Report to
Rapport au:

Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
April 13, 2017 / 13 avril 2017

and / et

Planning Committee / Comité de l'urbanisme
April 25, 2017 / 25 avril 2017

and Council / et au Conseil
May 10, 2017 / 10 mai 2017

Submitted on March 10, 2017
Soumis le 10 mars 2017

Submitted by
Soumis par:
Court Curry,
Manager / Gestionnaire,
Right of Way, Heritage and Urban Design Services / Services des emprises, du patrimoine et du design urbain
Planning, Infrastructure and Economic Development Department / Direction de la planification, de l'Infrastructure et du développement économique

Contact Person
Personne ressource:
Ashley Kotarba/David Maloney, Research Assistant / Agent(e) de recherche, Heritage and Urban Design / Services des emprises, du patrimoine et du design urbain, Heritage Services Section / Section des Services du Patrimoine
(613) 580-2424, 23582 / 14057, ashley.kotarba@ottawa.ca / david.maloney@ottawa.ca

Ward: RIDEAU-VANIER (12) **File Number**: ACS2017-PIE-RHU-0005

SUBJECT: Heritage Inventory Project: Additions to Heritage Register - Lowertown and Sandy Hill

OBJET: Projet d'inventaire patrimonial : Ajouts au Registre de patrimoine – Basse-Ville et Côte-de-Sable

REPORT RECOMMENDATION

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council approve the addition of the properties listed in Document 1 to the City of Ottawa's Heritage Register, in accordance with Section 27 of the *Ontario Heritage Act*.

RECOMMANDATION DU RAPPORT

Que le Sous-Comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil d'approuver l'ajout des propriétés énumérées dans le document 1 au Registre du patrimoine de la Ville d'Ottawa, conformément à l'article 27 de la *Loi sur le patrimoine de l'Ontario*.

BACKGROUND

In 2015, Council approved the 2015-2018 Term of Council Priorities, including a Strategic Initiative (SI) related to the City's built heritage. One aspect of the SI is to undertake a systematic inventory of properties across the city which are of cultural heritage value and therefore merit addition to the City's Heritage Register. This initiative is referred to as the Heritage Inventory Project (HIP).

The former City of Ottawa initially developed a Heritage Reference List (HRL) in the 1980s to identify buildings of heritage interest across the City. Most of the 10 former municipalities that were amalgamated into the new City in 2001 also had similar lists and, at amalgamation, these were combined to form the current City of Ottawa HRL, which now numbers approximately 13,000 properties. Inclusion on the HRL does not provide heritage protection. Further, the list is not publicly available, has only been sporadically updated since amalgamation and many resources on it no longer exist. In addition to the HRL, the City also maintains a Heritage Register as required by the *Ontario Heritage Act*. The Register includes properties designated under Parts IV and V of the *Ontario Heritage Act,* as well as others not designated but added to it by City Council because of their cultural heritage value.

The SI aims to ensure that the City's inventory of heritage resources is comprehensive and up-to-date. Furthermore, it aims to identify heritage resources in order to create

more certainty for all stakeholders, including property owners, community associations and the development industry.

It should be noted that buildings not included on the Register could be considered for individual designation of the *Ontario Heritage Act* if they meet the Part IV criteria. Conversely, the Register is not to be considered as a ‘stepping stone” to designation, as buildings included on it may not meet the criteria for individual designation under the *Ontario Heritage Act.*

In January 2016, two staff were hired to undertake the HIP. On July 11, 2016, staff presented to the Built Heritage Sub-Committee the outline and approach to be undertaken in order to complete the HIP. This report follows the completion of surveying and evaluation work for two neighbourhoods – Lowertown and Sandy Hill – and includes a recommendation of properties to add to the Heritage Register.

DISCUSSION

As part of the HIP, staff created a “Neighbourhood Heritage Statement” for each area under study (Documents 3 and 4). These studies describe the history and development of the area, and assist in determining the merits of individual resources. Staff proceeded to photo document and evaluate individual built resources within these neighbourhoods. Properties assessed were those built prior to 1980 that were not within an existing Heritage Conservation District (HCDs), or the Sandy Hill Heritage Character Area, which includes two areas currently under study for future HCDs.

The evaluation component of the HIP involves an analysis of individual resources to determine whether they are of heritage value from both a design and context perspective. In order for a resource to be deemed ‘contributing’ and subsequently recommended for addition to the Heritage Register, the resource must meet both the design test and be reflective of a particular aspect of the neighbourhood’s heritage attributes, as described below and illustrated in Documents 3 and Document 4.

Design

i) The building or structure is a good expression of a particular architectural style, reflects the era of its construction, or is vernacular and represents the distinctive local design skills and available materials of its time. The style is reflected through architectural elements which might include, but are not limited to; the cornice, cladding, bargeboard, porch or balcony detailing,

voussoirs, quoins, sills, lintels, window frames (mullions and muntins), doors, parapets, carvings, rooflines, integration with natural landscaping, etc.

ii) The massing, shape and volume of the original building (or additions of heritage significance) are clearly identifiable in the current form. Additions or modifications to the building are sympathetic with respect to its original form, and do not detract from the original character defining features.

Context: Neighbourhood Heritage Statement

i) The building or structure is reflective of an attribute, distinctive theme, or cultural reference outlined in its associated Neighbourhood Heritage Statement. This may include a linkage to a natural landscape or a geographic feature, stories of ethno-cultural significance, buildings designed by well known architects, or associations with institutions or the lives of persons significant to Ottawa's past.

ii) The building or structure, or an aspect therein, forms part of a cluster of cohesive and distinctive physical attributes, which collectively add to the aesthetic, social or cultural identity of the place. This may include a repeating pattern of a unique bargeboard motif limited to one neighbourhood block, or, a small grouping of houses sharing specific elements which reflect a particular architectural style, or historic land use within the neighbourhood.

Ontario Heritage Act

Section 27(1.2) of the *Ontario Heritage Act* gives municipalities the ability to list non-designated properties of cultural heritage value or interest on the Heritage Register.

The implication of listing properties on the City of Ottawa Heritage Register is that property owners are required to provide 60 days notification in writing of a proposed demolition of a building on the Heritage Register, in accordance with Section 27(3) of the *Ontario Heritage Act*.

Results

The properties which meet the design and context criteria described above are listed in Document 1, and are recommended to be added to the Heritage Register. There are 237 resources proposed to be added to the Heritage Register including 130 properties in Lowertown and 107 in Sandy Hill. The total number of properties evaluated was 587 in Lowertown and 725 in Sandy Hill for a total of 1312 properties. In Lowertown, 22% of

the properties meet the criteria for addition to the Register, while that number is 15% in Sandy Hill. Just under 20% of the structures within the study area were constructed in 1980 or later. Please refer to the following table and Document 5 and Document 7 for more information pertaining to the project's results:

	LOWERTOWN	SANDY HILL
Contributing	**130 (22.1%)**	**107 (14.8%)**
Non-Contributing	**457**	**618**
Post 1980 (%)	*133 (22.7%)*	*124 (17.1%)*

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014 (PPS). Section 2.6.1 of the PPS states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

RURAL IMPLICATIONS

There are no rural implications for this phase of the project.

CONSULTATION

Community outreach constitutes an important component of the Heritage Inventory Project. Since the launch of the HIP in 2016, staff have held meetings, made presentations, and contributed articles to local newspapers in order to generate awareness about the HIP and seek input from residents, community associations, and heritage enthusiasts. The following table illustrates community outreach efforts in Lowertown and Sandy Hill:

DATE	CONSULTATION
June 9, 2016	Action Sandy Hill – meeting with Heritage Committee Chair
June 14, 2016	Lowertown Community Association - meeting with Heritage Committee Chair

June 21, 2016	Councillor Fleury – Presentation and discussion of project
June 28, 2016	Heritage Ottawa Board – Presentation of project
July 11, 2016	Built Heritage Sub-Committee – Presentation of information report on project
Oct 15, 2016	Heritage Ottawa Forum – Presentation and Q&A
Oct 17, 2016	Lowertown Community Association – presented and Q&A at monthly meeting
March 21, 2017	Information Meeting – held an open house for residents of Lowertown and Sandy Hill

A detailed information sheet describing the purpose, goals and the process of the HIP was prepared early in the process to inform the public of the project. This information sheet has been provided to community associations, business improvement associations, private sector heritage consultants, professionals representing other municipalities, heritage academics and members of the public. This information has also been posted on the City's website, along with specific property information for contributing properties within Sandy Hill and Lowertown.

