

# *Heritage Districts Work!*

Heritage Conservation District Study  
Byward Market - City of Ottawa  
2009





# Heritage Conservation District Study 2009

Prepared By

## The Architectural Conservancy of Ontario

(North Waterloo and Hamilton Branches)

With the Assistance of

Heritage Ottawa, Huron County MHCs,  
St. Catharines MHC, Thunder Bay MHC

and

Robert Shipley

Kayla Jonas

Jason Kovacs

Beatrice Tam

Martha Fallis

of the

Heritage Resources Centre

Generous support provided by the Ontario Trillium Foundation

May 2009





# Acknowledgements

This project was carried out by the Architectural Conservancy of Ontario (ACO) on behalf of the hundreds of volunteers in communities across Ontario who work hard to maintain the built culture of our province. The ACO partnered with several other volunteer groups including Heritage Ottawa and Community Heritage Ontario. The project was directed by a steering committee made up of representatives from these organizations. Particular thanks go to ACO Manager Rollo Myers, President Catherine Nasmith and ACO board member Richard Longley for their time, effort and guidance.

We would like to thank staff at the Ministry of Culture for providing information and advice about the project: Paul King, Chris Mahood and Bert Duclos. Gratitude is also owed to Paul King, President of Community Heritage Ontario for providing technical services.

The project was undertaken in support of the volunteer efforts of ACO branch presidents and members, Heritage Ottawa, members of the local Municipal Heritage Committees and interested citizens across Ontario. These dedicated volunteers surveyed residences in the Heritage Conservation Districts and provided energy and purpose to the project.

The efforts of the volunteers were assisted and coordinated through cooperation between the ACO and the Heritage Resources Centre (HRC) at the University of Waterloo. Professor Robert Shipley is the Director of the HRC. The Project Coordinator, report manager and principal volunteer facilitator was Kayla Jonas. Additional data collection and research analysis was conducted by Jason Kovacs, Beatrice Tam and Martha Fallis. Administration and help was also provided by Marg Rowell, Chelsey Tyers, Paul Dubniak and Kirsten Pries.

Recognition is deserved as well for Professor Rob Feick, Richard Pinnell and Scott MacFarlane at the University of Waterloo for their help obtaining and formatting the GIS maps and to Philip Carter and Paul Oberst for their advice. Thanks are extended to Dr. Susan Sykes at the Office of Research Ethics at the University of Waterloo for the thorough and timely approval of our research design.

We would also like to thank the following local volunteers and municipal staff for their time and effort surveying residents, answering interview questions and helping to gather other vital information: Stuart Lazear, David Flemming, John Calvert, Anwareen Farouk, Brynne Campbell, Karen Junke, Bill Price, John McLeod, Jessica Cameron, Melissa Stickl and Richard Kellner.

**Thanks!**



# Byward Market Executive Summary

## Introduction

- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

## Background of Byward Market Heritage Conservation District

- Located in the City of Ottawa
- Consists of mainly commercial and service buildings
- The district was designated in 1991
- Plan was written by Julian S. Smith Architect, Cecelia Paine and Associates, Margaret Carter Heritage Preservation Research, Marilyn Hart Planning Consultant and Helmut Schade Photographer

## Study Approach

- Resident surveys were conducted door to door by volunteers from Heritage Ottawa
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

## Analysis of Key Findings

- The district plan does not have clearly stated objectives
- The assumed objective to conserve historic buildings has been met
- 71% of the people surveyed are very satisfied or satisfied with living or owning a property in the district
- The designation has not influenced property values
- Alteration requests were approved within six weeks
- Overall, the Byward Market Heritage Conservation District has been a successful planning initiative

## Recommendation

- Track alteration requests in a comprehensive and easily accessible manner





# Table of Contents

## Executive Summary

### 1.0 Introduction

- 1.1 Heritage Act and Designation
- 1.2 Rationale for Heritage Conservation District Study

### 2.0 Background of Byward Market Heritage Conservation District

- 2.1 Description of the District
- 2.2 Cultural Heritage Value of the District
- 2.3 Location of the District
- 2.4 Designation of the District

### 3.0 Study Approach

- 3.1 Resident Surveys
- 3.2 Townscape Survey
- 3.3 Real Estate Data
- 3.4 Key Stakeholder Interviews
- 3.5 Requests for Alterations

### 4.0 Analysis of Key Findings

- 4.1 Have the goals been met?
- 4.2 Are people content?
- 4.3 Is it difficult to make alterations?
- 4.4 Have property values been impacted?
- 4.5 What are the key issues in the district?

### 5.0 Conclusions

- 5.1 Conclusions
- 5.2 Recommendations

## Appendices

- A- Tabular Results of Resident Surveys
- B- Land Use Maps
- C- Map of Views
- D- Photographs of Views
- E- Townscape Evaluation Pro Forma
- F- Real Estate Data
- G- Summary of Key Stakeholder Interviews
- H- Requests for Alterations



# 1.0 Introduction

## 1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings”<sup>1</sup>. Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district”<sup>2</sup>.

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives<sup>3</sup>.

## 1.2 Rationale for Heritage Conservation District Study

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 92 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake a province wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

---

<sup>1</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>2</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>3</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent the various community sizes. The various types of districts which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

\* 5 of these districts make up the HCD known as Sandy Hill  
 ~ 2 of these districts make up the HCD known as Goderich Square

*Figure 1: Distribution of Heritage Conservation Districts under Examination*

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

## 2.0 Background of Byward Market Heritage Conservation District

### 2.1 Description of the District

The Byward Market Heritage Conservation District extends from St. Patrick Street on the North to the south side of George Street on the South, and from MacKenzie Avenue on the West to the east side of Dalhousie Street on the East, in the City of Ottawa. The district consists mainly of commercial buildings.

### 2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places ([www.historicplaces.ca](http://www.historicplaces.ca)) the cultural heritage value of the Byward Market Heritage Conservation District is:

Part of the thriving downtown core of the City of Ottawa, the Byward Market was formally established during the late 1820s and early 1830s when Colonel By developed "Bytown" as his base for constructing the Rideau Canal. Since that time, the Market has served as a hub for Ottawa's vital commercial and cultural activities. With a rich, vernacular landscape, the Market offers a variety of architectural styles in residential, commercial and mixed-use forms, reflecting the vital and continuous evolution of economic, social and cultural activity within the city core.

The Byward Market is one of Ottawa's two original settlement areas. It was established as Lower Town early in the nineteenth century by Colonel By as the commercial non-military sector of Bytown, a public quarter to complement the official military area of Upper Town. Although the Market was first organized along a George/ Sussex/ St. Patrick Street axis with the market building on George Street, its orientation changed in the 1860s with the construction of a new market building on William Street, and has remained constant since that time.

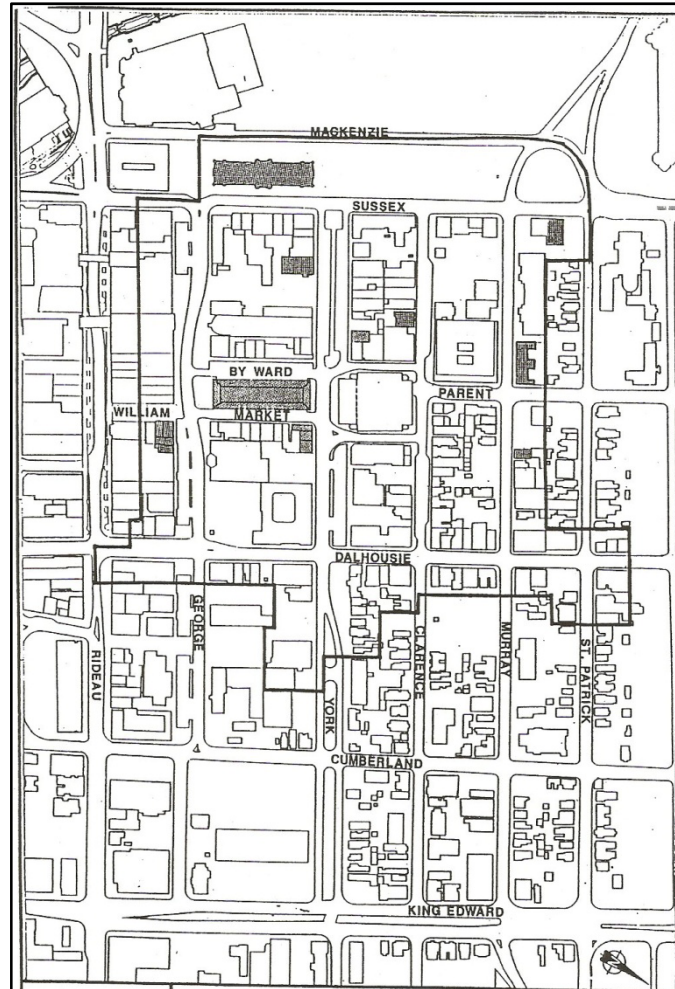
The Byward Market Heritage District is a rich, vernacular landscape. While it does not have a homogenous building stock characteristic of a single period, it bears witness in its architecture to the vital and continuous evolution of economic, social and cultural activity within the city core. From the mid-nineteenth century come many of the earliest surviving residential, commercial and mixed-use properties in the city. Within the district are a number of examples from this period which have survived relatively intact.

The later nineteenth century witnessed a further diversifying of architectural styles. While the side gable form continued, some commercial blocks began to display Queen Anne characteristics, such as decorative woodwork in the cornices and often had projecting wood balconies. On the other hand, the Second Empire style, with its distinctive mansard roof form, was also popular during the second half of the nineteenth century. By the turn of the century, flat roofed, Italianate residential and commercial buildings were appearing throughout the district. The flat-roofed form, like the side gable and mansard roof forms, was suited to a dense urban environment, and allowed horizontal continuity along the street front.

