

PART I: THE CARLETON TAVERN CULTURAL HERITAGE EVALUATION REPORT & PART II: PARKDALE BLOCK REDEVELOPMENT HERITAGE IMPACT ASSESSMENT



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Management

Prepared For: Taggart Realty Management (Parkdale Block)

Cover image: Screenshot 2025-01-08 at 10-56-47 New hands on the spigot at The Carleton Tavern - Kitchissippi Times Community Newspaper

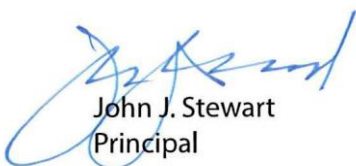
AUTHORS

Commonwealth Historic Resource Management offers services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

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PART 1: CULTURAL HERITAGE EVALUATION REPORT

1.0 INTRODUCTION

Taggart Realty Management (“TRM”) is undertaking the redevelopment of a block of commercial properties bound by Parkdale Avenue, Armstrong Street., Hamilton Avenue, and Spencer Street. TRM’s objective is to rezone the block of property from its current use to a high-rise residential development with ground floor retail. The Parkdale Block is a consolidation of industrial/commercial properties, with a combined area of 3,540 m² ranging from late 19th century structures to mid-century industrial factories. One of the oldest and locally cherished institutions on site is the Carleton Tavern. This report addresses both:

- PART 1: An assessment of the Tavern using the amended provincial criteria, Ont. Reg 9/06 for preparation of a Cultural Heritage Evaluation Report (CHER) responds to the City of Ottawa Heritage staff’s request to consider retention and conservation of the Carleton Tavern as part of the Parkdale Redevelopment Plan; and
- Part II: A Heritage Impact Assessment (HIA) to determine if the development results in negative impact to the adjacent heritage designated Wire Cloth Factory.

1.1 Scope

This Cultural Heritage Evaluation Report (CHER) has been commissioned by Taggart Realty Management in response to the City’s request. It focuses on the cultural heritage values of the Carleton Tavern, one of the buildings within the block. The property was not listed on the City’s Heritage Register as a property of potential cultural heritage value or interest. A number of Ward 18 buildings were identified in 2017 as worthy of consideration and placed on the city’s heritage register. These buildings were removed from the City’s list in 2024 as part of the Heritage Planning Branch’s strategy for the implementation of Bill 23’s legislative amendments to the Ontario Heritage Act. The Carleton Tavern, 223 Armstrong Street, was not included in the heritage listing.

This assessment follows the criteria for the identification and evaluation of properties for their cultural heritage value or interest contained in the amended *Ontario Regulation 9/06: “Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg. 9/06) Amendment 569/22”*. The nine provincial criteria for determining cultural value or interest provides the outline of the evaluation. Although the CHER focuses on the Tavern, a history of the entire block has been prepared to appreciate the Carleton Tavern within its context.

1.2 Summary of Findings

The Carleton Tavern was reviewed using the amended Ont. Reg 9/06. This Cultural Heritage Evaluation Report (CHER) examines all nine criteria, commenting on whether the property meets them. The assessment concludes that the property meets three of the contextual criteria, making it marginally eligible for designation under Part IV of the Ontario Heritage Act.

Given the marginal score as well as the site conditions restricting the incorporation of the existing structures, we submit that Carleton Tavern should not be considered for designation. That being said, it is the authors' suggestion that the development team work closely with the city and community to develop a commemorative option that will capture the form and mass of the Tavern and setting along with meaningful aspects of the cultural heritage attributes and community recognition of its importance as a local landmark.

1.3 Outline of the Redevelopment Plan

The site sits directly north of the Parkdale Market (see Attachment 1), and its location subjects it to the Wellington West Secondary Plan, the Wellington Street West Community Design Plan, and more uniquely the Parkdale Park-Specific Policy Area. It is anticipated that a Public Consultation Strategy will be requested given the proximity of the development to the Parkdale Market and its location within a Design Priority Area. The properties are currently zoned mixed use/commercial and light industrial; however, the secondary plan generally permits height of 8-storeys in this area, with a portion of the site permitted to have a Floor Space Index equal to an 8-storey building with zoning up to 18 storeys. (See Appendix C. The zoning schedule demonstrates the permitted height, which was established by OMB ruling. The proposed development will have a podium with a high-rise tower of 38-storeys and a GFA of approximately 375,000 ft².



Figure 1: Site location showing the four properties. The Carleton Tavern is located at 223 Armstrong Street.

2.0 HISTORY

2.1 Parkdale Block History and Land Assembly

Today the Parkdale Block is made up of 5 properties, on a small city block bordered by Spencer Street on the north, Hamilton Avenue North on the west, Armstrong Street on the south, and Parkdale Avenue on the east. 3 Hamilton Avenue is located in the north half of the block with 233, 229, and 223 Armstrong, occupying the south half of the block. (See Figure 1). The Carleton Tavern at 233 Armstrong is the oldest building on the block.



Figure 2: Carleton County Plan 157 consists of 8 lots; lots 1156, 1158, 1160 and 1162 front on Parkdale Avenue, and lots 1159, 1161, 1163 and 1165 front on Hamilton Avenue. All lots have dimensions of 104' x 45'9".

This block of land was originally part of the Hinton farm on Nepean Township Concession 1, Lot 35. It would have been in the northeastern corner of the farm, about 800 feet from the Hinton's farmhouse on the Richmond Road. More information about the arrival of the Hinton family in Hintonburg and their years farming on this property can be found in part two of a three-part series on the Hinton's:

<https://kitchissippi.com/2018/03/29/hinton-family-part-two/>



Hinton subdivided the land for the first time in July 1874 as Plan 58. The rough approximation of where the same block today would have stood on plan 58 is indicated in the red box below (Queen Street is now Parkdale Avenue):

Figure 3: Plan of subdivision Plan 58 is the rough approximation of where the same block would have been located.

Only a few lots on Plan 58 north of Wellington were ever sold. The Hinton's sold the land to an investment syndicate, the Ottawa Land Association, in April 1887. None of the lots in the future 3

Hamilton block were ever sold from the Plan 58 subdivision, so when a new plan, Plan 157 was registered by the O.L.A. in October 1895, the land in that area was completely re-subdivided, with new streets and lots.

The first sale of these 8 lots was on October 15, 1896, when the Ottawa Land Association sold lots 1160 and 1162 (the south-east quarter of the block) to James W. Burnett for \$1,350. Burnett immediately built a house at the corner of Parkdale and James (now Armstrong), with a ground floor commercial space where he operated a small grocery store. However, the grocery store was either not his original intention, or he changed his plans.

On May 6th, 1898, Burnett purchased more lots from the O.L.A., a set of lots on the south side of Armstrong along the west side of Parkdale (the footprint of today's Parkdale Market), secured a \$1,000.00 mortgage using all of his property as collateral and built a modest planing mill operation to service the west-end of the growing Hintonburg community. The mill was constructed all around his house and grocery store (which remains at least in part as the structure of the east half of the Carleton Tavern).

Might's City of Ottawa Directory for 1898 showing Burnett in the Hintonburg suburb listing: 'Burnett James W. planing mill s.w. corner James and Queen.'

It appears the Ontario Land Association (OLA) also gave permission to Burnett and/or later mill owners to use lots 1156 and 1158 to the north for mill storage as well. No official agreement or sale was ever registered. However, the 1912 fire plan (the first fire plan to show the property) indicates that the mill was located over all the Parkdale adjoining lots, as far north as the middle of the future Spencer Street. In fact, lots 1156 and 1158 would never be sold by the (OLA) and would be surrendered to the City for unpaid taxes in 1939.

Burnett's ownership of the mill lasted only a few years. In October 1901, the land was sold to the partners, James Lunny and James MacLaren. MacLaren bought out Lunny in 1905 and then sold the mill to John Gow and Arthur Baylis in 1908. The mill closed in 1916.

By 1928, the property remained largely a vacant lot. A 1928 aerial photo shows the Capital Wire Cloth Building and the two Moran structures in the southeast corner (the Morans had built a second home next to their first one in 1922).

Figure 4: Fire insurance map from 1912 showing the Gow and Baylis Mill in operation on the site of future 3 Hamilton Avenue block. By 1922, the block was empty except for the Moran family home and grocery store (aka the Carleton Tavern, which the Morans had acquired in 1911).