All affected property owners were sent a letter, dated March 6, 2017, indicating that their property will be recommended for addition to the Heritage Register. The letters were also sent to Heritage Ottawa, Action Sandy Hill and the Lowertown Community Association. These letters include a discussion of the implications of adding a property to the Heritage Register, particularly the requirement of a 60 day notice prior to the issuance of a demolition permit, and also informed the property owners of an Information Meeting. In addition, the letter outlined the time, date and location of the Built Heritage Sub-committee meeting and the upcoming Planning Committee meeting at which the addition to Heritage Register will be discussed.

The Information Meeting was held on March 21, 2017 at City Hall. At the meeting, staff discussed the draft list of properties proposed to be added to the Heritage Register. Staff also provided property information sheets, explained the details of the HIP, and recorded feedback from attendees. There were 67 people who completed the sign-in sheet, with others in attendance who did not sign in. The reaction to the project was

varied, with some property owners vocalizing concerns regarding potential impacts of their property being added to the Heritage Register, as well as some confusion regarding the difference between designation and the Register. There was also support expressed for the initiative from some members of community associations, Heritage Ottawa, and property owners. Discussion between staff and attendees included generalities related to the goals of the project, the process, as well as specifics with respect to individual property evaluations.

COMMENTS BY THE WARD COUNCILLOR

Staff have met with Councillor Fleury to discuss the Heritage Inventory Project. The Councillor expressed support for the initiative and was in attendance at the Information Meeting on March 21, 2017. This HIP tool is helpful as it establishes a clear baseline of properties of cultural heritage interest. Further, it brings additional context when planning applications are submitted for review.

LEGAL IMPLICATIONS

There are no legal implications associated with adopting the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4 Support Arts, Heritage, and Culture - specifically,

SI 42 (Heritage Reference List).

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90 day statutory requirement under the *Ontario Heritage Act.*

SUPPORTING DOCUMENTATION

Document 1 List of Property Addresses Recommended to be added to Heritage Register

Document 2 Heritage Inventory Project Information Sheet
Fiche de projet d'inventaire patrimonial

Document 3 Evaluating Heritage – Design
L'évaluation du patrimoine - esthétique

Document 4 Evaluating Heritage – Neighbourhood Context
L'évaluation du patrimoine – caractéristique du quartier

Document 5 Map of Lowertown
Carte de Basse-Ville

Document 6 Neighbourhood Heritage Statement – Lowertown
Déclaration de patrimoine de quartier – Basse-Ville

Document 7 Map of Sandy Hill
Carte de Côte-de-Sable

Document 8 Neighbourhood Heritage Statement – Sandy Hill
Déclaration de patrimoine de quartier – Côte-de-Sable

Document 9 Letter from Lowertown Community Association, received March 31, 2017

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owners and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 - List of Property Addresses Recommended to be added to Heritage Register

Lowertown			
Address Number	Primary Address	Address Number	Primary Address
138	Augusta Street	77-81	Lower Charlotte Street
60	Boteler Street	88-90	Lower Charlotte Street
360-366	Bruyère Street	97	Lower Charlotte Street
336	Cathcart Street	99	Lower Charlotte Street
158-162	Clarence Street	108	Lower Charlotte Street
165	Clarence Street	121	Lower Charlotte Street
169	Clarence Street	165-167	King Edward Avenue
174	Clarence Street	193	King Edward Avenue
208	Clarence Street	284	King Edward Avenue
232	Clarence Street	285	King Edward Avenue
238	Clarence Street	351	King Edward Avenue
257	Clarence Street	274-280	Murray Street
261-263	Clarence Street	29-31	Myrand Avenue
280-282	Clarence Street	43-49	Myrand Avenue
281-283	Clarence Street	46	Nelson Street
284	Clarence Street	449-453	Old St. Patrick Street
285-289	Clarence Street	450-452	Old St. Patrick Street
300	Clarence Street	41	Rideau Street
416-420	Clarence Street East	47	Rideau Street
468	Clarence Street East	73	Rideau Street
469-471	Clarence Street East	149	Rideau Street
494	Clarence Street East	152	Rideau Street
495	Clarence Street East	156-158	Rideau Street
497	Clarence Street East	198	Rideau Street
499	Clarence Street East	217	Rideau Street
501	Clarence Street East	323	Rideau Street
507	Clarence Street East	354 1/2	Rideau Street
509	Clarence Street East	362	Rideau Street
99	Cobourg Street	364	Rideau Street
122	Cobourg Street	366	Rideau Street
124	Cobourg Street	418	Rideau Street
126	Cobourg Street	487	Rideau Street
16-20	Desjardins Avenue	508	Rideau Street
17-23	Desjardins Avenue	510	Rideau Street
25-27	Desjardins Avenue	511	Rideau Street
28	Desjardins Avenue	541	Rideau Street
200	Friel Street	73	Rideau Street W
201	Friel Street	3	Rockwood Street
195	George Street	10	Rockwood Street
267-269	Guigues Avenue	18-20	Rockwood Street
295	Guigues Avenue	25	Rockwood Street
299	Guigues Avenue	32	Rockwood Street
29	Heney Street	33	Rockwood Street
37-39	Heney Street	1-5	Rose Street
41-43	Heney Street	252-256	St. Andrew Street
79	Heney Street	255	St. Andrew Street
81	Heney Street	257	St. Andrew Street
10	Lady Grey Drive	259	St. Andrew Street
2-8	Lower Charlotte Street	300	St. Andrew Street
10-12	Lower Charlotte Street	489-491	St. Patrick Street
11	Lower Charlotte Street	483	St. Patrick Street
14-18	Lower Charlotte Street	511	St. Patrick Street

Address Number	Primary Address
100	Sussex Drive (NRC Laboratories)
100	Sussex Drive (Hydro Station)
125	Sussex Drive
255	Sussex Drive
320	Sussex Drive (Header House, Major's Hill Park)
320	Sussex Drive (Former Dominion Archives)
330	Sussex Drive
8	Tormey Street
16	Tormey Street
76	Wurtemburg Street
96	Wurtemburg Street
98	Wurtemburg Street
102	Wurtemburg Street
106	Wurtemburg Street
114-120	Wurtemburg Street
211	Wurtemburg Street (Sir R Borden's Fence)
203	York Street
237-239	York Street
241-243	York Street
253	York Street
285-291	York Street
293-295	York Street
297-299	York Street
310	York Street
	Porter's Island Bridge
	Alexandra Bridge

Sandy Hill			
Address Number	Primary Address	Address Number	Primary Address
43	Blackburn Avenue	247	Goulburn Avenue
47	Blackburn Avenue	265	Goulburn Avenue
58	Blackburn Avenue	169	Henderson Avenue
63	Blackburn Avenue	136	Jean Jacques Lussier Private
64	Blackburn Avenue	56	Marlborough Avenue
65	Blackburn Avenue	57	Marlborough Avenue
67	Blackburn Avenue	66	Marlborough Avenue
73	Blackburn Avenue	80-82	Marlborough Avenue
76	Blackburn Avenue	110	Marlborough Avenue
77	Blackburn Avenue	127	Marlborough Avenue
82	Blackburn Avenue	129	Marlborough Avenue
84	Blackburn Avenue	131	Marlborough Avenue
88	Blackburn Avenue	134	Marlborough Avenue
120-122	Blackburn Avenue	170	Marlborough Avenue
124-126	Blackburn Avenue	54	Range Road
132	Blackburn Avenue	68	Range Road
234	Blackburn Avenue	72	Range Road
339	Chapel Street	100	Range Road
341	Chapel Street	108	Range Road
347-349	Chapel Street	134	Range Road
357-359	Chapel Street	140	Range Road
367	Chapel Street	248	Range Road
368	Chapel Street	80	Russell Avenue
370	Chapel Street	84	Russell Avenue
372	Chapel Street	93	Russell Avenue
375-377	Chapel Street	94	Russell Avenue
379-379.5	Chapel Street	109	Russell Avenue
383	Chapel Street	111	Russell Avenue
384	Chapel Street	121	Russell Avenue
386	Chapel Street	137-145	Russell Avenue
410	Chapel Street	151	Russell Avenue
505	Chapel Street	170	Russell Avenue
566-568	Chapel Street	180-186	Russell Avenue
570-572	Chapel Street	205-207	Russell Avenue
580-582	Chapel Street	216	Russell Avenue
646-648	Chapel Street	232	Russell Avenue
101	Colonel By Drive	237-239	Russell Avenue
87	Goulburn Avenue	251-253	Russell Avenue
88-90	Goulburn Avenue	279	Somerset Street East
89-103	Goulburn Avenue	289-293	Somerset Street East
104	Goulburn Avenue	295-301	Somerset Street East
105-115	Goulburn Avenue	317	Somerset Street East
106-108	Goulburn Avenue	338-342	Somerset Street East
110	Goulburn Avenue	358	Somerset Street East
116-118	Goulburn Avenue	82-88	Sweetland Avenue
119	Goulburn Avenue	87-89	Sweetland Avenue
120-122	Goulburn Avenue	110-118	Sweetland Avenue
121	Goulburn Avenue	339	Templeton Street
124	Goulburn Avenue	362	Templeton Street
148	Goulburn Avenue	365-375	Templeton Street
158	Goulburn Avenue	379	Templeton Street
223	Goulburn Avenue	381	Templeton Street