Development continued in the period between the Wars, with examples of Art Deco and Modernist design, mostly in brick with detailing in stone. Many of these later façade treatments are re-workings of earlier buildings. This pattern of relatively continuous streetscapes of vernacular mixed use buildings interrupted by more formal institutional structures reflects a European tradition of urban design carried over into the new world. It is partly the surviving evidence of this tradition that gives the Market district such strong historical connotations. Economically, the Market has been characterized by its location as a pivot, take-off point and base for Ottawa's vital commercial activities. In combination with facilities on other portions of Lower Town, the Market has also served as the cradle of social services in the city. In contrast to Upper Town, activity in the Market has been linked with more informal, non-political activities in the city. It forms the unique and vital individual core of Ottawa in counterpoise to Upper Town

which, of necessity, has become devoted to more formal, national concerns. The central location of the Market has made it particularly attractive as a settlement area for new immigrants. In conjunction with established Canadian population groups, they have played a significant role in building the area, renewing and maintaining it, constantly husbanding its spatial and locational assets to secure its vitality. At various periods, the Market has served as the seat of Irish Canadian, French Canadian and Jewish culture in Ottawa. It has housed special schools, meeting areas, religious and cultural facilities in addition to business and residential accommodation for these populations, and each of them has made a particularly strong contribution to the history and character of the area.

### 2.3 Location of the District



*Figure 2: Map of Byward Market Heritage Conservation District*

### 2.4 Designation of the District

According to stakeholders, the designation of Byward Market was initiated by a combination of both the city and the citizens due to development pressures. The Byward Market Heritage Conservation District is protected by By-law 60-91 which was passed on March 6th, 1991 in the City of Ottawa.

The Byward Market Heritage Conservation District Plan was prepared for the City of Ottawa by Julian S. Smith Architect, Cecelia Paine and Associates, Margaret Carter Heritage Preservation Research, Marilyn Hart Planning Consultant and Helmut Schade Photographer. The Heritage Conservation District Plan contains sections on the introducing the district, presenting the research analysis and providing recommendations and conclusions.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the Byward Market Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by volunteers from Heritage Ottawa. Due to the large size of the district (416 properties) a selection of addresses were chosen using a random number generator. Thirty-six of 82 residents answered surveys, representing a 43.9% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of Byward Market was conducted between October and December 2008 by students from Carleton University who were trained in the methodology. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Byward Market (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 30 views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

### 3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period range were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used real estate professionals.

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)<sup>4</sup>. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (*i.e.* properties located within an district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (*e.g.* architecture, lot size, *etc.*).

### 3.4 Key Stakeholder Interviews

People who had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Two people were interviewed for the Byward Market Heritage Conservation District. Both interviews were conducted over the phone. Those interviewed included the current Heritage Planner for the City of Ottawa, as well as a past president of Heritage Ottawa. A

---

<sup>4</sup>The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth district property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

### **3.5 Requests for Alterations**

With respect to the requests for alterations within the Heritage Conservation Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Byward Market Heritage Conservation District, the information about the number of applications for alterations and their time for approval were available electronically in the meeting minutes from the Municipal Heritage Committee. This list includes requests for alterations from 2001 until 2008. The list was produced by manually going through the minutes online from the City of Ottawa. A summary of this information is presented in Appendix H.



## 4.0 Analysis of Key Findings

### 4.1 Have the goals or objectives been met?

The Byward Market Heritage Conservation District Plan does not have clearly stated goals or objectives to measure the progress of the site over time.

It can be assumed that the goal of the district is to conserve the historic buildings within its boundaries. Drawing on measures from the Townscape Survey coherence, facade quality and quality of conservation work all scored well. High scores in the categories of absence of dereliction and neglected historic features also contribute to the visual confirmation that the area has been well maintained. Clearly, the implied objective to protect the buildings has been met (see Figure 3).



Figure 3: An example of well maintained buildings

### 4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. In spite of the fact that seven of 13 residents had neutral or mixed feelings about the district at the time of designation, now 25 out of 35, or 71% are satisfied or very satisfied with living or owning a property within the district. Only four people are dissatisfied. This is a significant transformation of opinion.

In addition to evidence from the surveys that people are content with the district, stakeholders also mentioned there is a strong awareness of the district and individual property owners are doing good things with their buildings.

### 4.3 Is it difficult to make alterations?

Of the residents surveyed eight people said they have made an alteration request and all were approved within six weeks. The records from the City of Ottawa show that most applications were approved within six weeks. However there are a large number of unknown alteration requests which indicates that information is not kept in a comprehensive manner. In the past seven years there have been 11 applications between 2001 and 2008 (see Figure 5). The reason for this low number of applications could be that the City of Ottawa has delegated authority. The Heritage Planners can approve minor alterations, while only major alterations go before the Municipal Heritage Committee and are tracked. Clearly, the processes for completing alterations to buildings in the City of Ottawa are neither difficult nor lengthy.

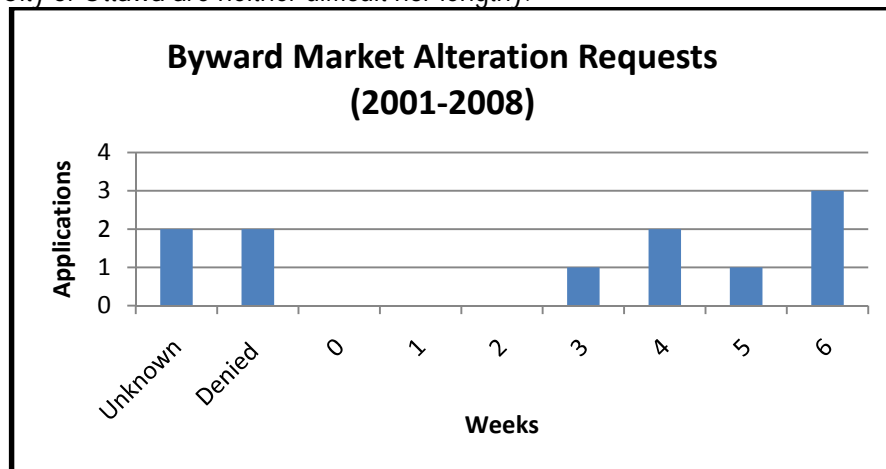


Figure 5: Alteration Requests for Byward Market from 2001 until 2008

#### 4.4 Have property values been impacted?

According to the resident surveys 16 of 34 residents felt that the designation will increase their property values, 11 said there would be no impact and only three people felt it would decrease it. People in the district are obviously not concerned about the impact on their property values.

The data from GeoWarehouse™ indicated that 35 of 82 randomly selected properties had sales histories. Of these 35 properties 15 had above average sales value increases (see Figure 6). Six properties had average sales history trajectories and 14 performed below average. This is what would be expected in any random selection of properties, therefore, the district designation can be seen to have no influence on property values.

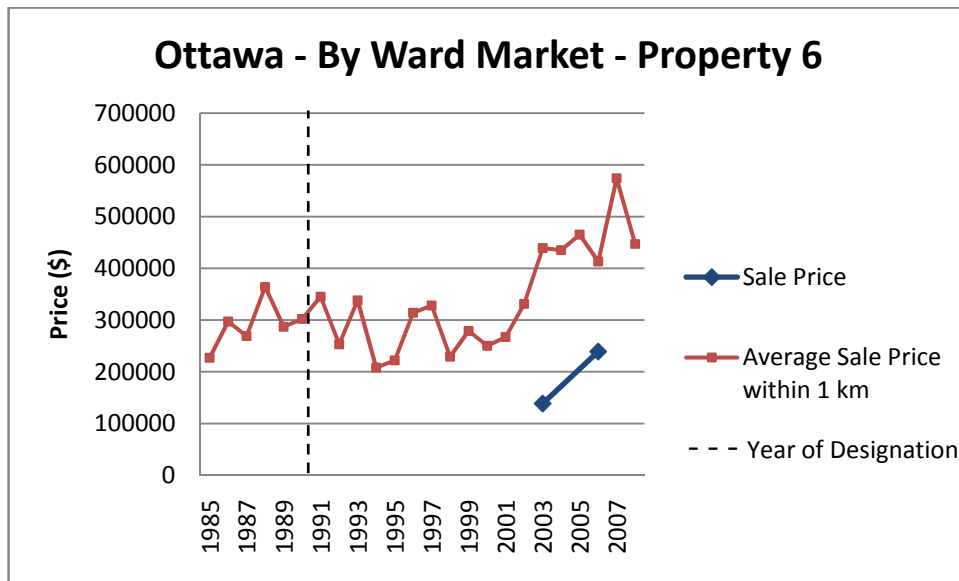


Figure 6: Above Average Sales History Trajectory

#### 4.5 What are the key issues in the district?

##### a) Development pressure

One issue raised by a stakeholder is the pressures for new development in the area. Byward Market is a desirable and trendy area and many people want housing on the perimeter of the area which has created development pressure.

##### b) Overcrowding

Another issue raised by key stakeholders is the problems with overcrowding Byward Market has become a tourist destination and the area is now being faced with a large volume of people.

# 5.0 Conclusions

## 5.1 Conclusions

- The district plan does not have clearly stated objectives
- The assumed objective to conserve historic buildings has been met
- 71% of the people surveyed are very satisfied or satisfied with living or owning a property in the district
- The designation has not influenced property values
- Alteration requests were approved within six weeks

Overall, the Byward Market Heritage Conservation District has been a successful planning initiative.