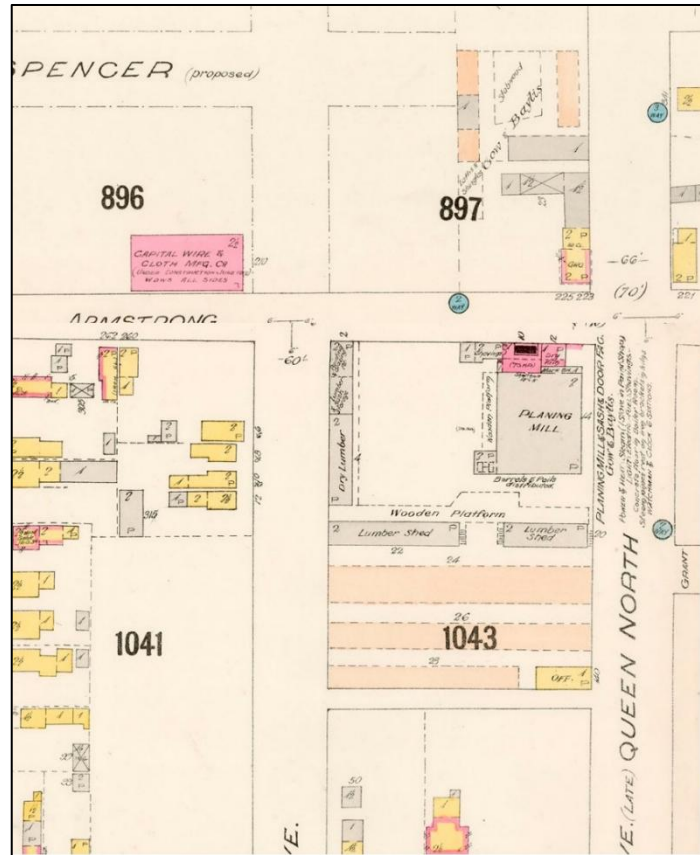


Figure 4: Aerial photo November 1928 Hamilton Avenue North ends at Armstrong, and only a few worn walking paths are visible crisscrossing the remainder of the block but no other construction. (from NAPL photo A20-073):



Figure 5: June 1, 1932, aerial photo above shows the Capital Wire Cloth building at left, and the block with the two Moran houses and the extended garages at bottom right, and just some trees/shrubbery along Hamilton and Parkdale, with no other construction on the site. (NAPL photo A4432-010)

2.2 The Carleton Tavern

Kitchissippi's most famous gathering place, the Carleton Tavern, is the oldest building on the block dating back to 1896 as a modest brick veneer general store with the upper floor rented. It was not until 1941 that new owners undertook renovations and new construction with the launch of the Carleton Tavern. Today, the tavern is considered a throwback to the local taverns that once dotted the working-class neighbourhoods throughout the city.

The Carleton is intimately tied to the industrial factories within the block and to the adjacent Parkdale Market neighbourhood while the fortunes of Hintonburg were closely tied to the ebb and flow of 1st and 2nd world wartime production. Aerial photos, fire insurance plans, and archives reveal that the building and its neighbours have gone through several major changes throughout the years. In fact, part of the Tavern can actually be traced all the way back to the summer of 1896, when James William Burnett purchased several lots on both sides of James Street (now Armstrong) west of Queen Street (now Parkdale).



Burnett, a veteran Ottawa lumberman, opened a wood planing and shingle mill on the south side of James, where the Parkdale Market now exists. He also constructed a modest two-storey brick-veneered house on the corner opposite his mill. This house would later form part of the Carleton Tavern; though unrecognizable through various alterations and expansions, the most south-easterly portion of the Carleton today is Burnett's original 1896 house. Burnett rented the upstairs of the house to tenants. The main floor was designed to be a small general store.

Between 1899 and 1900, Burnett sold his mill to James Lunny, who continued to sell wholesale and retail lumber from the future Parkdale market site (later partnering with James Gordon Maclaren, grandson of the famous Ottawa lumber baron James Maclaren). Lunny and his large family resided in

the brick home on Armstrong. In 1904, Lunny sold his interest in the mill to Maclaren, who then altered the house to be used as the lumber office on the main floor, with a residential rental unit upstairs.

Maclaren operated the mill until 1909, which then passed through a handful of proprietors until closing in 1916 when economic priorities in Ottawa were shifted by WWI. Almost immediately, the site was suggested as an option for a much-needed west end public playground. The mill and its related buildings were demolished, and by 1924 indeed it became the site of the new West End Farmers Market.

The house on the north side of Armstrong remained a lumber office until 1909. Burnett had sold his ownership in 1906, and new landlords took over, including James Soutar, a recent Scottish immigrant of advanced age who had spent his lifetime travelling the world by sea. Tenants would occupy the upstairs and downstairs of the house until 1911, when Soutar sold the property to the Moran family, who continued to develop the property over the next 30 years.

The Morans immediately converted the house back into a grocery store. Thomas Moran and his family resided upstairs, while a series of shopkeepers operated the grocery store on the main floor. In 1922, the family constructed a house next door at 229 Armstrong (now the site of Holland's Cake and Shake), into which—in 1927—the Moran's moved their grocery store. Lot 223 then became the location of other types of businesses, including fruit dealers and butchers. In 1930, Thomas Moran decided to open a confectionery of his own on the main floor of 223. However, it was his next move which would be most significant.

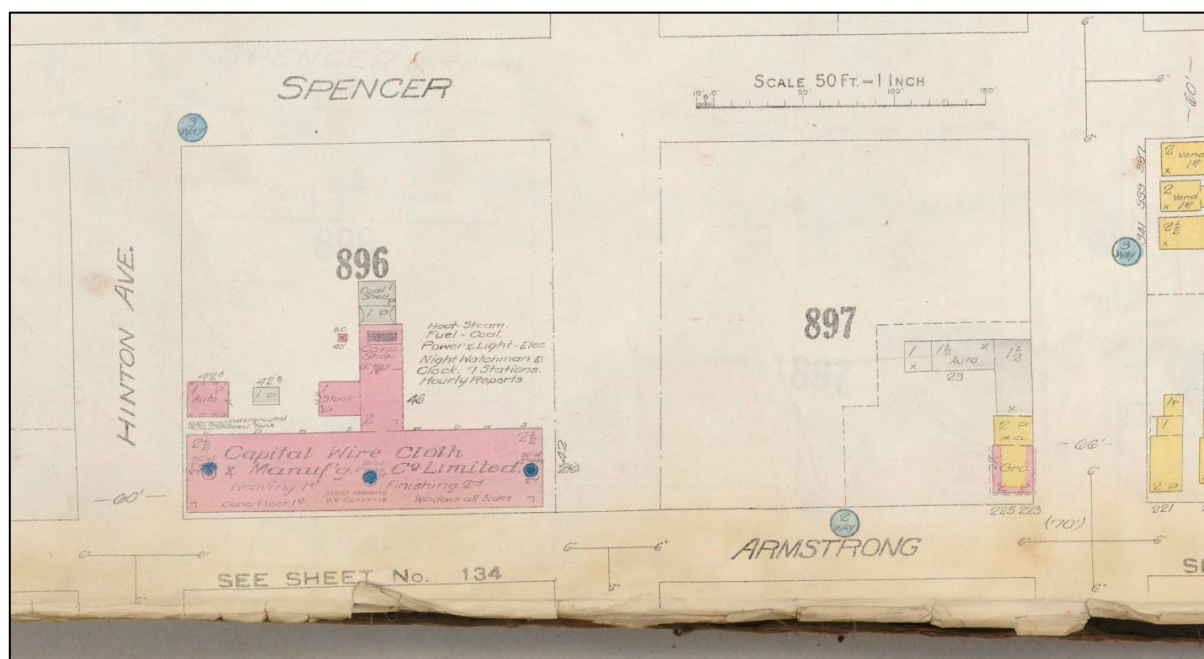


Figure 6: The Fire insurance plan 1922: had a series of large, connected outbuildings, a portion of which was labelled in the 1922 fire insurance plan as being a 1.5 storey auto-garage, and another large portion likely a 1.5 storey stable for horses. The Capital Wire Cloth building (built starting in 1912) can be seen on the neighbouring block.

In 1935, after five years of operating the confectionery, 75-year-old Thomas Moran extensively renovated the house at 223 Armstrong and opened as the Carleton Hotel. The business would have been small, still operating within the walls of the original brick home.

In 1941, Moran sold the Carleton Hotel to Harold Starr and Harry Viau, for the sale price of \$10,500. The pair engaged local contractor F.E. Cummings to obtain a \$6,000 building permit to significantly modify and enlarge the Carleton to its current dimensions, nearly tripling its original size.

Starr was a well-known Ottawa sports enthusiast, having played for the Rough Riders and the original Ottawa Senators. Viau was a former barber from a hotel keeper family. Together, they made the Carleton an instant hangout for the sports crowd, especially ex-NHL players. By 1947, the Carleton Hotel became the Carleton House, and in 1951, it was renamed the Carleton Tavern.

Harry Viau's daughter Judy recalled the days when the taverns were required to close at 6 p.m. ("to make sure husbands went home") and then re-open an hour later at 7. The Carleton had a lady's side and a gent's side, where women were not allowed. She noted that the bar furniture had changed little,

and the bathrooms not at all. She also reminisced that her father disliked serving draft beer, notably because of the cost effects due to the foam ("His fetish in life was to pour a pint without a collar on it."), and as it took longer to serve and received more complaints.

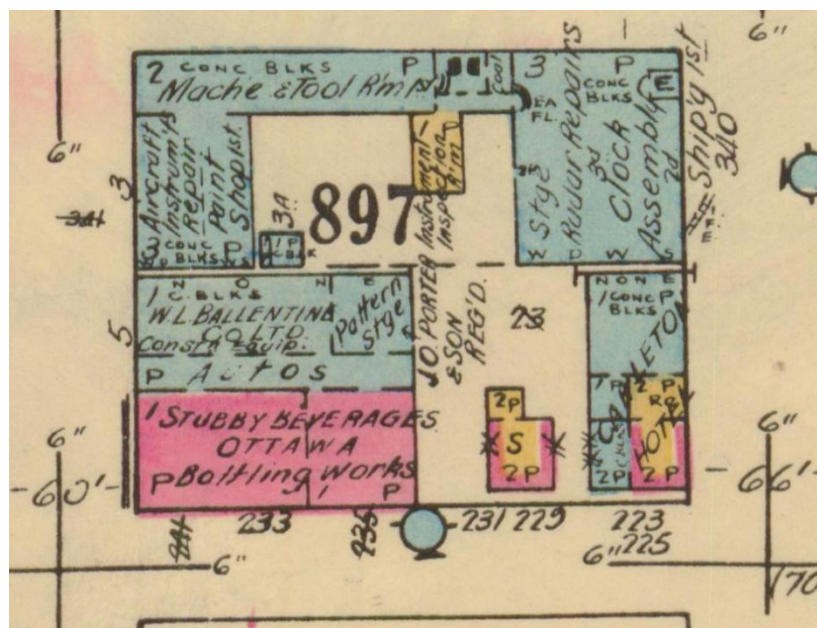


Figure 7: Fire Insurance Plan of September 1948 shows the complete

build-out of the block. The Carleton Tavern in the bottom right-hand corner is documented as a collage of buildings including wood (Yellow) the Pink indicating brick and the concrete block portion in Blue.