Address Number	Primary Address
60	Université Private
25	Waller Street
170	Waller Street

Document 2 – Heritage Inventory Project Information Sheet

Fiche de projet d'inventaire patrimonial

Ottawa

Heritage Inventory Project

The project will create an online map-based inventory of Ottawa's heritage structures available to all.

The project will be completed by:

- Analyzing architectural style, construction materials, and integrity of buildings in neighbourhoods throughout the City;
- Undertaking archival research, photo documentation, and oral history interviews;
- Consulting with community associations, councillors, historians and residents;
- Using GIS technology to locate and identify buildings of cultural heritage value in all communities of the City, and assessig their contribution to historic fabric of neighbourhood.

Work is currently underway in Lowertown and Sandy Hill, and will expand outwards to other neighbourhoods inside the greenbelt, the outer suburbs, villages and rural settlement areas. Our aim is to provide the public, developers, City staff, elected officials, etc. with a clear understanding of heritage assets within our City.

Please direct comments and questions to the project coordinators below:

Ashley Kotarba
Built Heritage Researcher
Planning and Growth Management
613-580-2424 ext. 23582
Ashley.Kotarba@ottawa.ca

David Maloney
Built Heritage Researcher
Planning and Growth Management
613-580-2424 ext. 14057
David.Maloney@ottawa.ca

Projet d'inventaire patrimonial

Ce projet permettra de créer un inventaire cartographique des structures patrimoniales d'Ottawa qui sera accessible en ligne pour tous.

Pour réaliser ce projet, il faudra :

- Procéder à l'analyse du style architectural, des matériaux de construction et de l'intégrité des bâtiments dans tous les quartiers de la ville;
- Entreprendre des recherches d'archives, effectuer un travail de documentation photographique et recueillir des témoignages oraux par des entretiens;
- Consulter les associations communautaires, les conseillers municipaux, les historiens et des résidents;
- Utiliser un système d'information géographique (GIS) pour localiser et identifier les bâtiments possédant une valeur en tant que patrimoine culturel dans toutes les communautés de la ville, et évaluer leur rôle dans le tissu historique du quartier.

Le travail est en cours pour la Basse-Ville et à Côte-de-Sable; il s'étendra aux autres quartiers à l'intérieur de la Ceinture de verdure, aux banlieues éloignées, aux villages et, enfin, aux zones de peuplement rurales. Notre objectif est de fournir au public, aux promoteurs, au personnel de la Ville, aux représentants élus et à tout autre groupe un portrait clair des biens patrimoniaux que nous possédons dans notre ville.

Veuillez adresser toute question ou tout commentaire aux coordonnateurs de projet suivants:

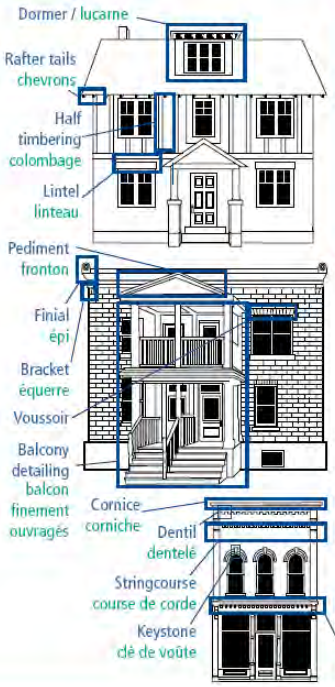
Ashley Kotarba
Chercheuse, Patrimoine
Urbanisme et Gestion de la croissance
613-580-2424, poste 23582
Ashley.Kotarba@ottawa.ca

David Maloney
Chercheur, Patrimoine
Urbanisme et Gestion de la croissance
613-580-2424, poste 14057
David.Maloney@ottawa.ca

Document 3 – Evaluating Heritage – Design
L'évaluation du patrimoine – esthétique

Ottawa

Heritage Inventory Project | Projet d'inventaire patrimonial



Evaluating Heritage Value – Heritage Inventory Project

A property must:

- ☑ Meet the design test
- ☑ Reflect the neighbourhood heritage statement attributes

L'évaluation du patrimoine – Projet d'inventaire patrimonial

L'édifice doit :

- ☑ respecter le critère de la valeur esthétique;
- ☑ reprendre les caractéristiques de la Déclaration de patrimoine de quartier.

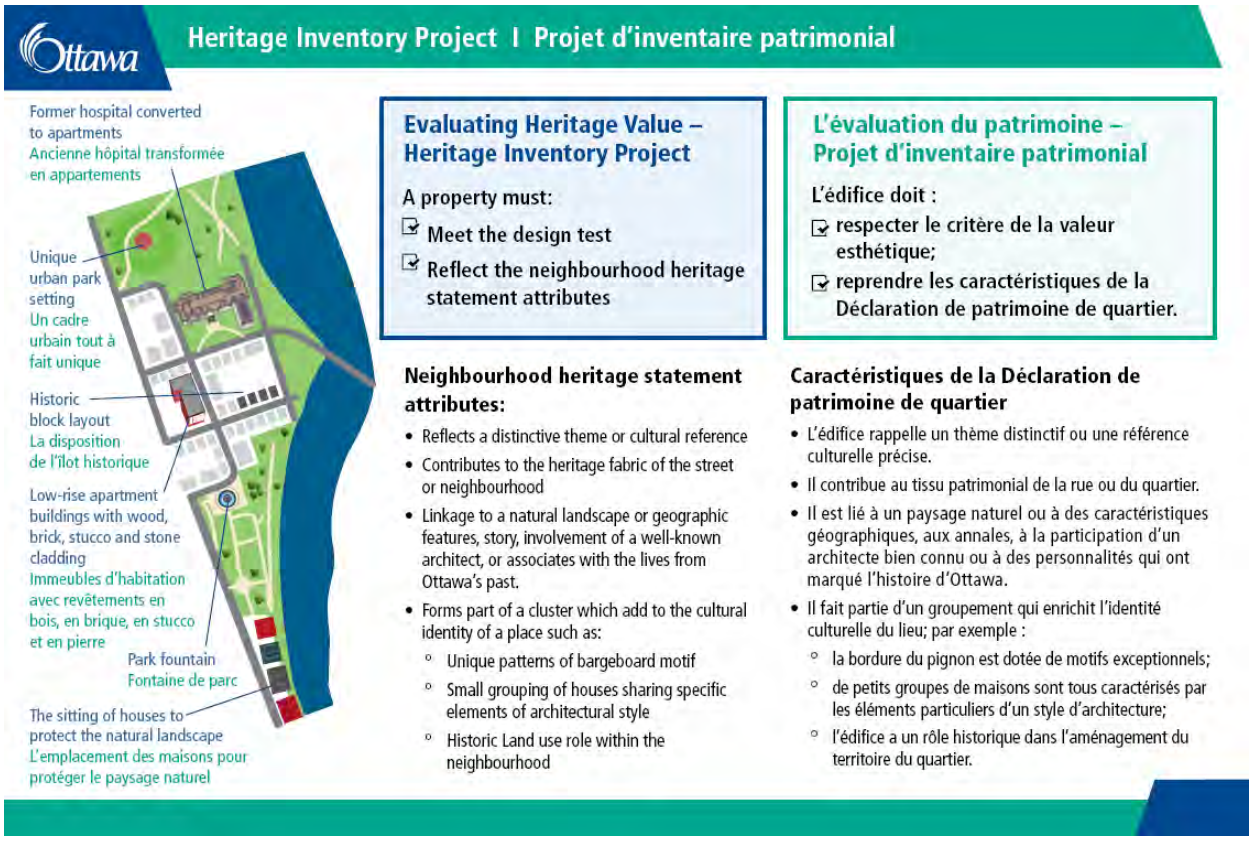
Design:

- Good expression of a particular architectural style
- Shows off distinctive local design skills and materials of the time
- Demonstrates architectural elements such as:
  - cornice, cladding, bargeboard, porch or balcony detailing
  - Doors, carvings, rooflines
  - Integration with natural landscaping
- Original building massing, shape and volume are identified
- Additions/modifications respect the original form

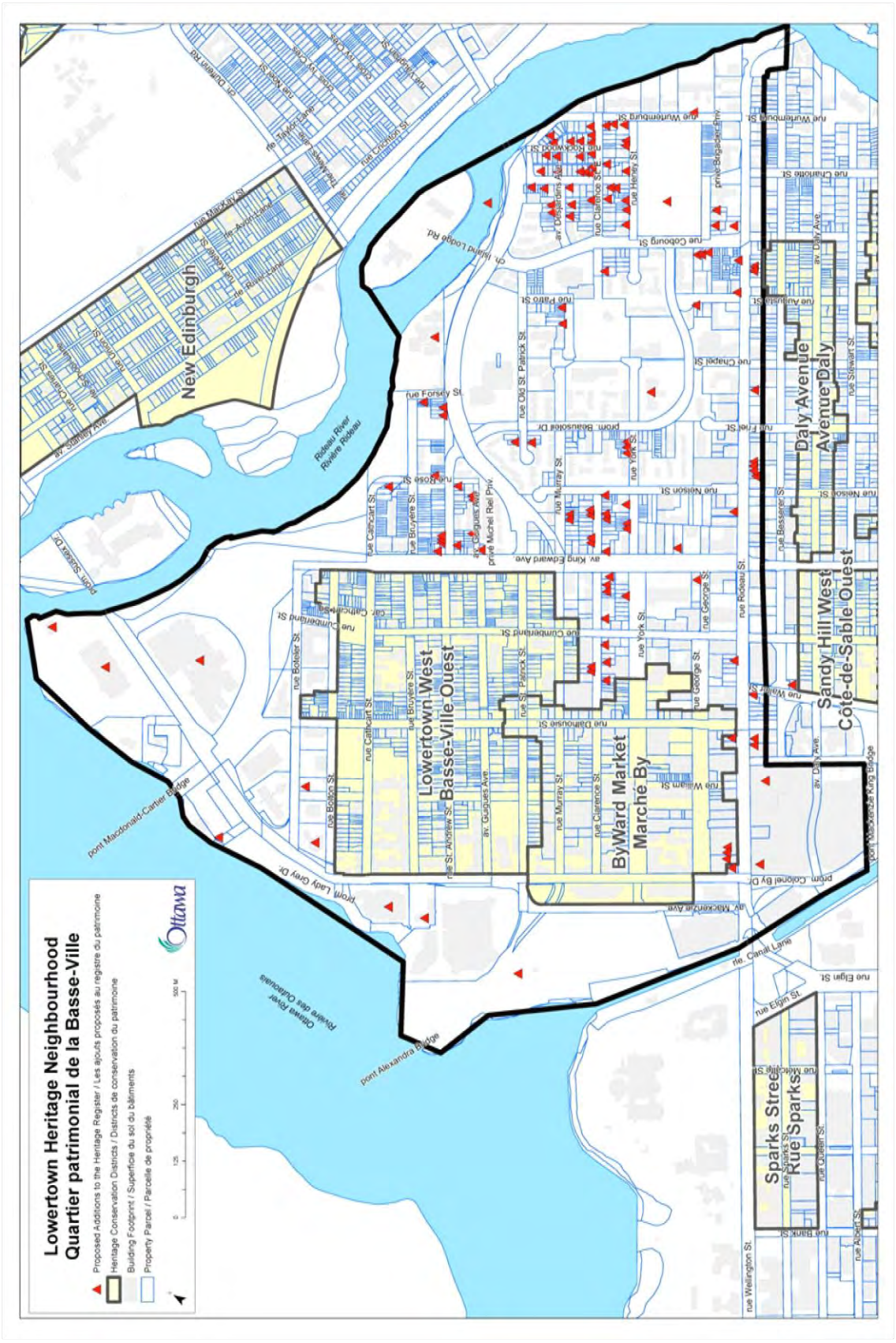
Valeur esthétique :

- L'édifice exprime bien un style d'architecture particulier.
- Il témoigne du savoir-faire esthétique et des matériaux caractéristiques de l'époque pour la localité.
- Il est doté d'éléments architecturaux :
  - corniche, parement, bordure du pignon, porche ou balcon finement ouvragés;
  - portes, ouvrages d'ébénisterie ou de maçonnerie et toiture;
  - intégration dans le paysage naturel.
- La volumétrie, la forme et l'ampleur de l'édifice d'origine sont répertoriées.
- Les annexes et les modifications sont fidèles à la forme d'origine.

Document 4 – Evaluating Heritage – Neighbourhood Context
L'évaluation du patrimoine – caractéristique du quartier



Document 5 – Map of Lowertown
Carte de Basse-Ville



Document 6 – Lowertown Neighbourhood Heritage Attributes

Déclaration de patrimoine de quartier – Basse-Ville

Lowertown Heritage Attributes

General

- early “workers’ cottages”, commonly 1.5 or 2.5 storey double houses with central or side chimneys, built using traditional materials and techniques;
- detached and semi-detached houses of the mid 19th century with front gable, wood verandas and distinct wood decorative elements;
- late 19th century flat roofed houses, single, semi-detached and rows, often clad in red brick and included wood porches, and carriageways;
- protected viewplane between Parliament Hill and Beechwood Cemetery;
- design elements that reflect the original French, Irish and Jewish working class settlers of Bytown such as squared timber logs, transoms above windows, ornamental hoods over doors, and ornate porches;
- large scale institutional buildings, mainly in Gothic Revival, Second Empire, and Modernist styles;
- significant park and trail network integrated into urban fabric in areas adjacent to Rideau Canal, the Ottawa River and the Rideau River;
- bridges crossing the Rideau River, Rideau Canal and the Ottawa River, specifically Plaza Bridge, Porter Island Bridge, Cummings Bridge and Alexandra Bridge, providing connectivity to Quebec and adjacent neighbourhoods;

Lowertown West

- former horse stables at Cherry House, 257 Clarence Street;
- mid 19th century gable roofed buildings, 1.5-2.5 storeys, with wood cladding, some of the earliest surviving residential and commercial buildings in Ottawa;
- truncated hip or mansard roofed houses clad in red brick with dormers and other features such as projecting bays and porches;

- Commercial building with apartments above, constructed in Second Empire style, on Dalhousie Street between St. Patrick to just north of Bruyère Street
- concentration of 19th century Roman Catholic buildings including churches, rectories, convents, Notre-Dame Basiclia and St. Brigid's Church;
- monumental Beaux-Arts National Research Council Laboratory overlooking the Ottawa River;
- significant viewscapes along the Ottawa River toward Parliament, Gatineau Hills and the Rideau Canal locks, particularly from Major's Hill Park and Nepean Point;
- three Baronial Gothic buildings constructed by Chief Dominion Architect David Ewart along Sussex Drive, the Connaught Building, the former Public Archives and the Royal Canadian Mint;
- rugged, rocky escarpment along Ottawa River shoreline;
- Ottawa Rowing Club (10 Lady Grey Drive) founded in 1867 by Sir John A. Macdonald – one of city's first sporting venues;
- Lasalle Academy, (373 Sussex Drive) founded by Father J.E. Bruno Guigues in 1847 - Ottawa's first bilingual school which would later become the University of Ottawa;
- Public Archives (330 Sussex Drive) building with south wing extension, designed by David Ewart in 1904-1906;
- L'école Guigues (159 Murray Street) constructed 1904-1905 is a symbol of Francophone educational rights dating back to the struggle against Regulation 17 and the eventual legal recognition of bilingual schools in 1927;
- primarily intact residential streetscapes in Lowertown West with vistas of significant institutional buildings;