## 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Track alteration requests in a comprehensive and easily accessible manner



# Appendices



# Appendix A

## Tabular Results of Resident Surveys





## Byward Market Resident Survey Results

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	17	19	0
Percentage	47.22	52.78	0.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	28	8
Percentage	77.78	22.22

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	14	22
Percentage	38.89	61.11

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	6
Negative	3
Neutral	4
Mixed Feelings	0
Do Not Know	2

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	2	16
Percentage	11.11	88.89

6. What is your understanding of how the HCD works?

Responses

Preserve	21
Restrict	8
Guidelines	1
Committee	1
None	5
Good Understanding	5

**Additional Comments:** Not sure of benefits (1)

*Note: Residents could provide more than one answer to question 6*

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	10	26
Percentage	27.78	72.22

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	8	0
Percentage	100.00	0.00

9. On average, how long did the application take?

Responses

Over 5 months	0
4 to 5 months	0
1 to 3 months	4
Less than 1 month	0
Not long	4

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	3.91	10	15	4	3	1	2
Percentage		30.30	45.45	12.12	9.09	3.03	5.71

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.46	2	14	11	3	0	4
Percentage		5.88	46.67	36.67	10.00	0.00	11.76

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	12
Yes	0
Yes, easier	9
Yes, harder	2
Don't know	1
Maybe	2

13. Comments

**Additional Comments:** City parking does not help heritage value (1), taken over from family (3), grants (1), hard to compete with new stores that are not heritage (1), people come because it is a heritage district (1), repairs are expensive (1), against it if it stops development (1), love location (1), rules should be clear to buyer (1), clients (renters) value heritage (1), HCD led to investment (1), weekend bar scene is a problem (2), HCD led to viable downtown (1), need to carefully allow higher density (1)

Total Population	82
Participants	36
Participation Rate	43.9



Appendix B  
Land Use Maps



## Ground Level Land Use in Byward Market Heritage Conservation District, Ottawa



### Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 25 50 100 150 200 Meters

Author: Heritage Resources Centre  
 January 28, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_18N



## Second Floor Land Use in Byward Market Heritage Conservation District, Ottawa



### Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 25 50 100 150 200 Meters

Author: Heritage Resources Centre  
 January 28, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_18N



## Appendix C






### Map of Views



## Views in Byward Market Heritage Conservation District, Ottawa



### Legend

-  Viewpoints
-  Viewlines
-  HCD Boundary
-  Not in HCD
-  In HCD

0 25 50 100 150 200  
Meters



Author: Heritage Resources Centre  
 January 28, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_18N



## Appendix D

### Photographs of Views





View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8





View 9



View 10



View 11



Unavailable

View 12



View 13



View 14



View 15



View 16





View 17



View 18



View 19



View 20



View 21



View 22



View 23



View 24





View 25



View 26



View 27



View 28



View 29



View 30

## Appendix E

### Townscape Evaluation Pro Forma



Heritage Conservation District Study Townscape Summary

Name of District: Byward Market

Date: October- December 2008

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	100.5	150	67.00	3.4
A2-Cleanliness	107.5	150	71.67	3.6
A3-Coherence	96.5	150	64.33	3.2
A4-Edgefeature Quality	97.5	150	65.00	3.3
A5-Floorscape Quality	101	150	67.33	3.4
A6-Legibility	103.5	150	69.00	3.5
A7-Sense of Threat	109	150	72.67	3.6
A8-Personal Safety: Traffic	111	150	74.00	3.7
A9-Planting: Public	57.5	80	71.88	3.6
A10-Vitality	113.5	150	75.67	3.8
A11- Appropriate Resting Places	90.5	150	60.33	3.0
A12-Signage	98.5	150	65.67	3.3
A13-Street Furniture Quality	95.5	150	63.67	3.2
A14-Traffic Flow Appropriateness	114.5	150	76.33	3.8
<b>SUM A</b>	1397	2030	68.79	3.4

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	104.5	145	72.07	3.6
B16-Dereliction, Absence of	142.5	150	95.00	4.8
B17-Detailing, Maintenance	113.5	150	75.67	3.8
B18-Facade Quality	111	150	74.00	3.7
B19-Planting: Private	25	45	55.56	2.8
<b>SUM B</b>	496.5	640	77.58	3.9

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	102	150	68.00	3.4
C21-Historic Reference Seen	89.5	150	59.67	3.0
C22-Nomenclature/Place Reference	86	150	57.33	2.9
C23-Quality of Conservation Work	98.5	150	65.67	3.3
C24-Quality of New Development	106	150	70.67	3.5
C25-Historic Features, Maintained	113.5	150	75.67	3.8
<b>SUM C</b>	595.5	900	66.17	3.3

<b>Impression Score</b>				
<b>Aggregate Score</b>	<b>2489</b>	<b>3570</b>	<b>69.71</b>	<b>3.5</b>

Weather:

# Of Views: 30



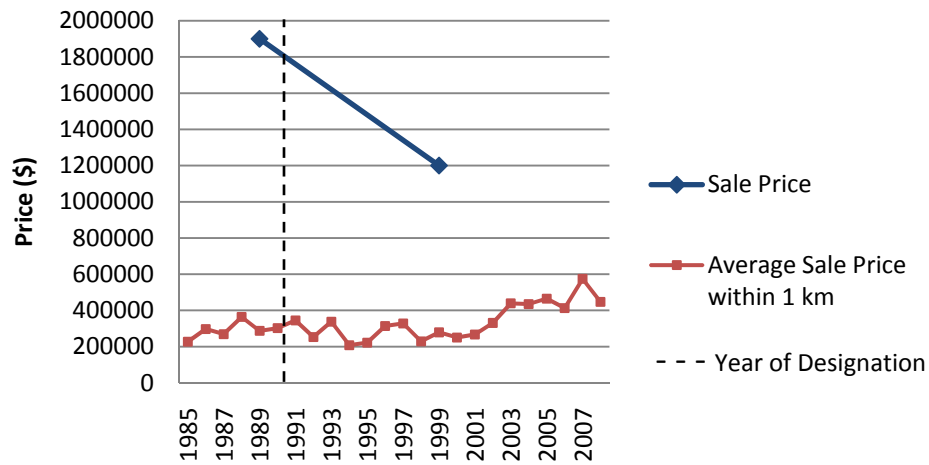
# Appendix F

## Real Estate Data

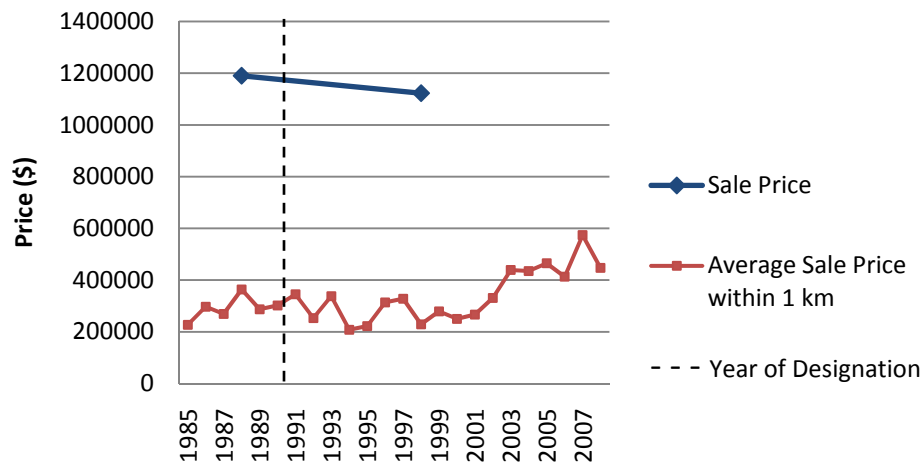




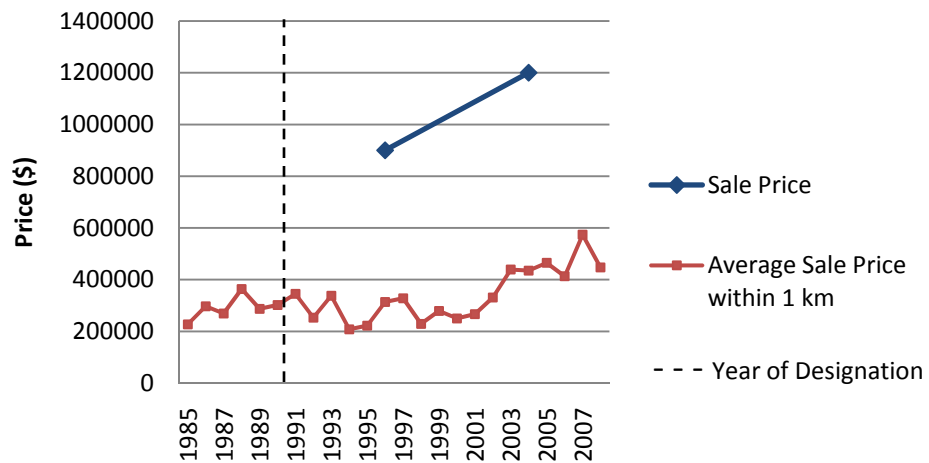
### Ottawa - By Ward Market - Property 1



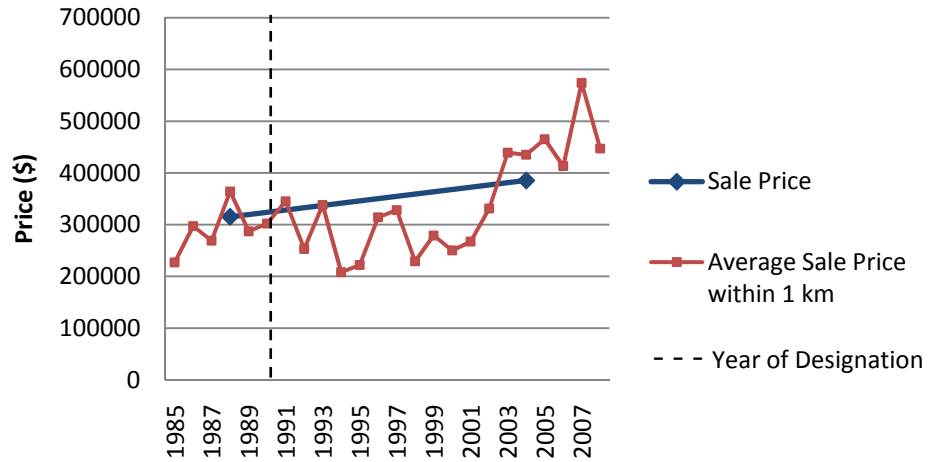
### Ottawa - By Ward Market - Property 2



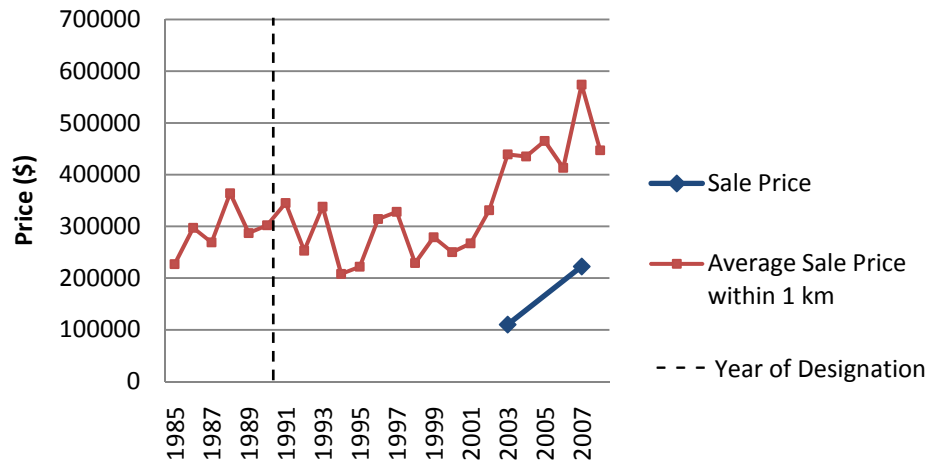
### Ottawa - By Ward Market - Property 3