In the mid-40s, the house next door (number 229) became Sadaka's Ice Cream Bar and in 1948, Starr and Viau purchased this building from the Moran family. Unfortunately, just two days after the sale, it was destroyed by fire. They renovated and re-opened as a confectionery store (Carleton Sweets) before becoming the Carleton Steak House in 1955, which it remained for 50 years.

In 1973, Starr and Viau retired from the business, and sold the Tavern and Steak House to a syndicate of lawyers. In 1989, the group sold the bar to the Saikaley family, the operators of the Steak House since 1964.

Through its history, the Tavern was modified and evolved organically as illustrated in Figure 7 a 1948 Fire Insurance Plan that documents the complete build - out with later concrete block additions and the original brick veneer covered over with a stucco finish.



Figure 8: This photo showing the stucco treatment, the large industrial windows on either side of the front entrance with the two-door entry doors from the mid-60s. A later renovation introduced the masonry stone veneer, and leaded-glass windows, with the Tudor treatment to the upper floor and cornice.



Figure 9: View of the Carleton Tavern at the corner of Parkdale and Armstrong. Source Google Maps

2.3 The Southwest Corner - 233 Armstrong Street

Lots 1159/1161/1163/1165 (the entire west half of the block) were sold by the OLA to Robert H. Brown on December 20, 1932.



Early in 1932, Brown won the contract to manufacture and install the fittings in the new stables for the city's garbage department, just under construction at Bayview Yard. Brown's contract was for \$7,977.47. His contract awarding was contentious, not because of his bid, but because some councilors were still against the construction of the stables, arguing that garage space would be needed, not a stable. The stables were completed in September 1932, and Brown proudly advertised his work with two photographs in the *Ottawa Citizen*.

Figure 9: The business front pictured above was located at 154 Hinton Avenue. The operations would later move from Hinton Avenue to Armstrong Street.

In March 1933, he applied for the building permit, for a "one-storey factory" at Hamilton and Armstrong, valued at \$4,000. As the economic depression was still in full swing, there were few permits being issued at this time. An article in the paper in fact, Brown's was the most expensive issued in March 1933, of the 32 permits issued. An article in the *Ottawa Citizen* on March 24, 1933, notes that Brown ("manufacturer of stable equipment, pumps, etc." was nearing completion of a new factory 40 by 100 feet, "to employ ten men in normal times", and that it would be in operation by May 1st.

The May 1933 tax assessment roll for Ottawa lists a new value of \$1,000 for a structure on lot 1165, and the note "vacant lot" is replaced by "unfinished building". R.H. Brown of 154 Hinton Avenue, the owner.

The building was completed sometime in mid-1933 and was given the civic address 233 Armstrong Street. (In assessment rolls for 1934-1936, the value of the building was \$1,300, so it would have had minimal finishes to it). This building still stands today, as the front (south) half of 233 Armstrong. It was later doubled in size to become the full building it is today.

It appears Brown used the building briefly for his own business, perhaps moving a portion of his small mill operation over from Hinton Avenue. The first evidence of any operations occurring in the building comes from a classified ad from the *Ottawa Citizen* on July 21, 1934, where Brown was selling some equipment. However, the assessment rolls for 1934 and 1935 list the building as "vacant", so whatever operations were in the building were minor and/or brief.



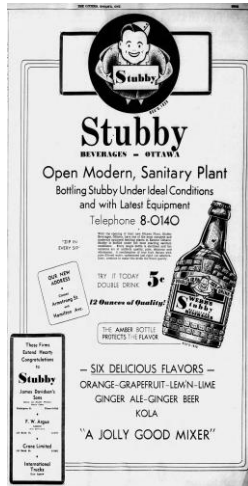
Figure 10: A May 1933 aerial photo captures the building still clearly under construction, a long rectangle, which is the south half of what is now 233A and 233B Armstrong Street. Parkdale runs from top to bottom along the right. Spencer and Armstrong run left to right through the middle of the view. Beach Foundry is located at the top, and Capital Wire Cloth Company on the block to the left of Brown's building under construction. The two Moran buildings, including the future Carleton Tavern, (blue arrow) appear at the corner of Armstrong and Parkdale. Source: Aerial photo: part of NAPL A4571-015)

cleaners rented, \$1 monthly. Expert	
service. 297 Bank. Q. 1598. 6W	
RIPPING saw, buzz planer, turning	
lathe, school saw, 3 motors, 5 h.p. and 2	
h.p. Call after 7 evenings. 233 Arm-	
strong. 27½	
LUMBER and building material.	

Figure 11: a classified ad from the Ottawa Citizen on July 21, 1934.

Between late 1935-early 1936, Springwell Dairy moved into the rear part of the Brown building (approximately 40% of the space). Springwell was a small dairy operation that had been operating since October 1933 at 1171 Wellington Street, before moving into 233 Armstrong. Springwell had been established by John Clifford Bradley, of the Bradley-Craig farm in Stittsville. Springwell remained in operation at 233 Armstrong until mid-late 1939, at which time it ceased operations.

(More on this background can be found at <https://stittvillecentral.ca/the-historical-role-of-the-milk-house-on-the-bradley-craig-farm-part-2/>)



Springwell Dairy was replaced at 233 Armstrong by a firm called “Stubby Beverages” operated by Chocolate Products Ltd. of Toronto, franchise owner R.D. Thompson. This new plant was open and in operation by April 1st, 1940. The opening was commemorated with a full-page ad in the Ottawa Citizen. Brown renovated the building, essentially doubling the factory in size by adding a north addition. It increased the assessed value of the building, which had fallen to \$850 in 1939, up to \$2,000 in 1949.

Figure 12: An Ottawa Citizen ad, April 1, 1940

Brown continued to hold some space in the building (in “unit 2”), but Stubby was the main tenant out of “unit 1”, where they remained until 1954. Cecil Taylor was the new manager in September 1953, after the R.D. Thomson Co. was acquired by a five-man local syndicate, headed by William Saikaly, who operated the Rainbow Restaurant on Elgin Street. Later in 1953, the White Bear Rubber Company, a snow tire manufacturing plant, moved into the building adjoining Stubby, in the northwest corner of the building. Early in 1954 the entire building was destroyed by fire. The fire spread through the three businesses in a matter of minutes, and raged for six hours, after initially being discovered by a Bell Telephone night operator who had heard the sound of crackling flames when she checked an open circuit and called for police to check it out.

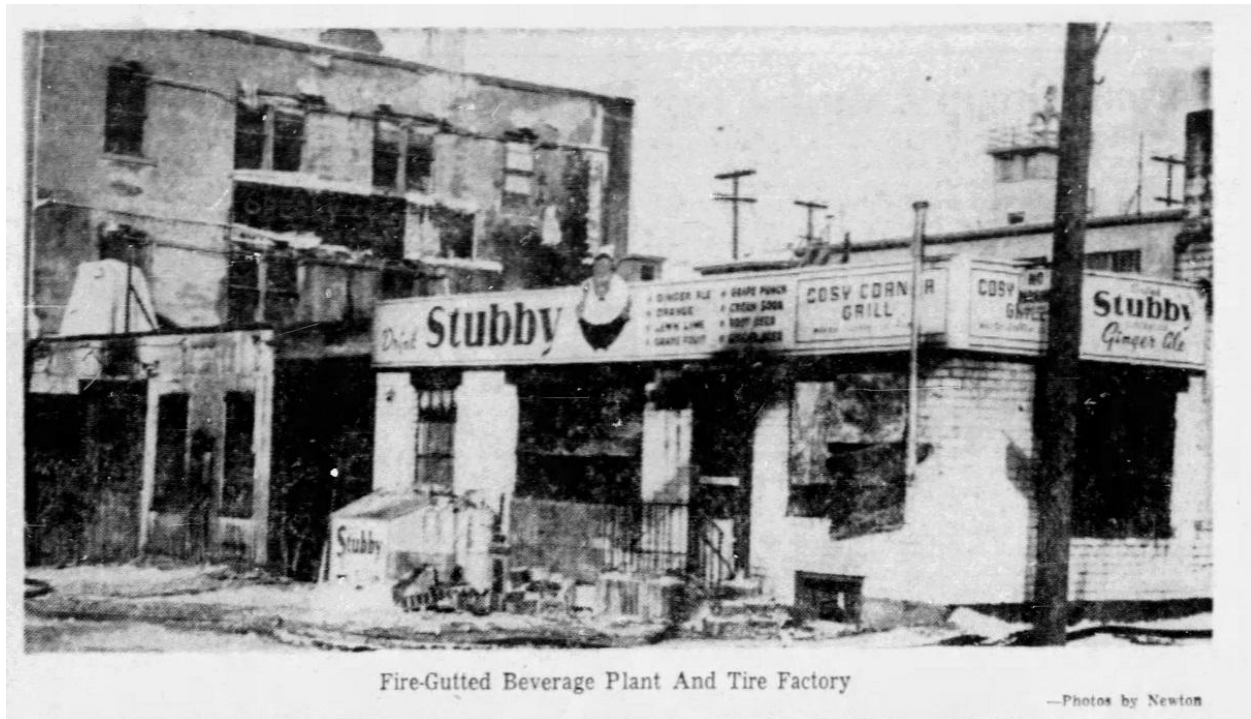


Figure 13 A major fire gutted the Stubby plant on January 17, 1954. It was believed that the fire may have started in the tire plant, but some details were suspicious, notably the fact that the phone in the office of Stubby was off the hook. Police eventually blamed the fire on “prowlers.” Source: The Ottawa Citizen, January 18, 1954).