Byward Market

- flat roofed Italianate commercial buildings with residential units above from the turn of the 20th century, some with decorative brick and elaborate cornices;
- Chateau Laurier and Union Station, built in 1912;
- Art Deco commercial buildings on Rideau Street, namely the Mercury Court and the former Woolworth's Department Store;

Fig. 1 - Byward Market [Library and Archives Canada a008670]

- Second Empire style commercial buildings with residential units above, lining the east side of Sussex Drive with their distinctive mansard roofs ;
- commercial streetscapes expressing vibrancy of neighbourhood as both a locally and regionally important retail and entertainment destination
- rich mix of building types dating from the 19th and early 20th century that reflect the continuous change of the area;
- eclectic mix of commercial uses, with federal institutional, museum and ambassadorial buildings along Sussex Drive;
- historic streetscapes near the Byward Market, particularly surrounding Byward Market Square, featuring a variety of vernacular mixed-use buildings;
- Rideau Street with its busy retail landscape from Sussex Drive to Cumberland Street
- east-west street layout with north-south connectors, as originally planned by Colonel By in 1827 with 40m widths along George and York Street to accommodate the market building, the By wash and a planned courthouse;
- existing portions of 1842 street plan for Bytown;

- street layout and block configuration dating from the 1860s, centralized around the Byward Market building;
- importance and evolution of the Byward Market as economic hub for the city and region, particularly for the sale of produce and local products;

Lowertown East

- Tudor Revival inspired detached houses along Rockwood and Wurtemburg Streets;
- detached houses constructed between 1900-1930 on Rockwood Street, Wurtemburg Street and Clarence Street East;
- red brick Art Deco inspired 'Eileen Apartments' at 468 Clarence Street East;
- low-rise Edwardian apartments and stately early 20th century houses fronting Macdonald Gardens Park;
- detached houses fronting Bordeleau Park;
- York Street School built in Collegiate Gothic style with original 'boys' and 'girls' entrances at opposite wings;
- vestiges of grand King Edward Boulevard, particularly three red brick buildings on the east side of street: Ottawa Hydro Electric Station, the Champagne Bath, and former Adath Jeshurunt synagogue;
- few remaining historic residential or mix-used buildings along King Edward Avenue;
- Rideau Library and Andrew Fleck Child Services Centre built in the early 1930s contributing to the social welfare of working class residents;
- repurposed recreational areas on historic open spaces, including Jules Morin Park on former Anglesea Square

Fig. 2 - 121 Lower Charlotte Street [City of Ottawa]

as well as Cathcart Park, Bingham Park– formerly a recreational space exclusively for boys;

- scattered commercial uses on Nelson Street, integrated into residential area;
- Wallis House (560 Rideau Street), former Protestant Hospital, Catholic seminary and wartime residence, and its landscaped grounds adjacent to Rideau Street and Charlotte Street, visually connected to Macdonald Gardens Park;
- Tudor Revival Embassy of Turkey, formerly a children's hospital;
- Gothic Revival Embassy of the People's Republic of China;
- Rideau Branch (377 Rideau Street) of the Ottawa Public Library, designed by J.P. MacLaren in 1933, as North America's first bilingual library;
- stone and wrought iron fence remnant of Sir Robert Borden's house (211 Wurtemburg Street);
- sporadic early 20th century remaining brick buildings on Rideau Street between Nelson and Augusta Street;
- historically intact residential streetscapes north of Macdonald Gardens Park;
- urban renewal projects including modern cooperative townhouse blocks and medium to highrise apartment buildings integrated into reconfigured neighbourhood street pattern;
- culturally diverse population living in medium to high density housing, constructed in late 1970s/early 1980s, reflecting the area's continued role as an arrival neighbourhood for new immigrants;
- open space within Macdonald Gardens Park, the summer house, and sightlines to and from the park

Caractéristiques du patrimoine de la Basse-Ville

Généralités

- Premières « maisons à étage de la classe ouvrière », qui étaient généralement des maisons doubles de 1,5 niveau ou 2,5 niveaux avec cheminée centrale ou latérale, bâties à l'aide de matériaux et de techniques traditionnels.
- Maisons individuelles et jumelées du milieu du XIX^{e} siècle avec pignon avant, vérandas de bois et ouvrages décoratifs en bois distincts.
- Maisons à toit plat de la fin du XIX^{e} siècle, individuelles, jumelées et en rangée, souvent parées de brique rouge et dotées de porches en bois et d'allées cochères.
- Point de vue protégé entre la Colline du Parlement et le cimetière Beechwood.
- Éléments esthétiques rappelant les demeures d'origine de la classe ouvrière française, irlandaise et juive de Bytowne, par exemple les billes de bois équarries, les traverses au-dessus des fenêtres, les marquises ornementales au-dessus des portes et les porches ouvragés.
- Édifices institutionnels d'envergure, essentiellement dans les styles néo-gothique, Second Empire et moderniste.
- Vaste réseau de parcs et de sentiers intégré dans le tissu urbain dans les zones voisines du canal Rideau, la rivière des Outaouais et la rivière Rideau.
- Ponts traversant la rivière Rideau, le canal Rideau et la rivière des Outaouais, en particulier le pont Plaza, le pont de l'île Porter, le pont Cummings et le pont Alexandra, qui assurent la liaison avec le Québec et les quartiers voisins.

Basse-Ville Ouest

- Anciennes écuries de la maison Cherry, au 257, rue Clarence.
- Bâtiments à toiture à pignon du milieu du XIX^{e} siècle, de 1,5 niveau ou de 2,5 niveaux, avec parements de bois; il s'agit des tout premiers bâtiments résidentiels et commerciaux à Ottawa.

- Maisons à toit en croupe ou mansardé tronqué, parées de brique rouge avec lucarnes et dotées d'autres caractéristiques, par exemple des baies en saillie et des porches.

- Édifice commercial avec appartements aux étages, construit dans le style Second Empire, rue Dalhousie entre la rue St-Patrick jusqu'au nord de la rue Bruyère.

- Concentration d'édifices catholiques romains du XIX^{e} siècle, dont des églises, des presbytères, des couvents, la basilique Notre-Dame et l'église Sainte-Brigitte.

- Édifice monumental de style « Beaux-Arts » abritant le laboratoire du Conseil national de recherches Canada, surplombant la rivière des Outaouais.

- Vastes panoramas longeant la rivière des Outaouais en direction du Parlement, des collines de la Gatineau et des écluses du canal Rideau, surtout à partir du parc Major's Hill et de la pointe Nepean;

- Trois édifices gothiques seigneuriaux construits par David Ewart, architecte en chef du Dominion du Canada, le long de la promenade Sussex : l'édifice Connaught, l'édifice qui abritait les Archives publiques et l'édifice de la Monnaie royale canadienne.

- Escarpement rocheux accidenté sur les berges de la rivière des Outaouais.

- Ottawa Rowing Club (10, promenade Lady-Grey), fondé en 1867 par sir John A. Macdonald; il s'agit de l'un des premiers établissements sportifs de la Ville.

- Académie De-La-Salle (373, promenade Sussex), fondée par le père J.E. Bruno Guigues en 1847; il s'agit de la première école bilingue d'Ottawa, devenue plus tard l'Université d'Ottawa.

- Édifice des Archives publiques (330, promenade Sussex), avec annexe constituant l'aile sud, conçu par David Ewart de 1904 à 1906.

- L'école Guigues (159, rue Murray), construite en 1904 et en 1905, est un symbole des droits des francophones à l'éducation remontant à la lutte menée contre le Règlement 17; le législateur a finalement reconnu les écoles bilingues en 1927.