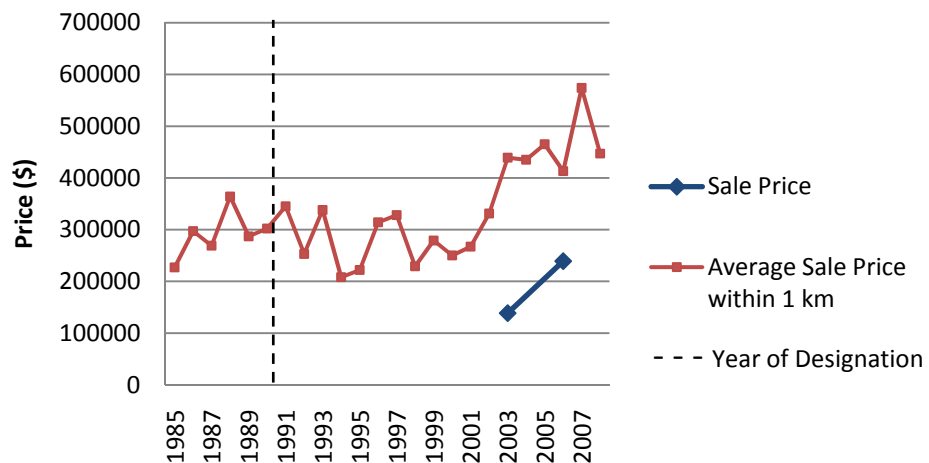
### Ottawa - By Ward Market - Property 4



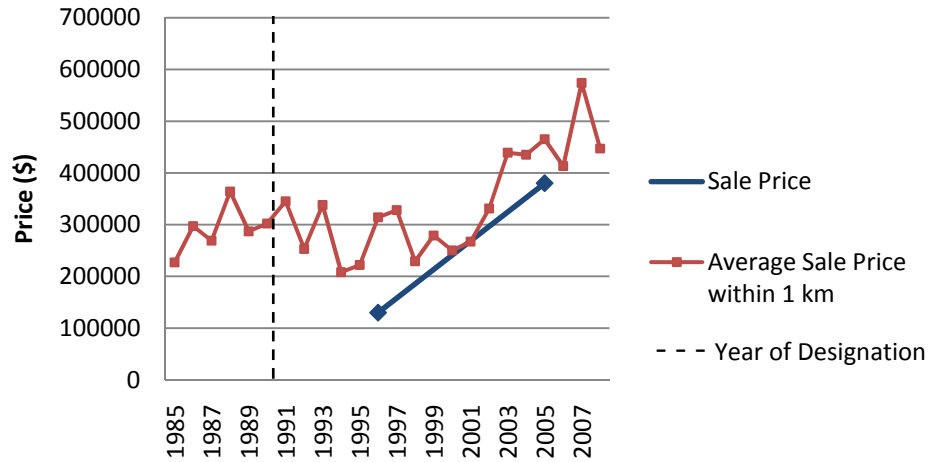
### Ottawa - By Ward Market - Property 5



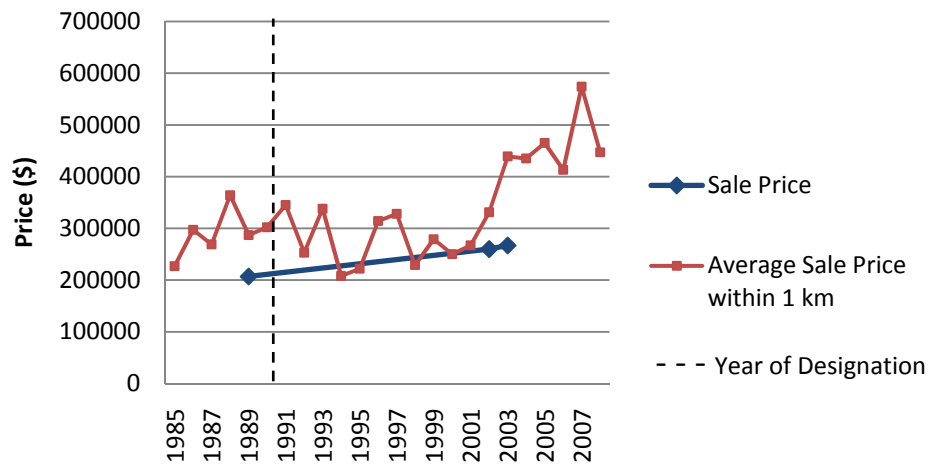
### Ottawa - By Ward Market - Property 6



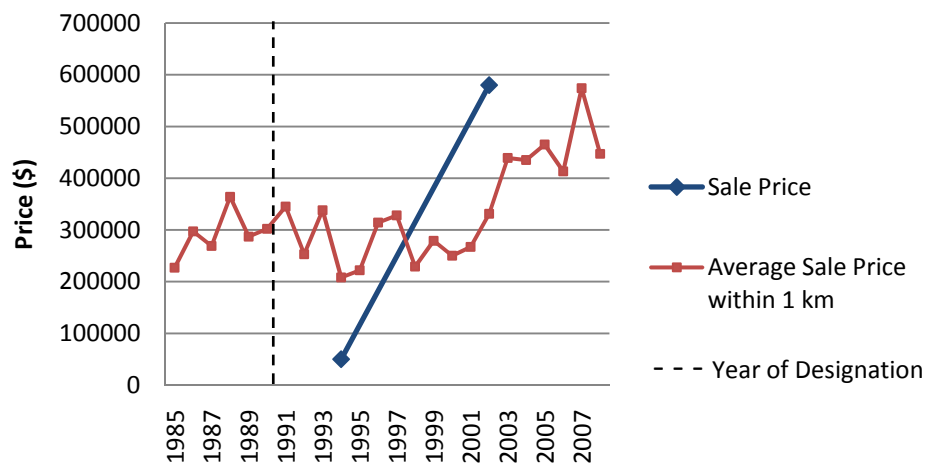
### Ottawa - By Ward Market - Property 7



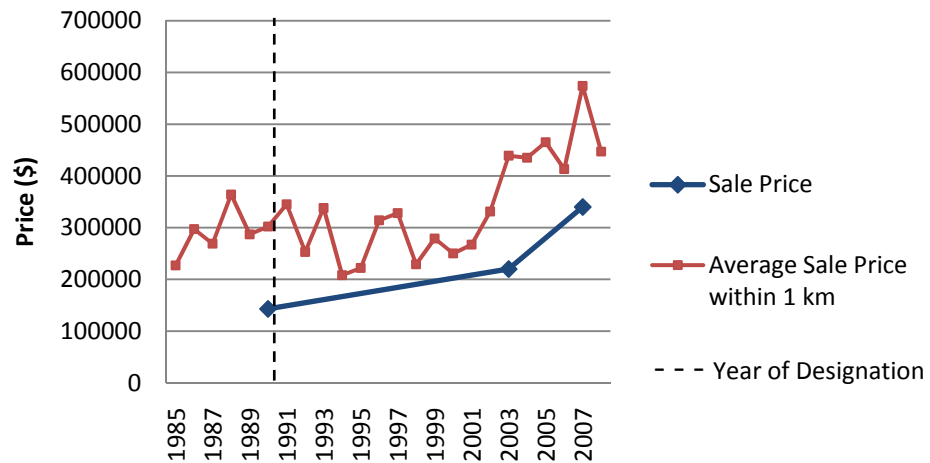
### Ottawa - By Ward Market - Property 8



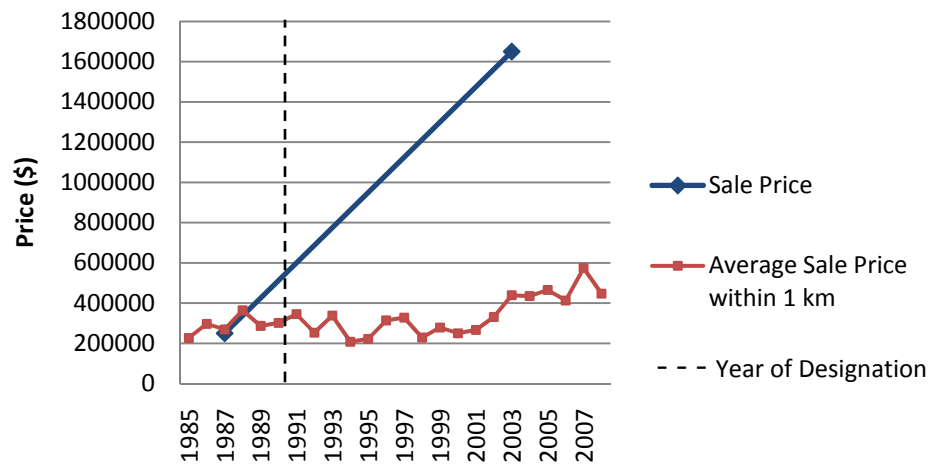
### Ottawa - By Ward Market - Property 9



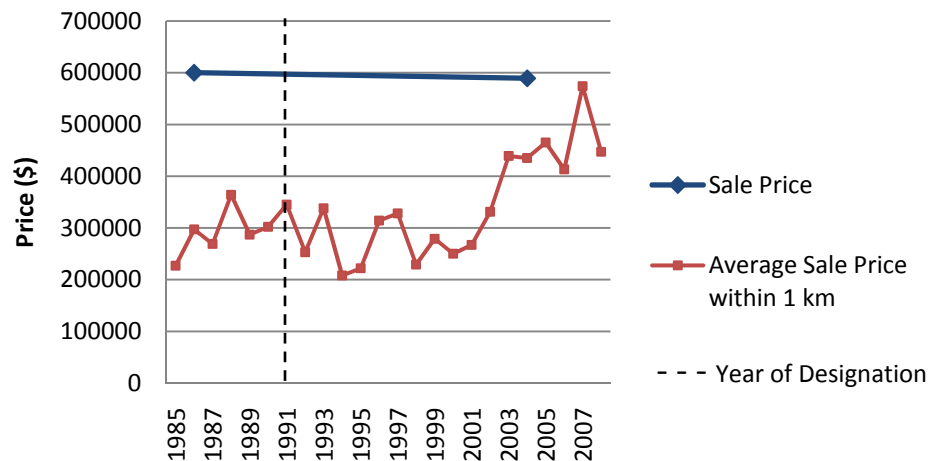
### Ottawa - By Ward Market - Property 10