The fire gutted Stubby Beverages, the White Bear Rubber Company next door, as well as three new trucks owned by Stubby. Losses were set at \$65,000 for the Stubby plant, \$50,000 loss in trucks, bottling machinery and supplies in the plant itself, and at least \$10,000 loss in the tire converting plant. The owners of Stubby Beverages apparently planned to re-open soon after, but their losses from the fire were too significant (they were only half-insured), and they filed for bankruptcy later that spring. A bankruptcy sale of the remaining beverage equipment was held.

Thomson cancelled out of his 1950 agreement to purchase with ownership of the building reverting back to Brown who proceeded to rebuild. On May 11, 1955, a lease was signed for lot 1163/1165 by Robert H. Brown to Lawrence Friedman and the Ottawa Shoe Manufacturing Co. Ltd.

The Ottawa Shoe Manufacturing Company was a business originally started by Daniel Green, father of stage and television star Lorne Green. Daniel retired, selling the business in 1953 to Friedman.



Figure 14: Photo of the Ottawa Shoe Manufacturing Co. building, with Sperry Gyroscope in the background. September 2, 1955. Source: City of Ottawa Archives – CA-034092)



Figure 15: Photo of the new Henderson Furniture Repair Limited. Source: *The Ottawa Citizen*, June 12, 1959.

On November 1, 1960, Brown sold lot 1163/1165 (the southwest corner of the block, aka the 233 Armstrong building) to June Davidson Lacharity, who owned it until 1996.

Other tenants of the building at 233 Armstrong at include:

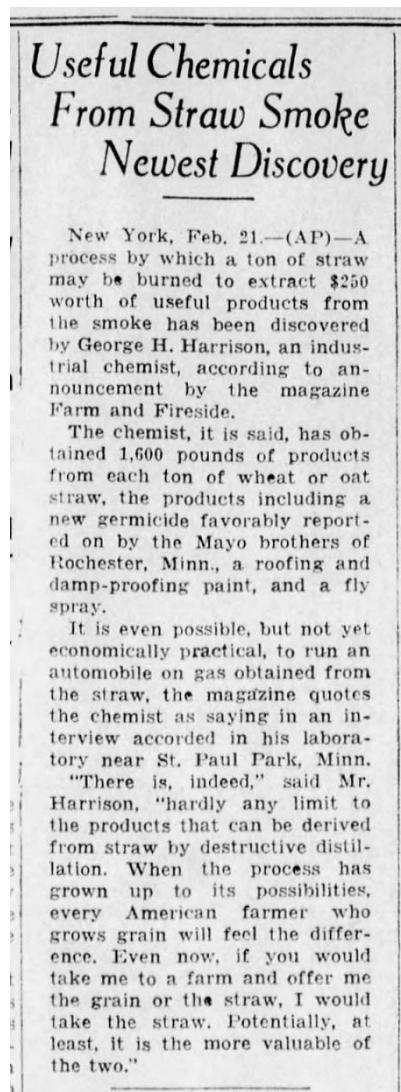
- J.A. Faguy & Sons Ltd. (electrical dealer) (1959).
- Henderson Furniture Repair furniture, 1959-64. Presently Engineering Products Limited (1960-1973)
- Renold Canada Ltd. (mechanical power transmission equipment) (1969)
- Lacharity Beauty Supply Ltd. (1974)
- Donald Fielding Co. (1981)

- Billy's Appliance Repairs (1986-1992)
- Add. Electronics Inc. (1994)

2.4 *The North Half of the Block 3 Hamilton Avenue North)*

The north half of the block (the northwest corner of the block) saw its first construction in late 1933. A 61-year-old professor/inventor and industrial chemist George H. Harrison from Moose Jaw, Saskatchewan was in Ottawa looking for a location to build a factory for his life's work, a discovery that he believed was an endeavour that would change the world.

On February 22, 1927, Harrison's discovery was front page news in almost every newspaper across North America. Harrison had perfected a process by which a ton of straw could be burned to extract \$250 worth of useful products from the smoke. The popular magazine "Farm and Fireside" had broken the news about Harrison's discovery.



"The Chemist, it is said, has obtained 1,600 pounds of products from each ton of wheat or oat straw, the products including a new germicide favorably reported on by the Mayo Brothers of Rochester (Minnesota), a roofing and damp-proofing paint, and a fly spray. It is even possible, but not yet economically practicable, to run an automobile on gas obtained from the straw, the magazine quotes the chemist as saying."

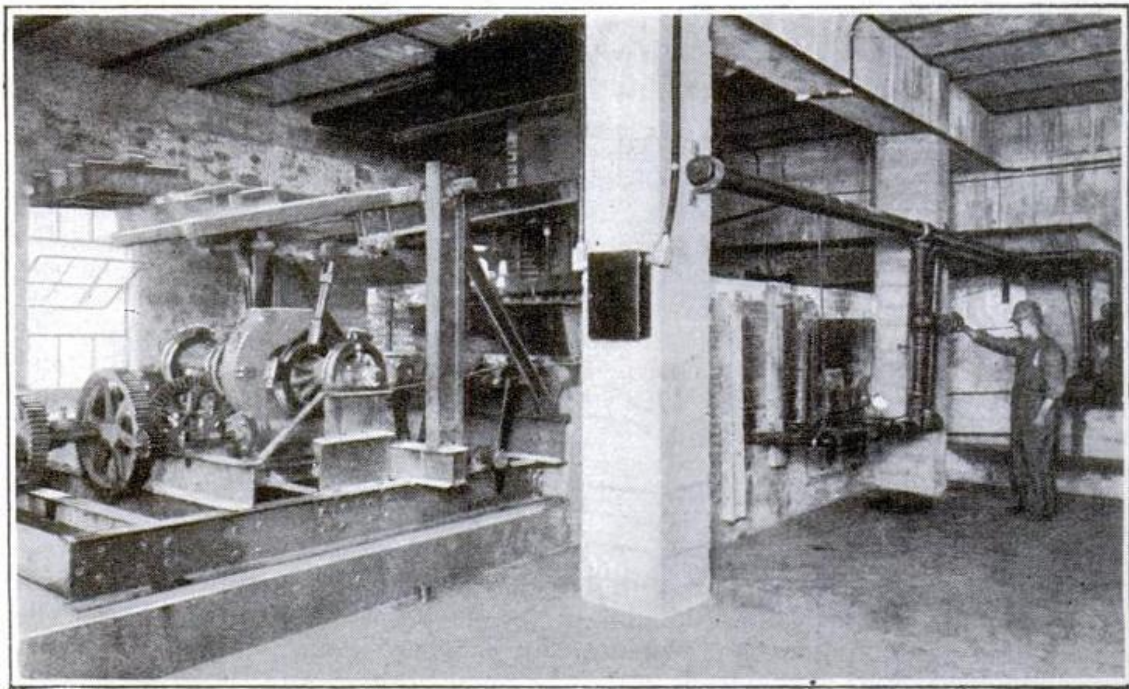
Early experiments had been done in the plant of the Saskatchewan Bridge and Iron Works Company from 1909 to 1919, where Harrison produced gas from straw which would operate automobile engines and also could provide illumination to buildings. He successfully drove a car through the streets of Moose Jaw and Saskatoon in 1917 propelled by his straw gas. Gleaming with paint made from the straw. The idea was impractical as it required a huge gas bag placed on the roof of the car. He instead turned his attention to the by-products of his gas discovery. In early experiments, he discovered that he could produce 800 pounds of vegetable carbon and five gallons of tar from a ton of straw. Later he found that the vegetable carbon could be manufactured into a very elastic black enamel, while valuable aniline dyes could be obtained from the tar in addition to washing compounds and over 100 other by-products.

Figure 16: An article which ran across various wire services on February 22, 1927. This article is from the front page of the West Palm Beach Post in Florida, showing just how wide-reaching the story was.

Harrison took out patents covering the process in 1915-1916 in Canada, the U.S., Russia, and many other countries where straw was extensively produced. The US government offered to finance his research work, but he declined the offer as he was responsible for the Moose Jaw plant that was manufacturing shell cases for the Canadian artillery in France, and he would rather not stop his work of manufacturing war materials.

In 1919, he left Moose Jaw and opened a research plant with large research laboratories in St. Paul, Minnesota, where he remained until about 1928. He moved then to Merrill, Wisconsin where he created the Harrison Paint and Chemical Company Inc.

Following the war, Harrison set out to build a unit whereby every farmer could burn straw and produce gas for their use in various ways. He also wanted to explore how his straw oil could be used as a germicide and disinfectant. After experiments in the Mayo Clinic, it was determined that the straw oil was a stronger disinfectant than phenol (which came from coal tar) and had the advantage of being non-irritant, neither destroying nor burning living tissues. Waterproofing materials could be made from it as well, and the carbon was ground into high-quality paints which could be made on a commercial scale. It could also be used to make non-flammable dry-cleaning fluid, liquid asbestos roof coating, and newspaper ink.