- Paysage des rues résidentielles essentiellement intact dans la Basse-Ville Ouest, avec panoramas sur d'imposants édifices institutionnels.

Marché By

- Édifices commerciaux à toit plat de style italianisant, abritant des logements aux étages, datant du XX^{e} siècle; certains édifices sont dotés de parements de brique décoratifs et de corniches finement ouvragées.

Figure 1 – Marché By [Bibliothèque et Archives Canada a008670]

- Château Laurier et gare Union construits en1912;

- Édifices commerciaux Art déco donnant sur la rue Rideau, notamment l'édifice Mercury Court et l'ancien magasin à rayons Woolworth.

- Édifices commerciaux de style Second Empire, abritant des logements aux étages et bordant le côté est de la promenade Sussex; toits mansardés distinctifs.

- Paysage des rues commerciales exprimant l'effervescence du quartier, importante destination locale et régionale pour le commerce et les loisirs.

- Riche palette de types de bâtiment datant du XIX^{e} siècle et du début du XX^{e} siècle et témoignant de l'évolution continue de cette zone.

- Ensemble polyvalent d'édifices à vocation commerciale, dont des édifices institutionnels, muséologiques et diplomatiques fédéraux longeant la promenade Sussex.

- Paysage de rues historiques près du marché By, en particulier la place du marché By voisine, caractérisée par toutes sortes d'édifices à vocation mixte de style vernaculaire.

- Rue Rideau et paysage d'un quartier commercial effervescent à partir de la promenade Sussex jusqu'à la rue Cumberland.
- Plan d'aménagement des rues d'est en ouest avec voies de liaison nord-sud, selon le plan d'origine du colonel By en 1827; rues George et York de 40 m de largeur pour l'aménagement de l'édifice du marché, le ruisseau Bywash et le Palais de justice projeté.
- Tranches existantes du plan d'aménagement des rues de 1842 pour Bytowne.
- Tracé des rues et configuration des quadrilatères datant des années 1860, centralisés autour de l'édifice du marché By.
- Importance et évolution du marché By comme carrefour économique de la ville et de la région, en particulier pour la vente de fruits, de légumes et de produits locaux.

Basse-Ville Est

- Maisons individuelles d'inspiration néo-Tudor donnant sur la rue Rockwood et la rue Wurtemburg.
- Maisons individuelles construites entre 1900 et 1930 et donnant sur la rue Rockwood, la rue Wurtemburg et la rue Clarence Est.
- Édifice Art déco de brique rouge ayant inspiré les « appartements Eileen » au 468, rue Clarence Est.
- Immeubles d'appartements de faible hauteur de style édouardien et élégantes demeures du début du XX^{e} siècle en face du parc Macdonald Gardens.
- Maisons individuelles en face du parc Bordeleau.
- École de la rue York construite dans le style gothique collégial, avec entrées d'origine réservées aux garçons et aux filles dans des ailes opposées.
- Vestiges du majestueux boulevard King-Edward de l'époque, en particulier trois édifices de brique rouge du côté est de la rue : la station électrique d'Ottawa Hydro, le bain Champagne et l'ancienne synagogue Adath Jeshurun.

- Quelques édifices historiques à vocation résidentielle ou polyvalente se trouvant toujours le long de l'avenue King-Edward.

- Succursale Rideau de la Bibliothèque publique d'Ottawa et Centre de l'enfance Andrew Fleck construits au début des années 1930 pour contribuer au bien-être social des résidents de la classe ouvrière.

- Zones récréatives dont la vocation a changé dans les lieux ouverts historiques, dont le parc Jules-Morin de l'ancien parc Anglesea, ainsi que le parc Cathcart et le parc Bingham, qui était auparavant un lieu de loisirs réservé aux garçons.

Figure 2 – 121, rue Lower Charlotte [Ville d'Ottawa]

- Édifices à vocation commerciale dispersés dans la rue Nelson et intégrés dans le quartier résidentiel.

- Maison Wallis (560, rue Rideau), ancien hôpital général protestant, séminaire catholique et résidence pour anciens combattants, et terrains paysagés voisins de la rue Rideau et de la rue Charlotte; liaison visuelle avec le parc Macdonald Gardens.

- Ambassade de Turquie de style néo-Tudor; il s'agissait auparavant d'un hôpital pour enfants.

- Ambassade de la République populaire de Chine, de style néo-gothique.

- Succursale Rideau (377, rue Rideau) de la Bibliothèque publique d'Ottawa, conçue par J.P. MacLaren en 1933; il s'agissait de la première bibliothèque bilingue en Amérique du Nord.

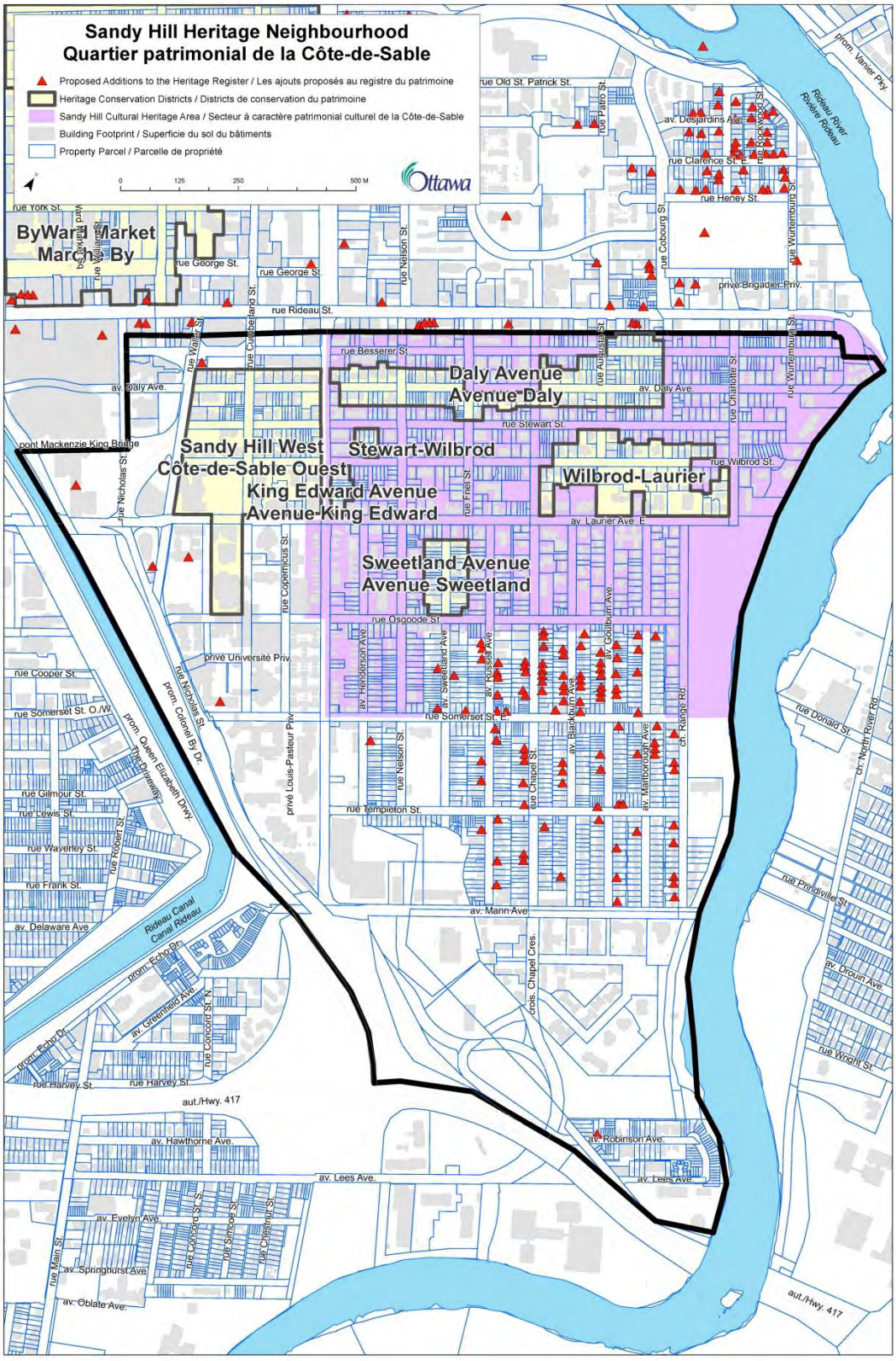
- Vestiges du parement de pierre et de la clôture en fer forgé de la maison de sir Robert Borden (211, rue Wurtemburg).