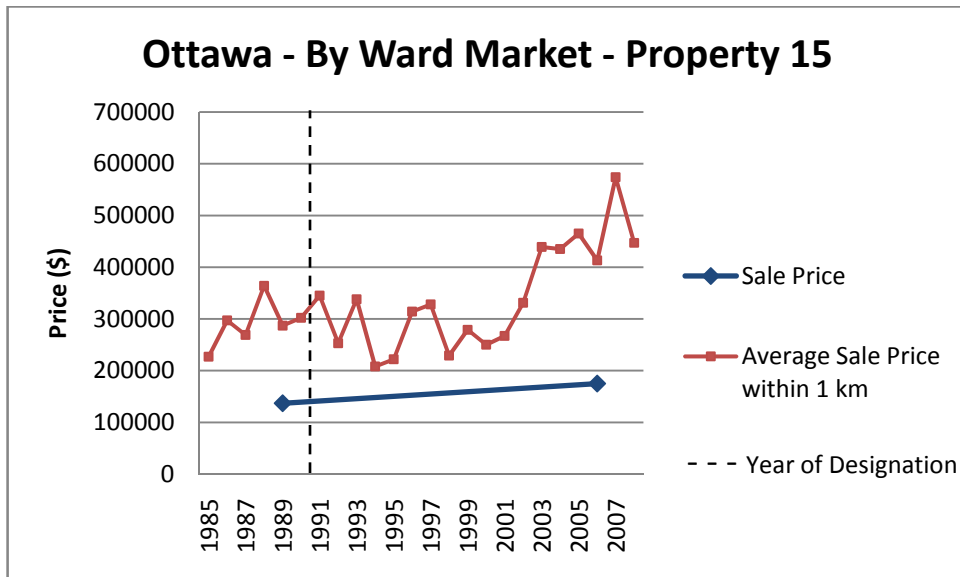
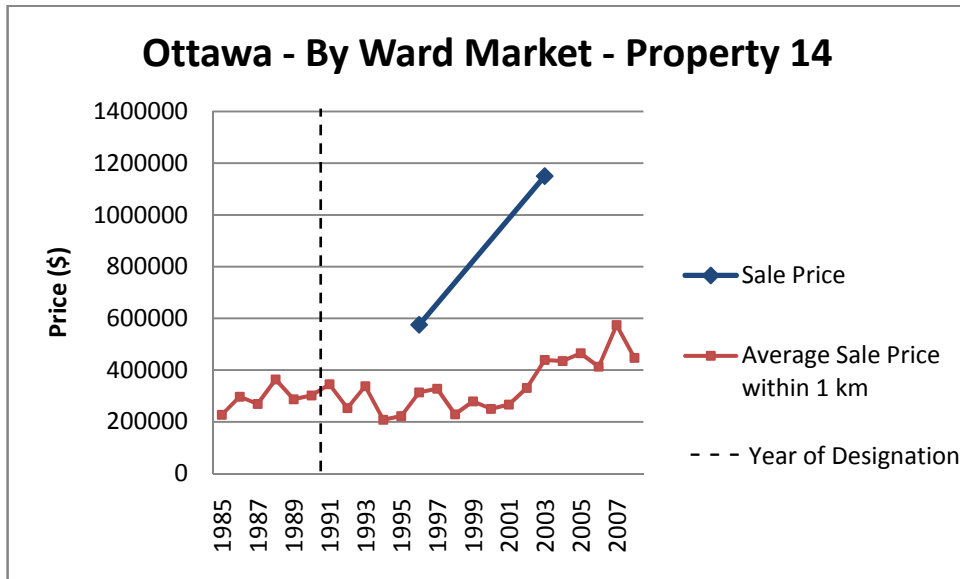
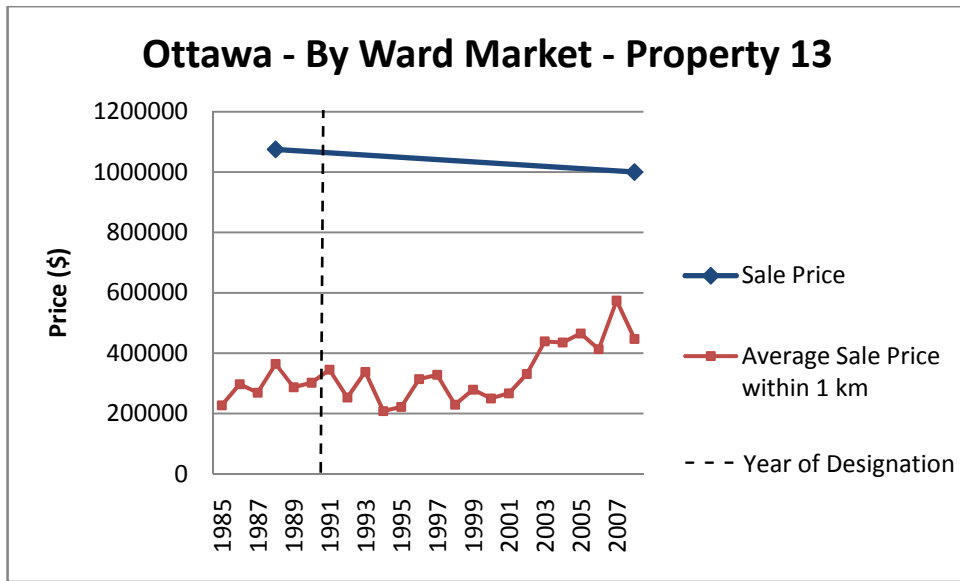


### Ottawa - By Ward Market - Property 11

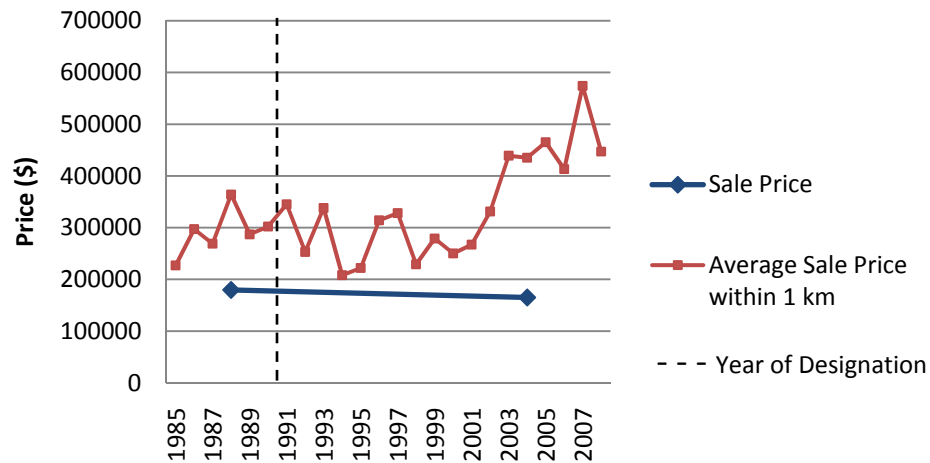


### Ottawa - By Ward Market - Property 12

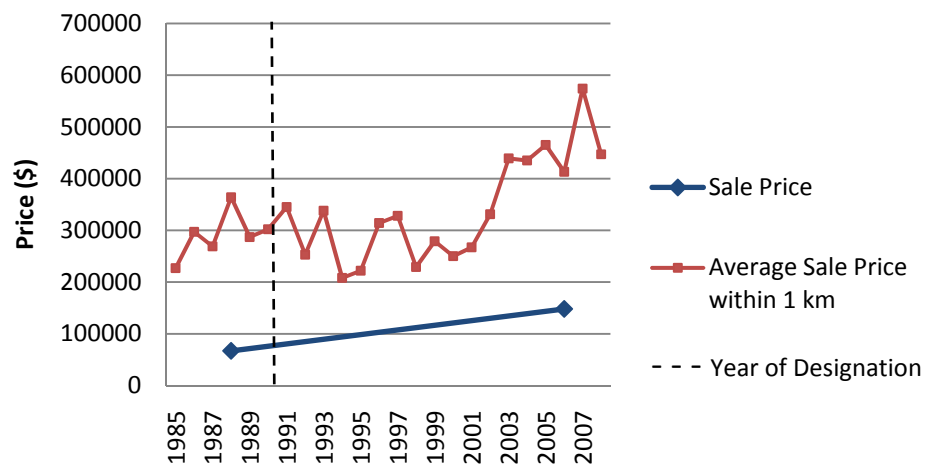




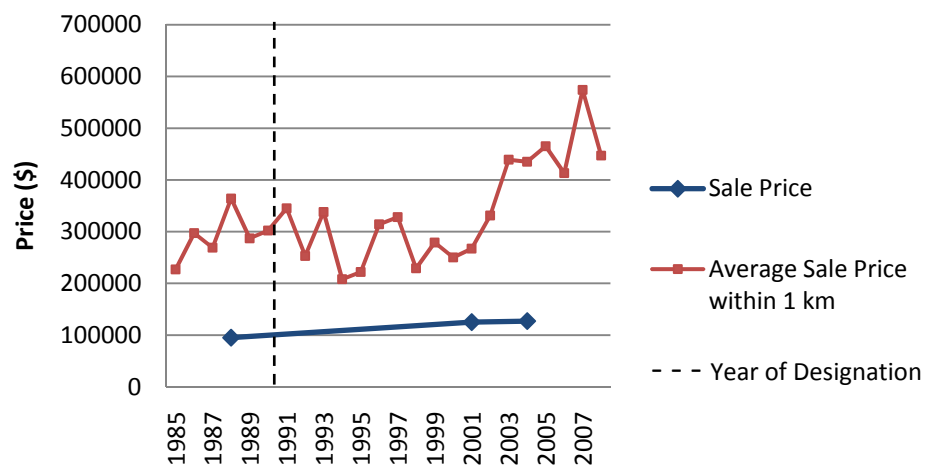
### Ottawa - By Ward Market - Property 16