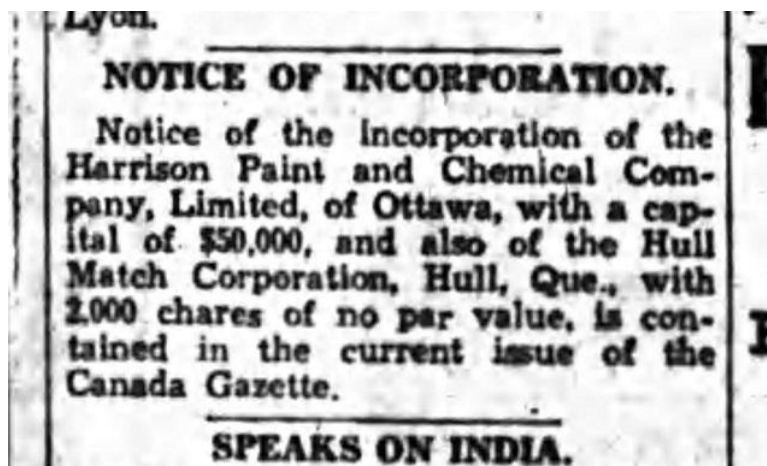
The amazing straw product plant of G. H. Harrison, Minnesota, where from every ton of straw "waste" chemical magic recovers 15 gallons of oil, 640 pounds of carbon and 400 pounds of pitch

Figure 17: An image from the magazine "Popular Science" from May 1927, showing the types of plant operations Harrison intended to bring to 3 Hamilton Avenue.

By 1933, Harrison had decided to relocate to Ottawa. He moved into a home at 54 Daly Avenue in June and chose Brown's Hamilton Avenue property for his factory. It was Brown who applied for an \$8,000 building permit for what was to be a 2.5 storey building of concrete construction of size 40 x104 feet.

Brown never sold the land or building to Harrison. Technically, Harrison was always a tenant in a vacant building. Brown also never took out a mortgage for the construction, and there were no notes in the land registry addressing the building or contractual agreement. It is likely that Harrison paid for the construction himself with a handshake. Nothing was included on the land registry records.

Figure 18: *The Ottawa Journal*, November 18, 1933.



Construction on the factory would have occurred throughout the winter of 1933-1934 and was completed by the spring of 1934. It was a purpose-built factory building, with the intention to house Harrison's special business. Harrison never occupied the building. For whatever reason, when it was finished in 1934, Harrison was gone. He left Ottawa, and no conclusive trace of Harrison can be found after 1933. The Ottawa tax assessment rolls during the period of 1934 to 1938 show it listed as vacant throughout his ownership.



Figure 19: A 1938 aerial photo shows the block. The Stubby's building is 40' deep on Armstrong, and the Harrison building is a single structure 40' deep and 110' long on Spencer. Source: Photo from NAPL, part of A6351-029)

On August 5, 1938, R.H. Brown assigned the original lot sale agreement with Ottawa Land Association to Shirley E. Woods, Frederick W. Runge and Duncan K. MacTavish for \$200 for lot 1159 and the northern 4 feet of 1161. An official grant of land was signed by the OLA to the trio on August 9, 1938, for the sale price of \$264.49 (presumably to include some kind of fees or interest). The transfer from Brown to the group clearly involved some kind of payment "off the books," as either Brown or Harrison had invested thousands into the construction of the factory.

Woods managed the Woods Manufacturing Company (wholesale lumber men's and contractors' supplies, office warehouse, and factory at 200 Laurier Avenue in Hull), Runge was President of The Runge Press Ltd., a printing company at 126 Queen Street, while MacTavish was one of Ottawa's top lawyers.

The building continued to be listed as vacant in 1939.

2.5 The Ontario-Hughes-Owens Company Ltd. Era (1940–1951)

July 13, 1940, Woods/MacTavish/Runge sold the lot and building (lot 1159 + N 4 ft of 1161) to the Ontario Hughes-Owens Co. Ltd. for \$6,000.

- The 1940 tax roll now had Woods/MacTavish/Runge struck out and replaced by Ontario Hughes-Owens. It remained vacant, with an assessed value of \$4,500.
- Lots 1156 and 1158, the northeast quarter of the block, which had never been sold, used, or built on since the mill days of the early 1900s, had been surrendered by the Ottawa Land Association to the City of Ottawa for \$412.09 of unpaid taxes in June 1939.
- On August 6, 1940, The City sold lots 1156 and 1158 to the Ontario Hughes-Owens Co. for \$582.50.

- August 9, 1940, Brown sold the rest of lot 1161 (which had previously been split from its northerly 4 feet) to Ontario Hughes-Owens for \$450. (The OLA had officially/formally sold lot 1161 (minus N 4 ft), lot 1163 and lot 1165 to Robert H Brown on September 19, 1938, for \$472.50; the original deal had only been an agreement of sale).
- August 9th, 1940, Ontario Hughes-Owens owned the entirety of the north half of the block, all of lots 1156, 1158, 1159 and 1161, each 91.42' x 104' in size.
- Ontario Hughes-Owens was still its president and principal owner in 1940.



Figure 20: Ad from the Ottawa Journal from April 18, 1940:

- Ontario Hughes-Owens proposed an “addition” to the existing Hamilton Avenue factory (the unused Harrison Paints factory), which would be used for “the overhauling, repairing and assembling of scientific airplane and marine instruments,” and would employ from 50 to 150 workers. The permit was officially issued in September 1940, with a value of \$8,000 for “alterations and addition to factory, Hamilton and Spencer”.
- January 28, 1941, Ontario Hughes-Owens acquired four lots on the north side of Spencer Street, between Hamilton and Parkdale (lots 1152, 1154, 1155 and 1157) from the City of Ottawa for \$1,090.50.

Figure 21: The new acquisition is shown in green.

- By 1940, Ontario Hughes-Owens was being awarded massive Canadian war contracts by the Department of Munitions and Supply. In early July 1940, they were awarded one contract in



particular that was worth \$1,072,556 for aircraft supplies.

- That huge contract may have been the impetus for the construction of a new factory at the corner of Hamilton and Spencer. On July 15, 1940, the City Council agreed to sell Ontario Hughes-Owens the two lots mentioned above (lots 1156 and 1158) for \$582.50 and

unanimously passed an amending by law exempting the firm from the building restrictions on the lot.

- Ontario Hughes-Owens was awarded another contract in early September 1940, for \$1,103,439 for aircraft supplies, and another in November 1940 for \$952,000 for the “manufacturing of magnetic compasses for Naval and Merchant ships, Aircraft, Tanks, etc. being built in Canada for the armed services”.
- In May 1941, a \$12k building permit was taken out by OHO for an addition to the plant fronting on Spencer (now the long 2-storey portion that is Urban Juice Press). But the company needed even more space. So, they acquired the lots on the north side of Spencer (as per above) in February 1941 anticipating further expansion.
- On October 27th, 1942, it was announced that Ontario Hughes-Owens Company would be constructing a three-storey factor building on the north side of Spencer, at Hamilton, at a cost of \$75,000. The builder was Ross-Meagher Ltd. The permit was issued the same day, and construction was to begin right away.
- At this time OHO was producing “Gun Aligning and Deflection instruments, Electric Speed and Distance Indicators, Periscopic-Type Tank Compasses which were used in the African campaign, and many specialized instruments of a highly secret nature.”
- In September 1941, Ross-Meagher Ltd., on behalf of Ontario Hughes-Owens, was issued a building permit in the amount of \$30,000 for a factory building on Parkdale Avenue. This would be the three-storey building which now includes Parkdale Mini-Storage and Mailboxes.
- In October 1942, another building permit was issued to Ross-Meagher Ltd. on behalf of Ontario Hughes-Owens, for the construction of a \$75,000 “three-storey brick and cinder block factory building at the corner of Spencer street and Hamilton avenue”. This would be the portion of the building now fronting Hamilton Avenue.
- On May 11, 1943, actor Herbert Marshall visited Ottawa, which was celebrated by the citizens and press. As part of his tour of Ottawa, he stopped into the factor at Spencer and Hamilton to speak to the 600 employees present and thank them for their contributions to the war.

- In

Figure 22: The Ottawa Citizen, October 2, 1941:

THE
Ontario Hughes-Owens Co.
527 Sussex St. Ltd. Ottawa, Ont.
MANUFACTURERS AND IMPORTERS
of
PRECISION INSTRUMENTS
Used on
Royal Canadian Naval Ships
AND
Merchant Vessels
We Take This Opportunity of Welcoming to Ottawa
The Naval War Exhibition
Sponsored by the Navy League of Canada

AVIATION INSTRUMENTS
FOR FLIGHT OR ENGINES

Instruments are first and foremost to the pilot. He lives or dies by them and when the pressure is on, uncertainty has no place. Give him the finest which scientific research has made available. Install PIONEER INSTRUMENTS now.

**Reliable Instruments
for the Men who will make
Victory a Reality**

MARINE INSTRUMENTS

To maintain rule of the waves, dependable marine instruments are a necessity. Ontario Hughes-Owens are manufacturers of reliable navigation instruments—Standard and Steering Magnetic Compasses, Sounding Machines, Recording Echo Sounders, Azimuth Circles, Compass Magnifiers, Peloruses, Parallel Rules, Dividers, Speedboat and Lifboat Compasses.