- Édifices de brique dispersés datant du début du XX^{e} siècle et donnant sur la rue Rideau entre la rue Nelson et la rue Augusta.

- Paysage de rues résidentielles historiquement intact au nord du parc Macdonald Gardens.
- Projets de renouvellement urbain, dont des quadrilatères de maisons en rangée coopératives modernes et des immeubles d’appartements de hauteur moyenne à élevée, intégrés dans un tracé de rues de quartier reconfiguré.
- Population culturellement diversifiée habitant des logements de moyenne à forte densité, construits à la fin des années 1970 et au début des années 1980, témoignant du rôle que ce secteur n’a cessé de jouer comme quartier d’accueil des nouveaux immigrants.
- Aménagement ouvert dans le parc Macdonald Gardens, résidence estivale et dégagement donnant une vue sur le parc et à partir du parc.

Document 7 – Sandy Hill Map

Carte de Côte-de-Sable



Document 8 - Neighbourhood Heritage Statement – Sandy Hill

Déclaration de patrimoine de quartier – Côte-de-Sable

Sandy Hill Heritage Attributes

Besserer Place

- Street plan and lot patterns from the original survey in the 1840s;
- relatively intact, cohesive streetscapes of residential and institutional development;
- evidence of new late nineteenth century ideas in town planning that prescribed uniform setbacks and frontages;
- consistent side yard setbacks providing space between buildings within the existing HCDs;

Fig. 1 - Daly Avenue houses with consistent front yard setbacks [City of Ottawa]

- consistent front yard set backs on many residential streets;
- consistent lot to building ratio, setbacks and settings within Stewart-Wilbrod HCD;
- generous front lawns with shrubs and trees and some low front yard fences within Daly Street, Wilbrod-Laurier, and Stewart-Wilbrod HCDs;
- about 80% of current building stock dating from before 1920 in Sandy Hill West;
- historical connection between the founding Oblate Fathers and the University of Ottawa, visible through original campus building such as Tabaret Hall and the 100 Laurier Building, previous Juniorat du Sacré-Coeur;
- significant, historical buildings of the University of Ottawa, the first bilingual educational institution in Canada (est. 1848);

- unique concentration of many prominent nineteenth century religious buildings, particularly in the Sandy Hill West Heritage Conservation District;
- variety of architectural styles, expressions and types;
- relatively consistent building materials of red brick and grey stone veneers on Besserer Place, particularly west of King Edward;
- relatively intact residential streetscape of primarily large villa style properties within Wilbrod Street Heritage Conservation District;
- large villa park lots surrounding larger buildings on Besserer Place;
- excellent examples of the Second Empire style, with mansard roofs, iron cresting and ornate detailing;
- excellent examples of the Queen Anne Revival, with verandas, towers and asymmetrical designs;
- consistent use of rich, exterior materials, including red and buff brick veneers, wood and limestone;
- residential buildings associated with a number of prominent historical figures and industrialists which contributed to the history of Canada, including former prime ministers;
- turn of the century schools such as L'École Saint-Paul at 353 Friel Street and Franco Jeunesse at 119 Osgoode;
- streetscapes lined with mature deciduous trees in King Edward HCD, and trees within City right-of-way between sidewalks and road along Daly Avenue, Stewart, Wilbrod Streets and Laurier Street East;
- mainly two to three storey building heights on residential streets;
- consistent large setbacks from the street with open yards in historically intact areas along King Edward Avenue;
- two notable terraces at 503-507 King Edward Avenue and Martin Terrace at 519-525 King Edward Avenue;
- Panet House at 189 Laurier Avenue currently the Embassy of Angola;

- eclectic mix of architectural styles including Queen Anne Revival, Italianate, Gothic Revival, and Edwardian Classicism in Daly Avenue HCD;
- large covered, open front porches and verandas including many two storey porches on Daly, Stewart, Wilbrod Streets and Laurier Street East, particularly within existing HCD boundaries;
- Besserer House, 149 Daly Avenue located at the corner of King Edward and Daly Avenues;
- elaborate row houses and terraces including Philomene Terrace, 363-383 Daly Avenue, McFarlane Terrace, 199-205 Daly Avenue, 503-507 King Edward Avenue and Martine Terrace at 519-525 King Edward Avenue;
- large, upper class residences including Patterson House, 339 Daly Avenue, Winterholme 309-311 Daly Avenue;
- vernacular Gothic Revival, one and a half storey, front gabled houses at 124, 128, 132 and 134 Stewart Street and 243 Wilbrod Street;
- Second Empire style house located and 136 Stewart Street;
- Queen Anne Revival house located at 253 Wilbrod Street;
- large side lot associated with 253 Wilbrod Street;
- low front yard associated with 253 Wilbrod Street;
- large “villa residences” including Stadacona Hall, 395 Laurier Avenue East, 400 and 407 Wilbrod Street;
- le Cordon Bleu, 453 Laurier East, with 1926 by W.E. Noffke addition;
- Bell Telephone Exchange Building, built in 1911 on the northeast corner of Besserer Street and King Edward Avenue;

Colonel By Estate

- Simard House at 31 Sweetland Avenue, the oldest house in the Sweetland Avenue HCD and a rare example of a Second Empire style worker's cottage;
- range of building types representing residential development of the By Estate in the last quarters of the 19th and 20th century including detached houses and row houses;
- Italianate terraces at 24-34 Sweetland and 38-48 Sweetland with decorative two storey wooden porches;
- Gothic Revival style front gable houses with decorative bargeboard and front porches within Sweetland Avenue HCD;
- mature, deciduous street trees in Sweetland Avenue HCD;
- mix of house types including large single detached houses, modest row houses;
- Strathcona fountain in its associated landscape at the top of a hill in Strathcona Park;

Fig. 2 - Strathcona Park [City of Ottawa Archives CA2977]

- consistent modest detached and semi-detached housing between in south part of the former By Estate;
- modest 1930s-1940s vintage residential blocks between Somerset Street East and Mann Avenue from Blackburn Avenue to Range Road;
- simple turn of the century gable front housing south of Mann Avenue
- English Cottage style houses in park like setting on Range Road, south of Strathcona Park;
- white stucco modernist houses at 68 Range Road and 265 Goulburn Avenue;

Institutional

- Judicial District of Ottawa along Nicholas Street between Wilbrod and Daly Avenues containing the Carleton County Gaol, Ottawa City Registry Office, the Carleton County Courthouse, and the Carleton County Registry;
- Department of National Defence Headquarters situated prominently along the Rideau Canal;
- turn of the century academic buildings evocative of Bytown College including Tabaret Hall and Academic Hall;
- contemporary structures reflecting Modernist, Brutalist and International styles on University of Ottawa campus, namely Simard Hall, Vanier Hall, and the Morisset Library.

Caractéristiques du patrimoine de la Côte-de-Sable

Place Besserer

- Plan de rues et modèles de lotissement du relevé d'origine, dans les années 1840.
- Paysage relativement intact et cohérent des rues des quartiers à vocation résidentielle et institutionnelle.
- Signes évidents des idées nouvelles en urbanisme à la fin du XIX^{e} siècle, qui privilégiaient des retraits et des façades uniformes.
- Retraits des cours-jardins latérales uniformes, pour aménager l'espace entre les édifices dans les DCP existants.

