196, 198 St.				n/a	Non-contributing
17	St Andrew	19 St Andrew St St				1883	Non-contributing
105	St Andrew	107 St Andrew St				1885	Non-contributing
208	St Andrew					1968	Non-contributing
33	St Andrew					1973	Non-contributing
83	St Andrew	85, 97, 89, 91 St				1975	Non-contributing
17	St Andrew	23 St Andrew St, 23 /				1886	Contributing
27	St Andrew					1948	Contributing
44	St Andrew					1908	Contributing
45	St Andrew					1887	Contributing
46	St Andrew	46-48 St. Andrew				1936	Contributing
47	St Andrew					1887	Contributing
49	St Andrew	51 St Andrew St				1887	Contributing
52	St Andrew	50-52 St. Andrew				1895	Contributing
53	St Andrew	55 St Andrew St				1861	Contributing
54	St Andrew					1871	Contributing
57	St Andrew	59 St Andrew St				1904	Contributing
58	St Andrew	60 St Andrew St				1895	Contributing
61	St Andrew	63 St Andrew St				1908	Contributing
64	St Andrew	(and 64 Parent)				1906	Contributing
72	St Andrew	74 St Andrew St				1899	Contributing
75	St Andrew					1871	Contributing
78	St Andrew					1887	Contributing
79	St Andrew					1874	Contributing
81	St Andrew					1888	Contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
86	St Andrew					2008	Non-contributing
88	St Andrew	90 St Andrew St				1914	Contributing
92	St Andrew	94 St Andrew St				1903	Contributing
95	St Andrew	97 St Andrew St				1875	Contributing
98	St Andrew	100 St Andrew St				1901	Contributing
102	St Andrew					1868	Contributing
103	St Andrew					1846	Contributing
106	St Andrew					1912	Contributing
110	St Andrew	112, 114 St Andrew St				1895	Contributing
113	St Andrew	115 St Andrew St				1892	Contributing
117	St Andrew		Maison Joesph Archangeault	Yes		1883	Contributing
137	St Andrew					1885	Contributing
139	St Andrew					1882	Contributing
140	St Andrew	142 St Andrew St				1863	Contributing
143	St Andrew	145, 147 St Andrew St				1869	Contributing
144	St Andrew	146 St Andrew St				1908	Contributing
148	St Andrew					1915	Contributing
149	St Andrew					1923	Contributing
150	St Andrew	152 St Andrew St				1906	Contributing
151	St Andrew	153, 155, 157, 159, 161				1903	Contributing
156	St Andrew					1874	Contributing
158	St Andrew					1899	Contributing
160	St Andrew	162, 164 St Andrew St				1912	Contributing
163	St Andrew					1871	Contributing
166	St Andrew	168 St Andrew St				1864	Contributing
167	St Andrew	169 St Andrew St				1910	Contributing
171	St Andrew	173 St Andrew St				1912	Contributing
172	St Andrew	174 St Andrew St				1871	Contributing
175	St Andrew	177, 179, 181, 183,				1905	Contributing
176	St Andrew					1895	Contributing



Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
178	St Andrew	180 St Andrew St				1896	Contributing
182	St Andrew					1924	Contributing
188	St Andrew		Foisey House	Yes		1861	Contributing
191	St Andrew					1907	Contributing
199	St Andrew					1906	Contributing
203	St Andrew					2002	Non-contributing
207	St Andrew					1871	Contributing
80	St Andrew	82 St Andrew St				2006	Non-contributing
213	St Andrew	215 St Andrew St				1918	Contributing
217	St Andrew	219 St Andrew St				1866	Contributing
221	St Andrew	223 St Andrew St	Maison Odillon Archangebeault	Yes		1875	Contributing
224	St Andrew	222-224 St Andrew St				1891	Contributing
226	St Andrew	228 St Andrew St				1898	Contributing
227	St Andrew					1871	Contributing
229	St Andrew	231 St Andrew St				1864	Contributing
230	St Andrew					1874	Contributing
232	St Andrew					1874	Contributing
233	St Andrew	235 St Andrew St				1909	Contributing
236	St Andrew					1873	Contributing
238	St Andrew	240 St Andrew St, 170,				1902	Contributing
239	St Andrew	241 St Andrew St, 166,				1876	Contributing
135	St Andrew					n/a	Non-contributing
138	St Andrew					n/a	Non-contributing
257-259	St Patrick	259-259 1/2				1934	Non-contributing
230	St Patrick	(part of 107 Murray				1952	Non-contributing
350	St Patrick					1955	Non-contributing
303	St Patrick	301-303 St Patrick				1956	Non-contributing
260	St Patrick					1958	Non-contributing
296	St Patrick					1962	Non-contributing
170	St Patrick					1965	Non-contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
212	St Patrick					1970	Non-contributing
166	St Patrick					1996	Non-contributing
138	St Patrick	142 St Patrick St	Valade Residence	Yes	Recognized Federal Heritage Building	1832	Contributing
138	St Patrick		The Rochon Residence	Yes	Recognized Federal Heritage Building	1832	Contributing
150	St Patrick			Yes		1898	Contributing
156	St Patrick					1940	Contributing
158	St Patrick					1924	Contributing
160	St Patrick					1941	Contributing
174	St Patrick					1878	Contributing
215	St Patrick					1989	Non-contributing
225	St Patrick					1847	Contributing
232	St Patrick					1886	Contributing
270	St Patrick					1942	Contributing
273	St Patrick					1901	Contributing
279	St Patrick					1872	Contributing
285	St Patrick					1938	Contributing
292	St Patrick					1982	Non-contributing
305	St Patrick					1878	Contributing
307	St Patrick		Raphael Brunet Park			1970s	Non-contributing
310	St Patrick	314 St Patrick	Former St. Brigid's Church	Yes		1889	Contributing
332	St Patrick	332-332 1/2				1872	Contributing
334	St Patrick					1891	Contributing
342	St Patrick	342-344				1956	Contributing
347	St Patrick					1912	Contributing
355	St Patrick					1956	Non-contributing
146-148	St Patrick	148 St Patrick St				1872	Contributing
199-201	St Patrick	201 St Patrick St				1901	Contributing
200-202	St Patrick	202 St Patrick St				1872	Contributing

Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
203-205	St Patrick	205 St Patrick St				1907	Contributing
204-210	St Patrick	206, 208, 2010 St	Residence Brousseau	Yes		1898	Contributing
207-209	St Patrick	209 St Patrick St				1847	Contributing
219-221	St Patrick	221 St Patrick St				1908	Contributing
220-222	St Patrick	222 St Patrick St				1905	Contributing
224-226	St Patrick	226 St Patrick St				1876	Contributing
227-229	St Patrick	229 St Patrick St				1877	Contributing
231-233	St Patrick	233 St Patrick St				1872	Contributing
234-238	St Patrick	238 St Patrick St				1910	Contributing
235-237	St Patrick	237 St Patrick St				1872	Contributing
280	St Patrick					n/a	Non-contributing
261-263	St Patrick	263 St Patrick St				1960	Non-contributing
267-269	St Patrick	269 St Patrick St				1922	Contributing
275-277	St Patrick	277 St Patrick St				1851	Contributing
284-286	St Patrick	286 St Patrick St				1882	Contributing
287-293	St Patrick	289, 291, 293 St				1942	Contributing
288-290	St Patrick	290 St Patrick St	Brûlé House	Yes		1850	Contributing
295-297	St Patrick	297 St Patrick St				1904	Contributing
300-302	St Patrick	302 St Patrick St				1928	Contributing
327-337	St Patrick	329, 231, 233, 235, 237				1874	Contributing
328-330	St Patrick	330 St Patrick St				1882	Contributing
338-340	St Patrick	340 St Patrick St				1912	Contributing
339-345	St Patrick	341, 343, 345 St				1901	Contributing
346-348	St Patrick	348 St Patrick St				1935	Contributing
360	St Patrick					n/a	Non-contributing
333	Sussex	15 St. Andrew St	Embassy of Kuwait			2000	Non-contributing
385	Sussex	143, 145 St Patrick St; 373-385 Sussex Dr.	Archbishop's Palace; Notre Dame Basilica	Yes	National Historic Site	1843	Contributing
373	Sussex	365 Sussex Dr			Classified Federal Heritage Building	1844	Contributing



Main Address	Street	Secondary Address	Common Name	Part IV	Federally Recognized	Construction Date	Final Category 2024
373	Sussex		College of Bytown		Classified Federal Heritage Building	1851	Contributing
385	Sussex		La Salle Academy		Classified Federal Heritage Building	1841	Contributing