And Importers of Marine Equipment representing the following firms:

Henry Hughes & Son, Ltd.	Ryland Limited	Chester Clock Co. Ltd.
Kelvin Bottomley & Baird Ltd.	Wallace & Tiernan Ltd.	Short & Mason Ltd.
The Sperry Gyroscope Co. Ltd.	Smith's English Clocks	A. C. Cossor & Son Ltd.
The Schermuly Pistol Rocket Apparatus Ltd.	Clifford & Snell Ltd.	Aldis Brothers Ltd.
Automotive Products Co. Ltd.	Hose McCann Corp.	Thomas Mercer
	George Kent Ltd.	Thomas Walker & Son Ltd.
	Dobbie McInnes Ltd.	Siemens Brothers & Co. Ltd.
	Heath & Co.	Barr & Stroud Ltd.

**THE ONTARIO HUGHES-OWENS
COMPANY, LIMITED**
527 SUSSEX ST. OTTAWA, CANADA

Figure 23: the Ottawa Journal, May 12, 1943.



Figure 24: Ella Meilke and Freda Perry working on compasses in the Ontario Hughes-Owens plant, October 1943 Source: The National Film Board photograph collection, at Library and Archives Canada,

- The 1945 tax assessment roll listed Ontario Hughes-Owens as owners of lots 1156, 1158, 1159 and 1161, total value of \$1,900 for the land, \$54,725 for the buildings, and \$33,975 for the business, plus an additional assessment of \$1,500 for “motors”. Ontario, Hughes-Owens was also renting unit 2A of 5 Hamilton Avenue from Robert H. Brown at this time for storage space.
- After the war ended, Hughes-Owens scaled back operations and space required. They went more into the production of “mechanical timing devices for the stove, washing machine and dark-room, as well as the Mark-Time Parking Meter, used in most large Canadian cities,” as well the company was also producing Car Top Carriers, for skis and general utility purposes. OHO also continued to work on specialized instruments (repair, test, and calibration) of scientific instruments and equipment for Aircraft, Marine, Optical, and Industrial services, including “the \$10,000 dividing engine capable of graduating within two seconds of arc”.
- The extra space acquired during the war was surplus, so by early 1949 (and probably as much as a year earlier), the building on the north side of Spencer had been rented out to the Department of Public Works, who moved the Department of National Health and Welfare’s Laboratory of Hygiene division into the building.
- On February 16th, 1951, Hughes-Owens transferred the property, along with their property across the street on the south side of Spencer, to the Sperry Gyroscope Company (lots 1156, 1158, 1159, 1161) for over \$1,000,000.

2.6 The Sperry Gyroscope Era (1951-1984)

Ontario Hughes-Owens Co Ltd. transferred lots 1156/1158/1159/1161 (the entire north half of the block) to the Sperry Gyroscope Company of Canada Ltd. on February 16, 1951, for \$1.

- Gyrocompasses for war ships and instruments for early aircraft were the first Sperry products used in Canada. Marine gyrocompasses and gyrostabilizers were supplied before WWI. As the number of planes flying in Canada increased, Sperry began to supply instruments and service them.
- By the 1920s, Sperry was serving the Canadian military, Canadian shipyards, hundreds of merchant ships and fishing boats and Canada’s aircraft builders and airlines. In 1931, Sperry licensed its Canadian agent in Ottawa, Ontario, Hughes-Owens, to assemble, overhaul and repair Sperry products. With the coming of WWII, Sperry products and services became vital to Canada’s war effort. The federal government signed a supply agreement with Sperry in 1940 to ensure availability of Sperry products and services for the armed forces and merchant fleet.
- After the war, a federal charter was obtained for a company to be called Sperry Gyroscope of Canada, with headquarters in Ottawa. The new Canadian company then purchased Hughes-Owens and became a manufacturer.
- Throughout the Korean War, Sperry manufactured and overhauled marine and aircraft instruments and equipment in Canada. The Mark 23 Sperry Gyrocompass was first manufactured for the Royal Canadian Navy. Syncho repeaters for marine gyrocompasses, and electromagnetic ship’s logs are also produced for export.

- By the 1980s, Sperry had a part in practically all commercial flights in Canada. Air Canada's DC-8s, DC-9s, 747s and L-1011s were all Sperry-equipped. Many of Canada's military aircraft used Sperry instruments and navigation devices as well. The Sperry C-11 compass system was used in all search and rescue aircraft based in the North. Vertical gyros and compass systems were used in heavy transport equipment like the C-130 Hercule, and 727. Autopilots were used in de Havilland Buffaloes.
- Sperry in Ottawa was repairing and overhauling aircraft instruments for the Canadian Government all the way through the 1980s. Sperry Gyroscope Co. of Canada sold 1156/1158/1159/1161 to Sperry Gyroscope Ottawa Ltd. on April 2, 1964, for \$177,569.51.
- April 1, 1970, Sperry Ottawa Ltd sold 1156/1158/1159/1161 to Sperry Rand Canada Limited for \$2. In 1987, it was transferred to Sperry Inc. which had amalgamated with Burroughs Memorex Inc. to form Unisys Canada Inc.
- April 1, 1984, Unisys sold 1156/1158/1159/1161 to Honeywell Ltd. for \$2,472,185. Honeywell continued to operate as part of the Sperry Aerospace Division well into the 1990s.

2.7 ARCHITECTURAL CHARACTER

Figure 26 27: Industrial buildings Inspiration from the Neighbourhood

STANDARD BREAD BUILDING



11 HAMILTON ST.



PARKDALE FIRE STATION

BAYVIEW YARDS



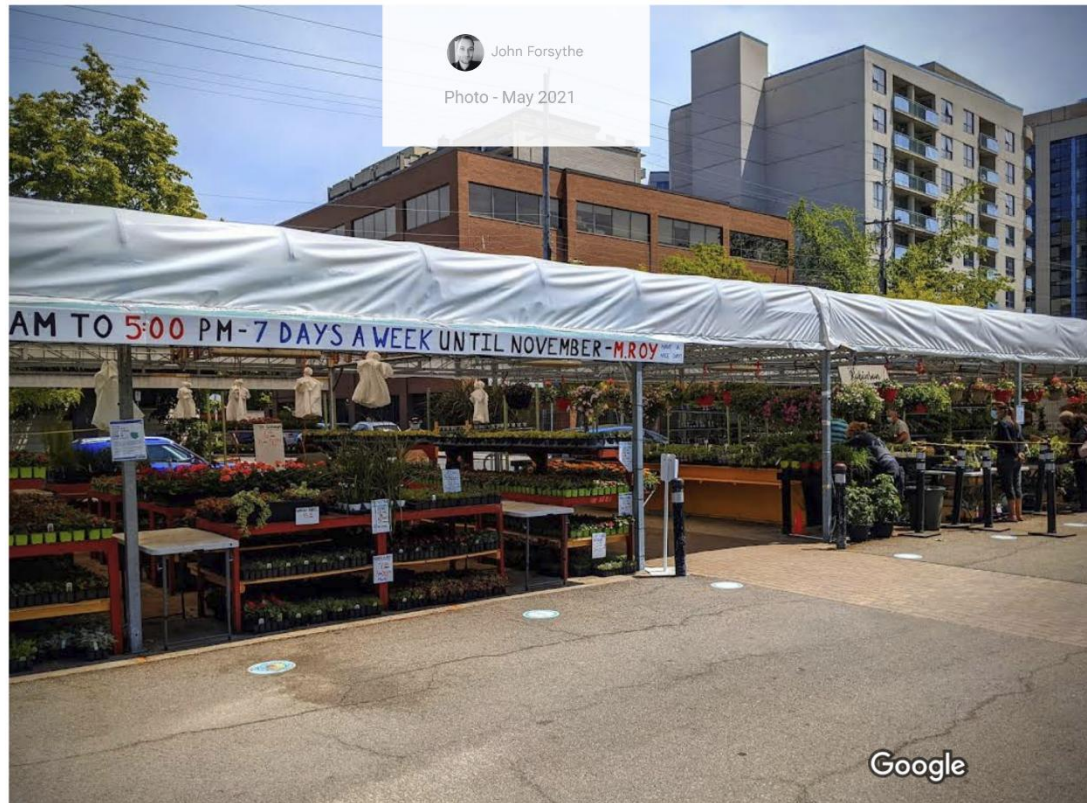
Figure 28: December 1965, looking north up Hamilton towards Spencer. Attributes of the development include the uniform industrial architecture, with double bay windows, stucco finish over concrete block, and the open courtyard fronting on Parkdale Market and Park. This view is one of a series of photos and aerial views illustrating the uniformity and character of this block. (see Appendix A. Source: LAC e10752520)



2.8 The Parkdale Public Market & Park

The site of the Parkdale Market was occupied by a wood planing mill until 1916 and remained vacant until the Market was established in 1924. See Figure 21. Before its annexation by the City of Ottawa in 1907, this part of the city was part of the independent village of Hintonburg - a name that is used to refer to the neighbourhood surrounding the market.

Figure 29: The Parkdale Public Market, Source: John Forsythe, 2021.



Originally, the city leased the land and laid out with a wooden platform along Parkdale Avenue and Armstrong Street, where the vendors set up their stalls. Local residences used the western section of the Market site as a public park well before it was designated as an official park. Recreational activities at the park were organized informally, with a backstop being erected and the grounds being used for softball, football, and various other activities.