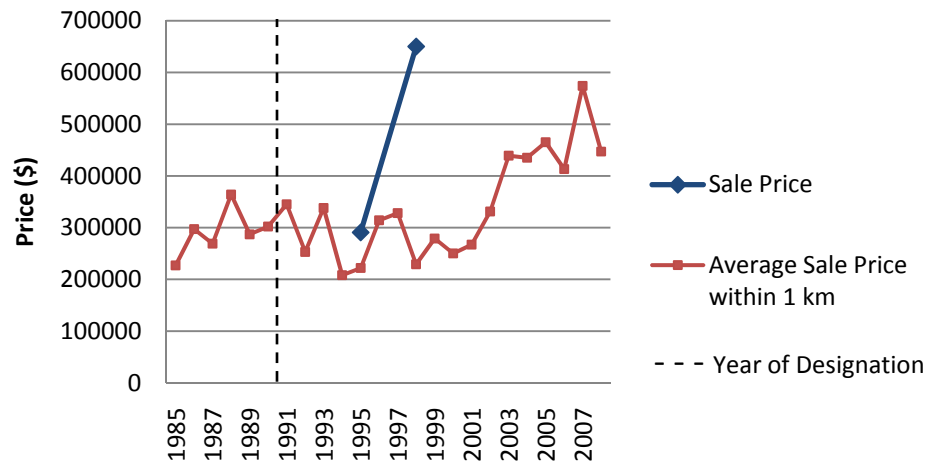
### Ottawa - By Ward Market - Property 17



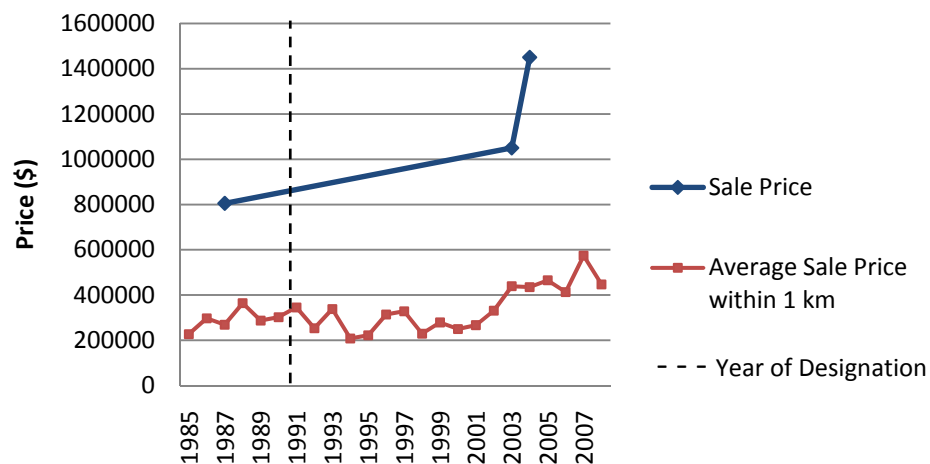
### Ottawa - By Ward Market - Property 18



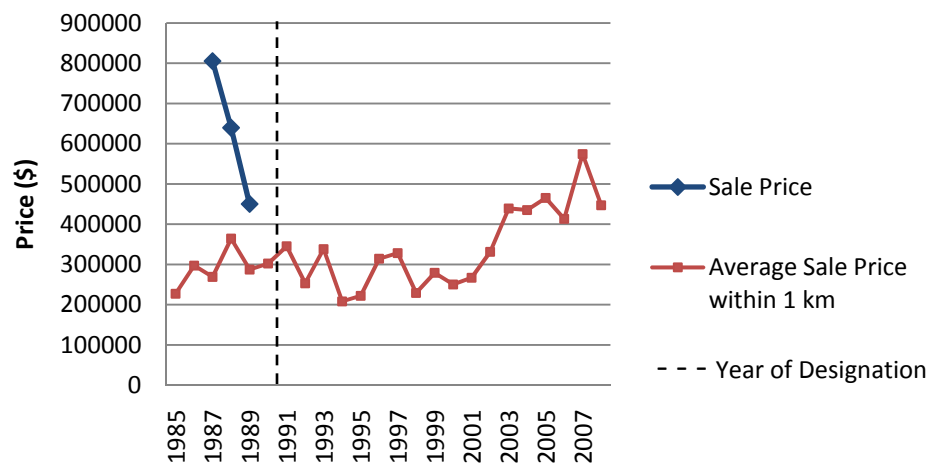
### Ottawa - By Ward Market - Property 19



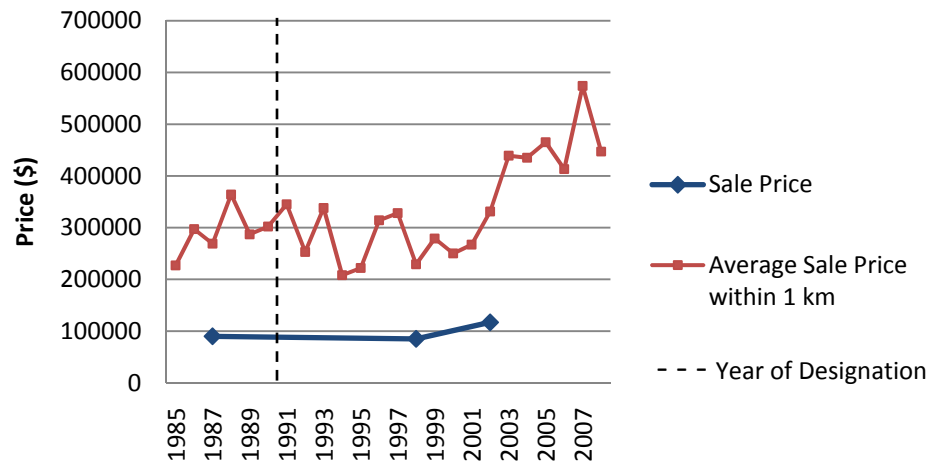
### Ottawa - By Ward Market - Property 20



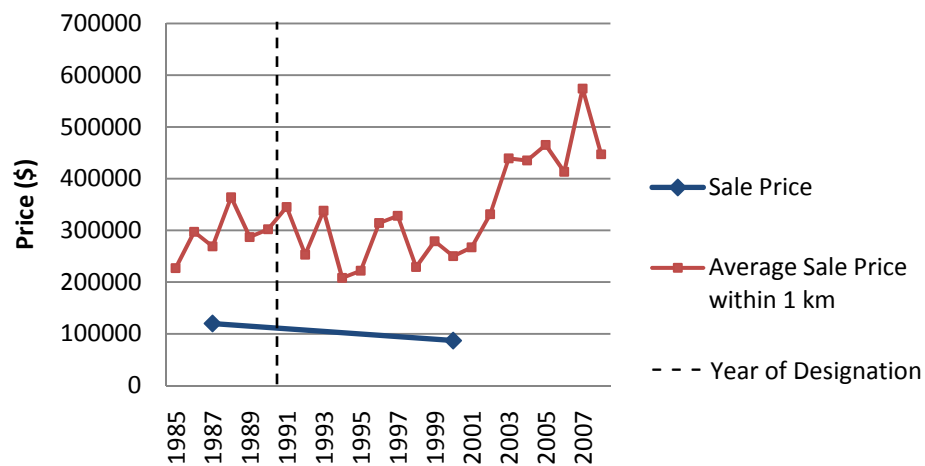
### Ottawa - By Ward Market - Property 21



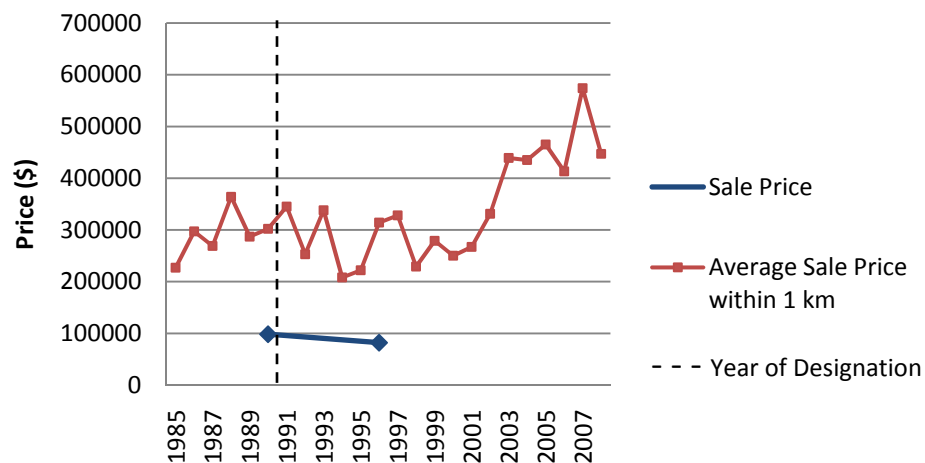
### Ottawa - By Ward Market - Property 22