Figure 1 – Maisons de l'avenue Daly : marges de reculement avant uniformes [Ville d'Ottawa]

- Retraits des cours-jardins avant uniformes dans de nombreuses rues résidentielles.
- Ratio lotissements/édifices, retraits et aménagements uniformes dans le DCP Stewart-Wilbrod.
- Grande pelouse à l'avant, avec bosquets et arbres et quelques clôtures de faible hauteur sur la cour-jardin avant dans le DCP de la rue Daly, le DCP Wilbrod-Laurier et le DCP Stewart-Wilbrod.
- Environ 80 % de l'ensemble des édifices actuel datent d'avant 1920 dans la Côte-de-Sable Ouest.
- Liaison historique entre les Pères Oblats fondateurs et l'Université d'Ottawa, évidente en passant par les édifices du campus universitaire d'origine comme le pavillon Tabaret et l'édifice du 100, avenue Laurier, anciennement le Junioriat du Sacré-Cœur.
- Importants édifices historiques de l'Université d'Ottawa, première institution d'enseignement bilingue au Canada (fondée en 1848).
- Concentration exceptionnelle de nombreux et imposants édifices religieux du XIX^{e} siècle, en particulier dans le District de conservation patrimoniale (DCP) de la Côte-de-Sable Ouest.
- Différents styles, expressions et types d'architecture.
- Matériaux de construction relativement uniformes, soit la brique rouge et les parements de pierre grise, à la place Besserer, en particulier à l'ouest de l'avenue King-Edward.
- Paysage de rues résidentielles relativement intact, essentiellement constitué d'imposantes propriétés de style villa dans le District de conservation patrimoniale Wilbrod-Laurier.
- Vastes lotissements de parcs-villas entourant des édifices plus imposants, à la place Besserer.
- Excellents exemples du style Second Empire, avec toits mansardés, crêtes en fer et ouvrages décoratifs.

- Excellents exemples du style néo-reine-Anne, avec vérandas, tours et motifs asymétriques.
- Utilisation uniforme de matériaux extérieurs riches, dont les parements de brique rouge et chamois, le bois et la pierre calcaire.
- Édifices résidentiels associés à d'éminentes personnalités historiques et à des industriels qui ont contribué à l'histoire du Canada, dont d'anciens premiers ministres.
- Écoles du début du XX^{e} siècle, par exemple l'École Saint-Paul, au 353, rue Friel, et l'École publique Franco Jeunesse, au 119, rue Osgoode.
- Paysages de rues bordés d'arbres feuillus matures dans le DCP King-Edward et arbres dans l'emprise de la Ville entre les trottoirs et la rue le long de l'avenue Daly, de la rue Steward, de la rue Wilbrod et de l'avenue Laurier Est.
- Bâtiments de deux à trois niveaux essentiellement, donnant sur des rues résidentielles.
- Importants retraits uniformes à partir de la rue et cours-jardins ouvertes dans des secteurs historiquement intacts longeant l'avenue King-Edward.
- Deux remarquables terrasses au 503 et au 507, avenue King-Edward, et terrasse Martin au 519 et au 525, avenue King-Edward.
- Maison Panet au 189, avenue Laurier; elle abrite aujourd'hui l'Ambassade de la République d'Angola.
- Ensemble polyvalent de styles d'architecture, dont les styles néo-reine-Anne, italianisant et néogothique et le classicisme édouardien dans le DCP de l'avenue Daly.
- Grands porches et vastes vérandas avant ouverts et abrités, dont de nombreux porches à deux niveaux dans les rues Daly, Stewart et Wilbrod et dans l'avenue Laurier Est, en particulier en deçà des limites du DCP existant.
- Maison Besserer au 149, avenue Daly, au coin de l'avenue King-Edward et de l'avenue Daly.
- Maisons en rangée finement ouvragées et terrasses, dont la terrasse Philomène, du 363 au 383, avenue Daly, la terrasse McFarlane, du 199 au 205, avenue

Daly, la terrasse du 503, du 505 et du 507, avenue King-Edward et la terrasse Martine, du 519 au 525, avenue King-Edward.

- Vastes résidences de la classe supérieure, dont la maison Patterson (339, avenue Daly) et Winterholme (309 et 311, avenue Daly).
- Maisons à pignon avant d'un niveau et demi de style néogothique vernaculaire au 124, 128, 132 et 134, rue Stewart et au 243, rue Wilbrod.
- Maison de style second Empire au 136, rue Stewart.
- Maison de style néo-reine-Anne au 253, rue Wilbrod.
- Vaste lotissement latéral associé au 253, rue Wilbrod.
- Petite cour-jardin avant associée au 253, rue Wilbrod.
- Grandes « résidences villas », dont Stadacona Hall, au 395, avenue Laurier Est, et les 400 et 407, rue Wilbrod.
- Le Cordon Bleu, 453, avenue Laurier Est, et annexe construite en 1926 par W.E. Noffke.
- Édifice du central téléphonique de Bell Canada, construit en 1911 sur le coin nord-est de la rue Besserer et de l'avenue King-Edward.

Domaine By

- Maison Simard, au 31, avenue Sweetland, il s'agit de la plus ancienne maison du DCP de l'avenue Sweetland et d'un rare exemple de maison à étage de la classe ouvrière du style Second Empire.
- Plusieurs types de bâtiments représentatifs de l'aménagement résidentiel du domaine By dans les derniers quarts du XIX^{e} et du XX^{e} siècles, dont des maisons individuelles et des maisons en rangée.
- Terrasses de style italianisant situées du 24 au 34, et du 38 au 48, avenue Sweetland, dotées de porches de bois à deux niveaux.

- Maisons à pignon avant de style néogothique avec bordure de pignon décorative et porches avant dans le DCP de l'avenue Sweetland.
- Arbres feuillus matures dans le DCP de l'avenue Sweetland.
- Ensemble de types d'habitations, dont de grandes maisons individuelles et de modestes maisons en rangée.
- Fontaine Strathcona et son aménagement paysager, au sommet d'une colline du parc Strathcona.

Figure 2 – Parc Strathcona [Archives de la Ville d'Ottawa CA2977]

- Modestes maisons individuelles et jumelées uniformes intercalaires dans la partie sud de l'ancien domaine By.
- Modestes îlots résidentiels d'époque, datant des années 1930 et 1940, entre la rue Somerset Est et l'avenue Mann à partir de la rue Blackburn jusqu'au chemin Range.
- Modeste maison à façade à pignon datant du début du XX^{e} siècle au sud de l'avenue Mann.
- Maisons de style cottage anglais dans un aménagement rappelant un parc, chemin Range, au sud du parc Strathcona.
- Maisons modernistes à parement de stuc blanc au 68, chemin Range et au 265, avenue Goulburn.

Édifices institutionnels

- District judiciaire d'Ottawa longeant la rue Nicholas, entre l'avenue Wilbrod et l'avenue Daly, voisin de la prison du comté de Carleton, du bureau d'enregistrement municipal de la Ville d'Ottawa, du palais de justice du comté de Carleton et du bureau d'enregistrement du comté de Carleton.

- Quartier général de la Défense nationale, situé bien en vue le long du canal Rideau.
- Édifices universitaires du début du XX^{e} siècle évoquant le Collège de Bytowne, dont le pavillon Tabaret Hall et la Salle académique.
- Édifices contemporains témoignant des styles moderniste, brutaliste et international sur le campus de l'Université d'Ottawa, notamment le pavillon Simard, le pavillon Vanier et la bibliothèque Morisset.

Document 9 - Letter from Lowertown Community Association

LOWERTOWN
BASSEVILLE

PO Box 53050 Rideau Centre PO
CP 53050 BP Centre Rideau
Ottawa ON K1N 1C5

info@lowertown-basseville.ca
March 30, 2017

To: Ashley Kotarba, Heritage Researcher
David Maloney, Heritage Researcher

c.c. Sally Coutts, Coordinator Heritage Services,
Councillor Mathieu Fleury, Heritage Ottawa

The LCA has the following comments to make with regard to your Neighbourhood Heritage Survey project in Lowertown.

We are heartened to see that so many Lowertown buildings will now be listed on the Heritage Registry and have some limited protection. Your excellent photo record and documentation of the heritage features that make these buildings worthy of protection is a valuable contribution to the community. On-line access to your work will be an asset to researchers and valuable educational tool.

We request that your report to the BHSC notes that the survey methodology and criteria and for inclusion on the Heritage Registry (design and reflection of neighbourhood heritage statements), does not relate in any way to the single criteria (design/physical attributes OR historical/associative OR contextual value), supported by in-depth research, required for designation under Part 4 of the Ontario Heritage Act. Exclusion from the Heritage Registry should not, in any way, be a hindrance to individual designation.

We look forward to reading your report.

Sincerely

Liz Bernstein
President
Lowertown Community Association