The land was purchased in 1947. During the mid-1950s, there was significant debate regarding the future use of the entire site. Proposals included relocating the Market, establishing a dedicated park, and converting the entire area into a parking lot. In 1958, the City approved a plan that incorporated both the Market and the Park. Parkdale Park was officially inaugurated in 1965.

2.9 7 Hinton Avenue, Neighbouring Designated Capital Wire Cloth Company Factory

Located at 7 Hinton Avenue, the Capital Wire Cloth Company Factory stands as an example of Ottawa's industrial heritage. Built in the early 20th century, the factory played a crucial role in the local economy, manufacturing wire cloth products that were widely used in construction and industry throughout the region. Its presence contributed to the development of Hintonburg and surrounding neighbourhoods, supporting employment, and fostering community growth during a period of rapid urban expansion.

The building, a two and a half-storey brick industrial building that was built in phases from 1912 to 1948, meets the cultural heritage value required for designation under the *Ontario Heritage Act*. It meets the criteria for **design or physical value** as a good and rare Ottawa example of an early 20th Century industrial building. It meets the criteria for **historical or associative value** for its association with the pulp and paper industry in Ottawa; the factory produced wire cloth, which was used in the final stage of the paper-making process. Finally, it has **contextual value** as a rare remaining example of an industrial building in the former industrial hub of Hintonburg.

The portions of the building recommended for designation includes the L-shaped gable roofed portion of the building along Armstrong Street and Hinton Avenue. The sections attached to the north and west of the historic portion are not included in the designation, nor is the interior of the building.



Figure 23: A view of the former wire cloth factory designated under Part IV of the *Ontario Heritage Act*. It is across the street from the Parkdale Block Redevelopment Site. Source Google Maps

3.0 CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

Criteria, s. 27(3) (b) of Act O. Reg. 569/22,s. 1.states:

1.(1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22,s. 1.

(2) Property that has **not** been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023. If the property meets two of the following criteria for determining whether it is of cultural value or interest, it can be considered for designation.

3.1 *Style*

The property has design value or physical value because it is rare, unique, representative, or early example of a style, type, expression, material, or construction method?

NO

Comment

The Carleton Tavern is a muddled pastiche of materials, finishes, and styles that evolved from the late 1900s, with additions responding to its various uses. The original building was a small 2-storey brick sided residence/grocery store that was converted to an office, then a residence, a hotel, and finally a tavern. With each change in use, the building was modified. An aerial view from 1986 (Figure 24) documents the multiple roofs making up the property, while the Fire Insurance Plan (Figure 7) provides a clear record of the various finishes, including wood, brick, and concrete block.

3.2 *Craftsmanship or Artistic Merit*

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

NO

Comment

The building does not have design value, nor does it display a high degree of craftsmanship.

3.3 *Technical or Scientific Achievement*

The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

NO

Comment

There is no design or physical value associated with scientific or technical achievement.

3.4 Direct Associations

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.

No

Comment

The Carleton Tavern has limited associative and historical value, It served the community, offering various retail functions including residence, lumberyard office, grocery store, tenant boarding house, hotel, and tavern.

3.5 Contributes to Community Understanding

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture?

NO

Comment

The property has been part of the Hintonburg community since 1896. Its potential to yield or contribute to an understanding of Hintonburg is marginal. The vernacular house, typical of homes in the neighbourhood consists of a modest two-storey brick-veneer structure on the corner of Parkdale and Armstrong. Additions to this original house formed the Carleton Tavern; though unrecognizable through various alterations and expansions, the most south-easterly portion of the Carleton today is the original 1896 house.

The typical vernacular house would have been a common form in the neighbourhood. It is a modest two-storey brick-veneer structure at Parkdale and Armstrong. The original 1896 house, now part of the Carleton Tavern, has been altered and expanded beyond recognition, with the most south-easterly portion still retaining its original form.

3.6 Demonstrates or Reflects Ideas

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community.

NO

Comment

There is no record of architect or designer; the exterior of the building is faced with an angel stone treatment at the ground floor, the upper floor is dressed with stucco and mock Tudor treatment covering concrete blocks. The original house on the corner is entirely lost.

3.7 Area Character

The property has contextual value because it is important in defining, maintaining, or supporting the character of the area?

YES

Comment

The property historically supported the character of the area, initially as a retail/residence and then as the office for the lumbering operations. Mid-century, it was converted to a hotel\bar servicing Hintonburg. and overtime has become an influential attribute of the neighbourhood.

Heritage Defining Attributes

Reusing front oak doors and stained glass in new interior



Showcasing retro beer fridge, signage, and photos



Showcasing retro beer fridge, signage, and photos

**3.8 Visually or Historically Linked**

The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings?

YES

Comment

The building occupies a prominent location overlooking the public grounds and Parkdale Farmer's Market. The Carleton has traditionally been associated with the Parkdale Market neighbourhood, is physically and functionally linked to its surroundings, and at one time was part of what was Hintonburg community's early industrial hub.

3.9 Landmark

The property has contextual value because it is a landmark?

YES

Comment

The Carleton Tavern is a nondescript building with a façade that serves as a signage billboard announcing its presence. It is also, as Dave Allston states, "Kitchissippi's most famous gathering place." The Carleton Tavern is the oldest building on the block, dating back to 1896, as a modest brick veneer general store with the upper floor rental. A throwback to the city taverns that once dotted the

working-class neighbourhoods throughout the city, the Carleton is a piece of local history worth celebrating.”

3.10 CONCLUSION & RECOMMENDATIONS

This assessment follows the criteria for the identification and evaluation of properties for their cultural heritage value or interest contained in the amended *Ontario Regulation 9/06: “Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg. 9/06) Amendment*

The Carleton Tavern was reviewed using the amended Ont. Reg 9/06. This Cultural Heritage Evaluation Report (CHER) has considered each of the nine criteria and provides a comment explaining why the property may or may not meet the provincial criteria. Based on this assessment, the evaluation concludes that the property meets the three contextual criteria 7, 8, and 9. of the nine provincial criteria. Consequently, the property would be marginally eligible to be considered for designation under Part IV of the Ontario Heritage Act. The views and opinions expressed in the CHER are the author’s expert opinion based on the O. Reg 9/06 assessment and the physical condition of the Tavern.

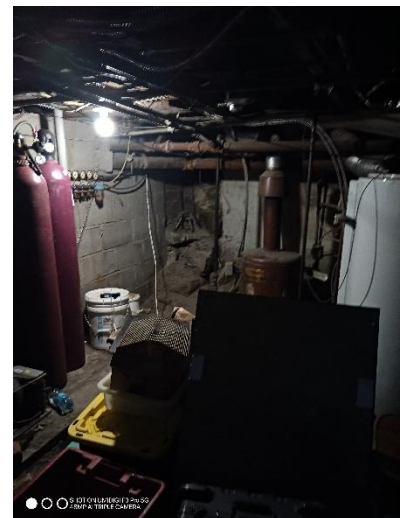
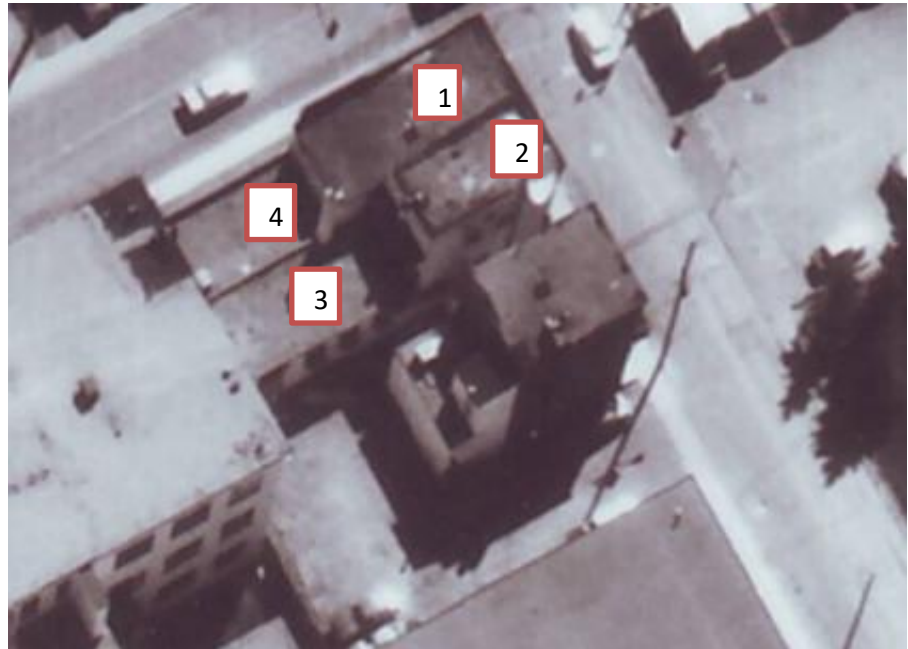
Although not specifically heritage related, the following site conditions must also be considered as determining factors in redeveloping the site.

1. The building’s structural composition indicates that it would be very difficult, if not impossible, to move given that it consists of multiple different structures with the majority of the building concrete block. (see figure 24, 25, 26 & 27). A structural assessment prepared by D + M Structural Engineering concludes that the structural elements do not meet Current Ontario Building Code Requirements (See APPENDIX B.)
2. A Record of Site Condition is required for the site to permit the proposed residential use. Due to contamination across the site, the Record of Site Condition remediation plan proposes complete excavation of soil overburden and bedrock to a depth of 12m below grade between all four property lines. This remediation plan, which will be reviewed and approved by the Ministry of Environment and Conservation, and Parks, will not permit the retention of any onsite buildings given the extent of excavation required; and
3. The Requirement for Right-of-Way Expansion along Parkdale will see approximately 1.5m along the east side of the site conveyed to the City as part of the City’s required 22.0m wide ROW. At the southeast of the site, an additional site triangle of 9.0m x 3.0m will be taken for the ROW. This ROW must be unencumbered by below or above-grade structures, thus requiring the removal of the Carleton Tavern.