### Ottawa - By Ward Market - Property 23

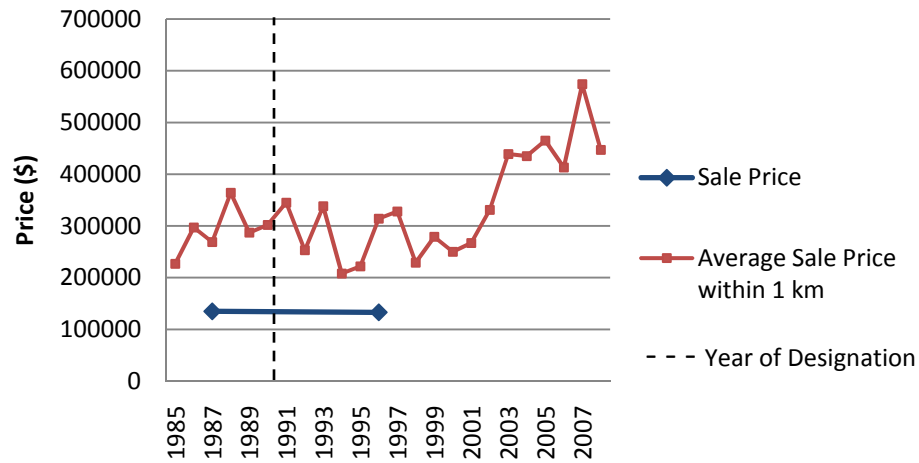


### Ottawa - By Ward Market - Property 24

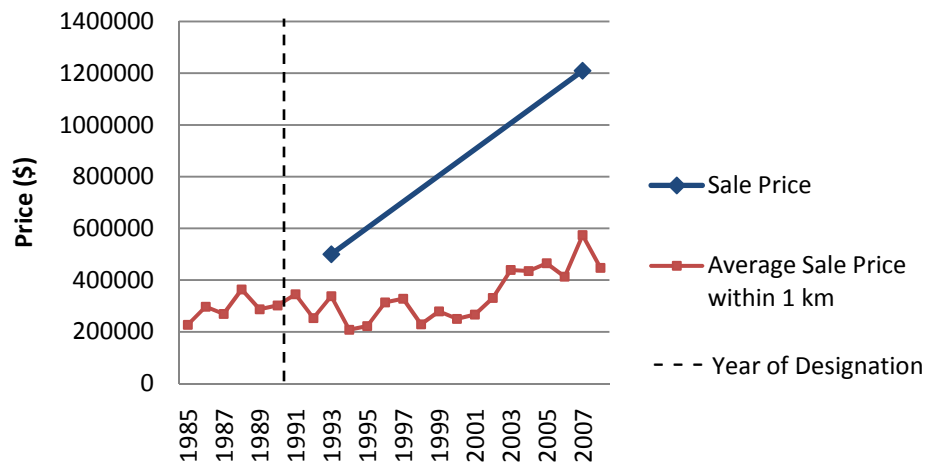




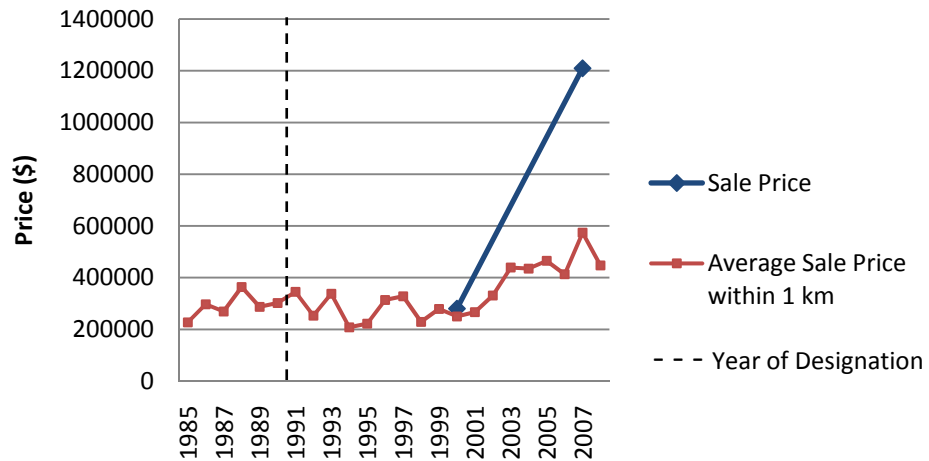
### Ottawa - By Ward Market - Property 25



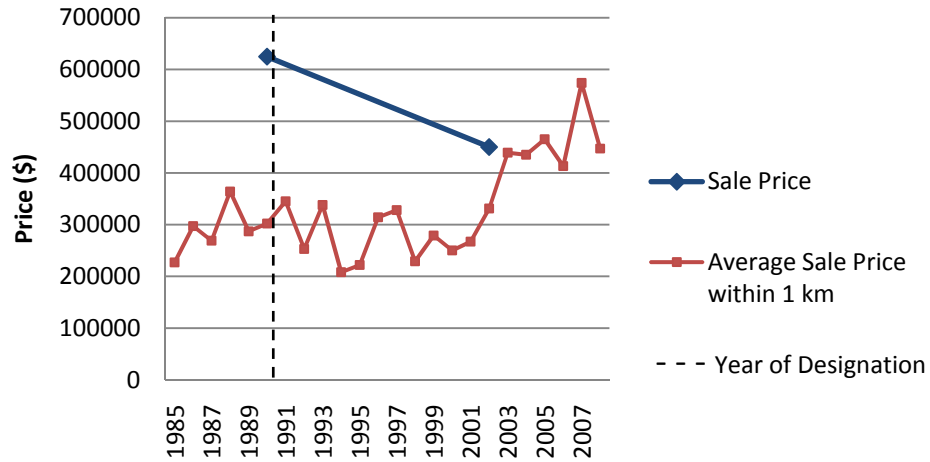
### Ottawa - By Ward Market - Property 26



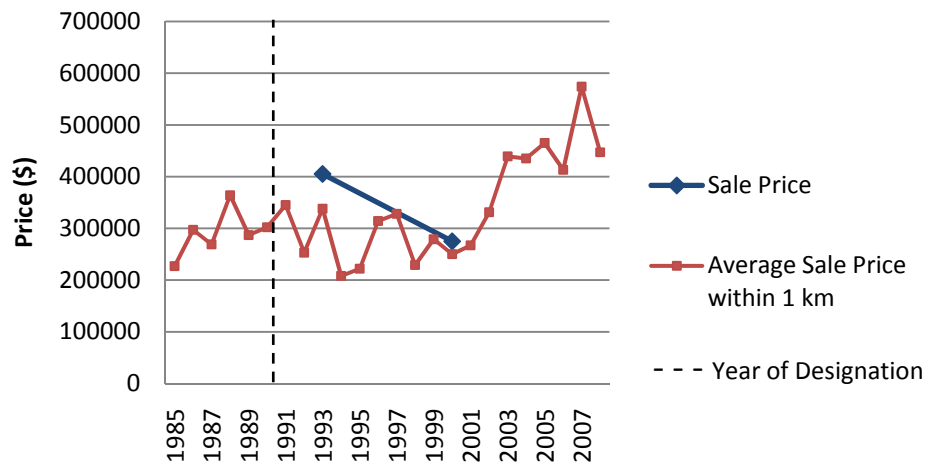
### Ottawa - By Ward Market - Property 27



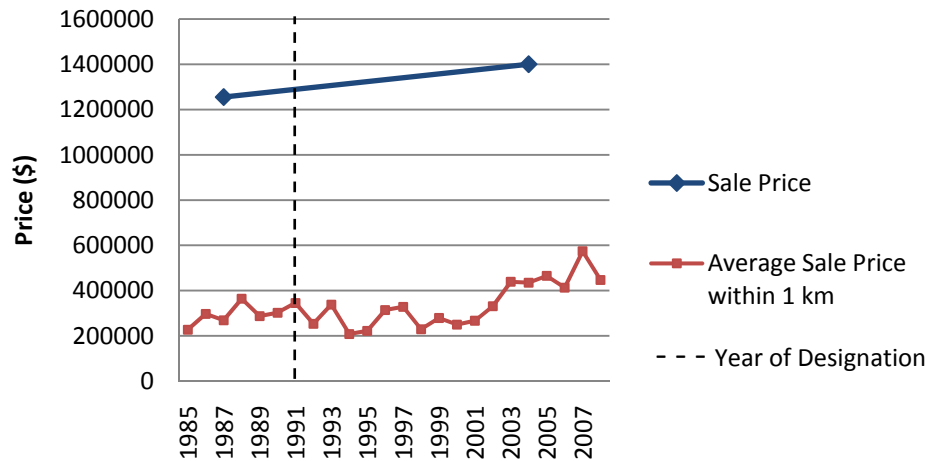
### Ottawa - By Ward Market - Property 28



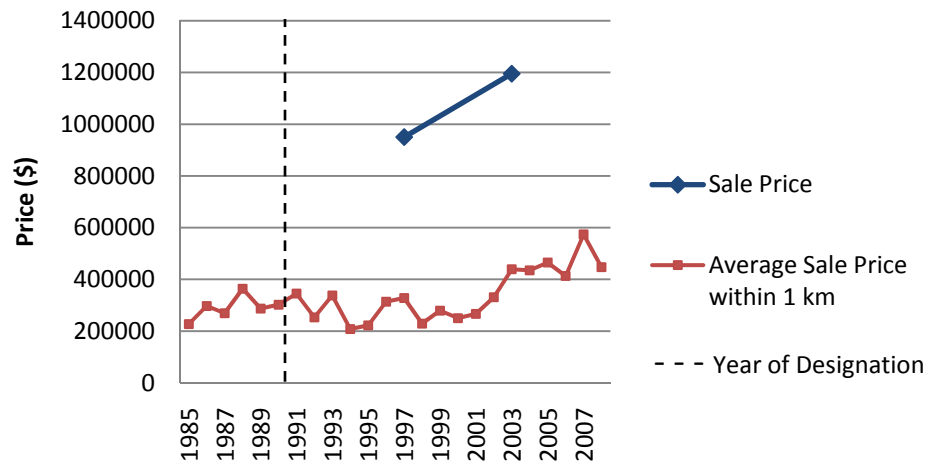
### Ottawa - By Ward Market - Property 29



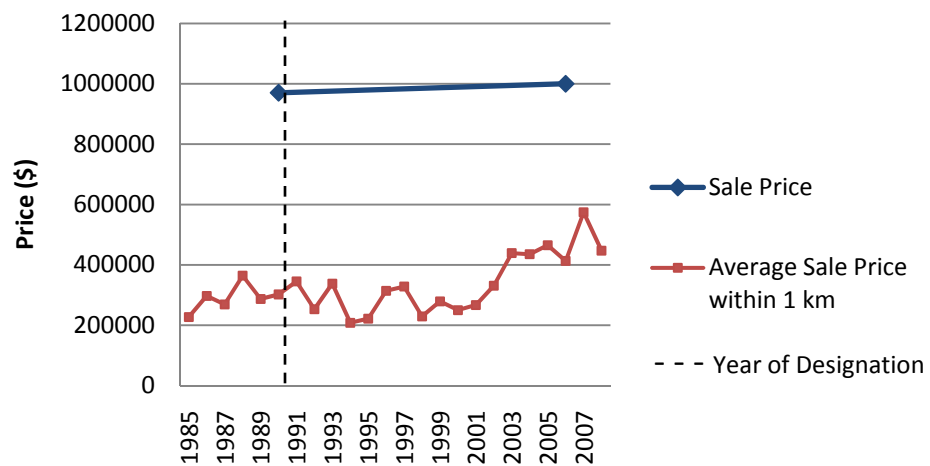
### Ottawa - By Ward Market - Property 30



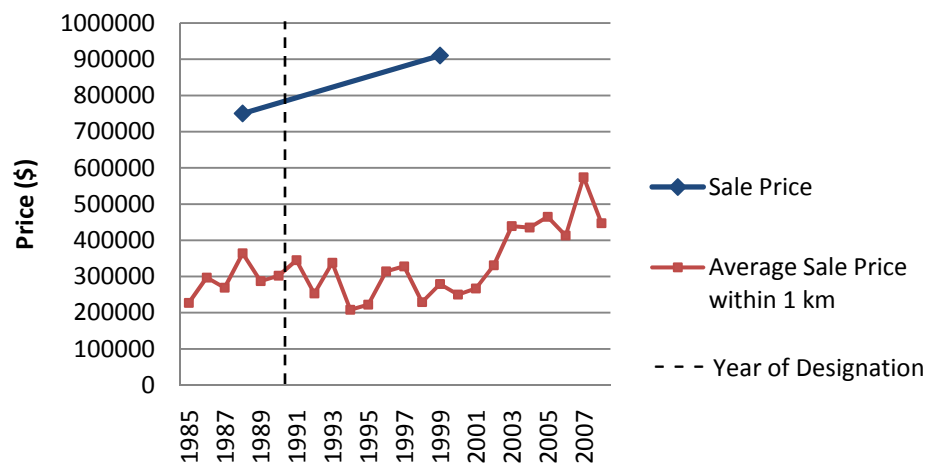
### Ottawa - By Ward Market - Property 31



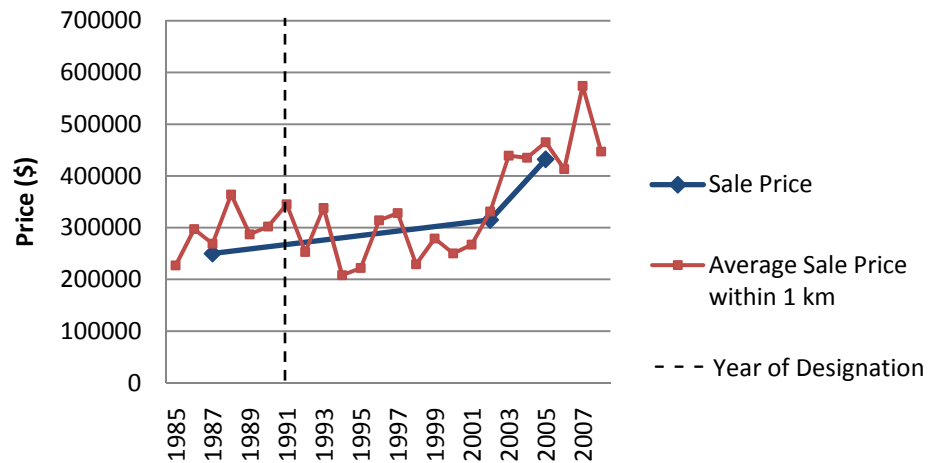
### Ottawa - By Ward Market - Property 32



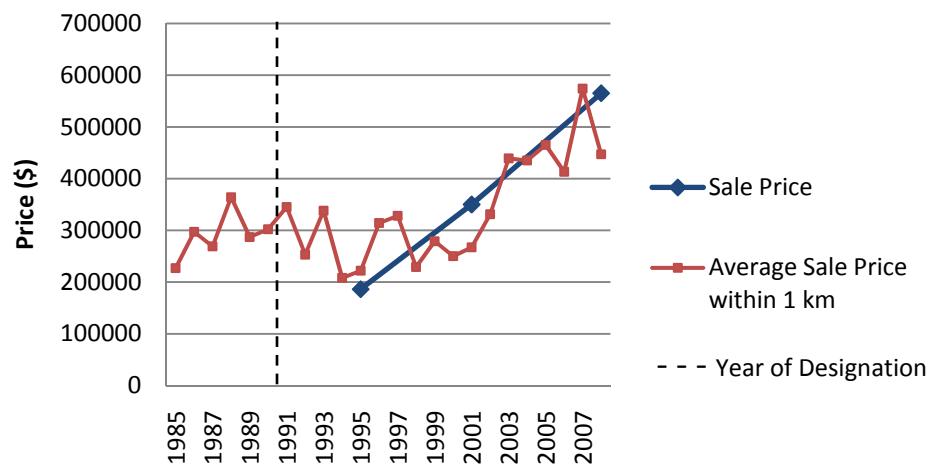
### Ottawa - By Ward Market - Property 33



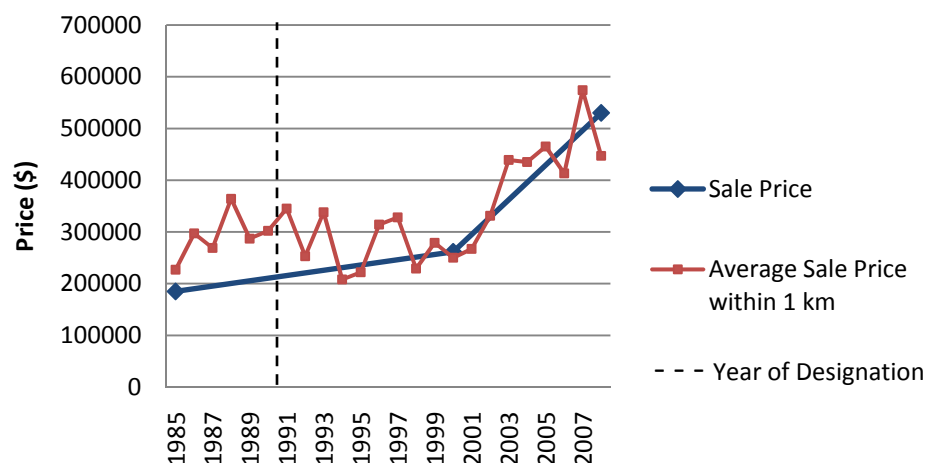
### Ottawa - By Ward Market - Property 34



### Ottawa - By Ward Market - Property 35



### Ottawa - By Ward Market - Property 36



## Appendix G

### Summary of Key Stakeholder Interviews



Heritage Conservation District Name: Byward Market Heritage Conservation District, City of Ottawa

Month(s) of Interviews: January and February 2009

Number of People Interviewed: 2

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> <li>● Past President of Heritage Ottawa – advocate for heritage and make sure guidelines are met by city, politicians and developers (1)</li> <li>● Heritage Planner (1)</li> </ul>
2. How did the HCD come about?	<ul style="list-style-type: none"> <li>● Combination of both city and citizens (1)</li> <li>● Shortly after the passing of the Ontario Heritage Act there was a lot of enthusiasm because of losses prior to the OHA (1)</li> </ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> <li>● Individual homeowner awareness – people are proud of doing good things with buildings (1)</li> <li>● People who do not know about HCDs are the ones that feel threatened (1)</li> <li>● Some people think “big brother” city is telling you what to do (1)</li> <li>● Well accepted but lot of pressure around the area (1)</li> </ul>
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> <li>● Works (1)</li> <li>● Applications for alterations (1)</li> <li>● Grant program – restoration of original elements (2)               <ul style="list-style-type: none"> <li>- Carrots are important to get good work -30 properties in the whole city a year</li> </ul> </li> <li>● Zoning by-law – heritage overlay (1)</li> <li>● Culture within the department – city wide database, as well – things that are suppose to go to LACAC do (1)</li> <li>● Heritage Ottawa has set up a network of neighbourhood heritage keeps (10-12) to be the eyes and ears in the community – will go to workshops (1)</li> <li>● Community by-in works exceedingly well (1)</li> <li>● Communities aware of what they want and increasing knowledge of the processes have resulted in successfully fighting development (2)</li> </ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> <li>● LACAC or City staff approves (2)</li> <li>● A lot goes on behind the scenes – outrageous things do not see the light of day (2)</li> <li>● Building permit are taken to city wide Client Service Centre’s where a database flags heritage (Part IV, V or heritage interest) (1)</li> <li>● If the change is significant it goes to the Municipal Heritage Committee for review, with a report prepared by staff (2)</li> <li>● If the change is not significant then the staff approve and provide advice (2)</li> <li>● Deal a lot less with regulations than with discussions (2)</li> </ul>
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> <li>● Mostly through the media (1)</li> <li>● Plaques and websites (1)</li> </ul>
7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?	<ul style="list-style-type: none"> <li>● Trendy and desirable area – many people want housing on the perimeter of the area which has created development pressure (1)</li> <li>● Has been created as a desirable destination but has issues with crowding (1)</li> <li>● No tax relief program – Politicians have indicated this will not happen due to the distribution of the HCDs in the downtown area – outlying areas would be upset (1)</li> <li>● City only has two heritage planners, they can barely react to things (1)</li> </ul>
8. What are similar non designated areas?	<ul style="list-style-type: none"> <li>● Glebe Bank Street south of Catherine, north of the river (1)</li> </ul>
9. Other comments	<ul style="list-style-type: none"> <li>● Worried about intensification because there are not a lot of champions – what type of intensification is appropriate? (1)</li> </ul>





## Appendix H

### Requests for Alterations



Byward Market Requests for Alterations  
2001-2008

Submitted	Approved	Time Frame (Weeks)	Type
February 6, 2002	March 7, 2002	4	New construction
February 6, 2002	March 19, 2002	6	5 storey building
Unknown	Unknown		New construction
October 16, 2002	November 5, 2002	3	New construction -mixed use
February 4, 2003	Denied		Demolish building
December 19, 2003	January 20, 2004	5	Alteration
Unknown	August 17, 2004		Parking lot to new building
December 29, 2004	February 10, 2005	6	New construction
February 22, 2007	March 22, 2007	4	Alteration
October 23, 2007	rejected		Alteration - facade and new addition (too high)
December 11, 2007	January 24, 2008	6	Infill Building