Given the CHER’s marginal score that focuses on contextual criteria as well as the site conditions restricting the incorporation of the existing structures, it is the author’s opinion that Carleton Tavern not be considered for designation. That being said, the three positive criteria are linked to the tavern’s context as a community focus. (Figure 28). The development team has considered a series of alternatives and working closely with the city and community has developed a commemorative option that will capture the form and mass of the Tavern and celebrate in a meaningful way, the cultural heritage attributes of the Tavern as a local landmark and integral part of the Block. Features such as the leaded front windows, the

separate he/she entrance doors and signage offer potential ‘bar memorability’ that could be incorporated into the redevelopment.

Figure 24: The blow-up of a 1986 aerial view focusing on the corner of Parkdale and Armstrong. The 4 different roofs with shadow lines outline the collage of individual structures constituting the Carleton Tavern property. Source: (National Air Photo Library A26892-013)



Figures 25: The leaded glass of the front windows is a later addition when a Tudor Style Attributes were introduced. Figure 26 and 27: Two views of the basement crawl space with seepage of groundwater through the native rock. .



Figure 28: A collection of images illustrating the social importance of the Tavern. Source: Hobin Architecture, 2025.

HINTONBURG'S UNOFFICIAL LIVING ROOM

HOSTED FUNDRAISERS, SPORTS BANQUETS, WAKES,
RETIREMENTS, HOLIDAY DINNERS

A RARE SPACE WHERE ALL WALKS OF LIFE MIXED

**AUTHENTICALLY LOCAL, UNPRETENTIOUS,
AFFORDABLE**

SOUNDS, SMELLS, STORIES ; NOT BRICKS AND BEAMS

**EMOTIONAL HERITAGE OVER ARCHITECTURAL
VALUE**



PART II: PARKDALE BLOCK REDEVELOPMENT HERITAGE IMPACT ASSESSMENT



Figure 29: A rendering of the rebuilt tavern positioned at the corner of Parkdale and Armstrong Streets as a standalone, tangible feature anchoring the block. Source: Hobin Architecture, 2025.

4.0 REDEVELOPMENT PLANS & DESIGN INTENT

4.1 Introduction

The CHER and its conclusions provide a heritage framework to guide the comprehensive planning of the site and its proposed redevelopment. As a general statement, the actual points of division between the Cultural Heritage Evaluation Report (CHER) and the Heritage Impact Assessment Statement (HIA) overlap, with the latter examining matters at a ‘finer grain’ and the former addressing provincial criteria including:

- documentation and associations,
- architectural character, defining attributes, salvage, and
- contextual values, compatibility, and commemoration.

Given the marginal score as well as the site conditions restricting the incorporation of the existing structures, it is the CHER’s recommendation that Carleton Tavern not be considered for designation. That being said, the three positive criteria are linked to contextual criteria and the Tavern’s role as a community focus. The development team has embraced the landmark strategy and, working closely with the city and community, has developed a commemorative option that will capture the form and mass of the Tavern and celebrate in a meaningful way, the cultural heritage attributes of the Tavern as a local landmark and integral part of the Development Block.

The Phase II Heritage Impact Assessment involves the heritage character of the site and adjacent properties. The HIA focuses on a finer-grain impact analysis and, where necessary, appropriate mitigation and alternatives. They are part of the Zoning Bylaw Amendment and the Official Plan Amendment and provide analysis of the proposal against the accepted heritage conservation principles, including the Heritage Canada Standards and Guidelines, Official Plan, and key provincial heritage considerations. This application seeks a Zoning By-law Amendment and an Official Plan Amendment to permit the proposed height and land use.

4.2 Context & Description

The redevelopment of 340 Parkdale Avenue proposes a 38-storey mixed-use residential tower rising above a 6-storey L-shaped podium, delivering 465 new residential units within a highly walkable, transit-supported neighbourhood. With a total gross floor area of 376,798 sq.ft. (35,006 sq.m.), the project will make a meaningful contribution to Ottawa’s housing supply with a substantial number of units in varied sizes to meet diverse household needs.

The development site is set within a mixed-use urban context that includes the designated Capital Wire Cloth Co. building complex at 11 Patterson Street to the east, Parkdale Market and Parkdale Park to the south, mid-rise mixed-use buildings to the north, and low-rise residential streets to the west. The project both integrates with and references the existing neighbourhood fabric. The Tavern’s massing,

cladding, and public spaces are carefully shaped to compliment the adjacent market, acknowledge Hintonburg's heritage features and support the city's goals to transition to a denser, transit-oriented community.

The Part I CHER provides a detailed discussion of the site's history and its context. A central aspect of the plan is the rebuilding of the Carleton Tavern at its corner location, reinterpreting its form and massing.



Figure 30: two options for the addition to the Tavern. Source: Hobin Architecture, 2025.

The new Tavern will continue to celebrate its role as a community landmark and gathering place rooted in the neighbourhood's working-class history. Due to the remediation obligation required as part of the Record of Site Condition process, allowance for future road widening, and structural issues, the existing building will be demolished. Two options for the addition to the Tavern were considered as illustrated in Figure 30. Option 1 - a contemporary metal clad volume (red-toned) was determined the most suitable.

The Carleton Tavern has deep roots in this community — its role as a gathering place, and the stories have regaled over generations. Recognizing the significance, Taggart Realty is committed to carrying that spirit forward. The plan is not to erase history, but to manage it, designing a space that honours its role, its energy, and its place in Hintonburg's collective memory.

The proposed new Tavern will re-establish the prominent corner façade, while the northern portion—originally a simple concrete block and stucco volume with limited openings—will be built as a contemporary extension.

This approach supports the tavern's role as a landmark, allows for improved activation of community space, and creates opportunities for public use. The surrounding plaza and courtyard reflect their earlier layout and reinforce the Tavern's place within the neighbourhood.

A significant urban gesture is the creation of a large public plaza, enabled by the L-shaped podium configuration. This plaza extends the civic realm of Parkdale Market and Parkdale Park, providing a welcoming central gathering space and reinforcing established pedestrian patterns. Four levels of underground parking span the site boundary, consistent with the full remediation obligation required as part of the record of Site Condition process.

4.3 Massing Breakdown of the Development

4.3.1 Carleton Tavern

The Carleton Tavern serves as the massing anchor for the entire development. The podium geometry, open plaza, courtyard, and tower placement are all organized to frame and reinterpret this rebuilt historical landmark and setting. The Tavern remains a free-standing building with a separate address, identity, and patio overlooking the central courtyard and the market.

4.3.2 Podium (6 Storeys)

The built form strategy follows a clear hierarchy: street-scaled podium, transitional loft volume, and the high-rise tower above. Finishes include red brick, stone, and concrete referencing industrial buildings; black metal mullions reinforce warehouse aesthetic; transparent ground-floor openings framed by brick piers; sleek glazed colonnade adds pedestrian-level lightness.

- Arranged in a L-shape along Hamilton and Spencer, with an open courtyard along the south.
- Setback from the lot line along Armstrong, allowing the rebuilt tavern to stand proud and the adjacent designated building to be prominently viewed.
- Strong frontage and street-scaled height, consistent with neighbouring mid-rise buildings.
- Establishes the block's datum, reinforces main street character, and provides active ground-floor uses including retail, lobby, and resident amenities.
- Setback Loft Volume (7th–8th Floors, East Wing)

The loft volume is set back several metres from the street wall, maintaining the podium's 6-storey reading at a pedestrian scale.

Aligns with the 8-storey massing of the building directly north, ensuring continuity.

- Expressed as two-storey loft homes with terraces overlooking Parkdale Market.



Figure 31: View at the corner of Armstrong and Henderson. Source: Hobin 2025.

4.3.3 Transitional 7th Floor & Rooftop Terraces

- Introduces a lighter, glassy expression between podium and tower.
- Includes indoor amenities, large rooftop terraces, and units with enhanced outdoor space.
- Terraces facing Parkdale Market reinforce civic and social connections.

4.3.4 Tower (38 Storeys)

The Tower design presents a Minimalist palette of glass and slender metal verticals; vertical banding enhances slenderness; the contemporary crown integrates a mechanical penthouse for a clean, iconic profile visible across the civic skyline.

- Placement reduces shadow impacts, minimizes overlook, and protects sunlight in public spaces.
- Materiality & Architectural Expression are rooted in Hintonburg's industrial heritage.

- Transition Levels (7–8): High-transparency glazing and metal create a lighter tone; terraces and greenery soften the massing break.



Figure 32: Bird's-eye view of the development, with the 2.5 storey designated Henderson wire factory shown in white. The podium of the proposed development is set back to maintain the visual link between it and the Tavern. Source: Hobin 2025.

4.3.5 Phasing Strategy

The structure allows early occupancy of podium and loft levels (up to 8 storeys) while tower construction continues above. This phased approach delivers housing and active uses sooner without delaying full completion.

4.3.5 Landscape Intent

The landscape design establishes a cohesive public realm inspired by the site's industrial heritage and contemporary character. Robust materials, generous planting, and warm textures create a welcoming pedestrian environment supporting everyday activity and market gatherings.

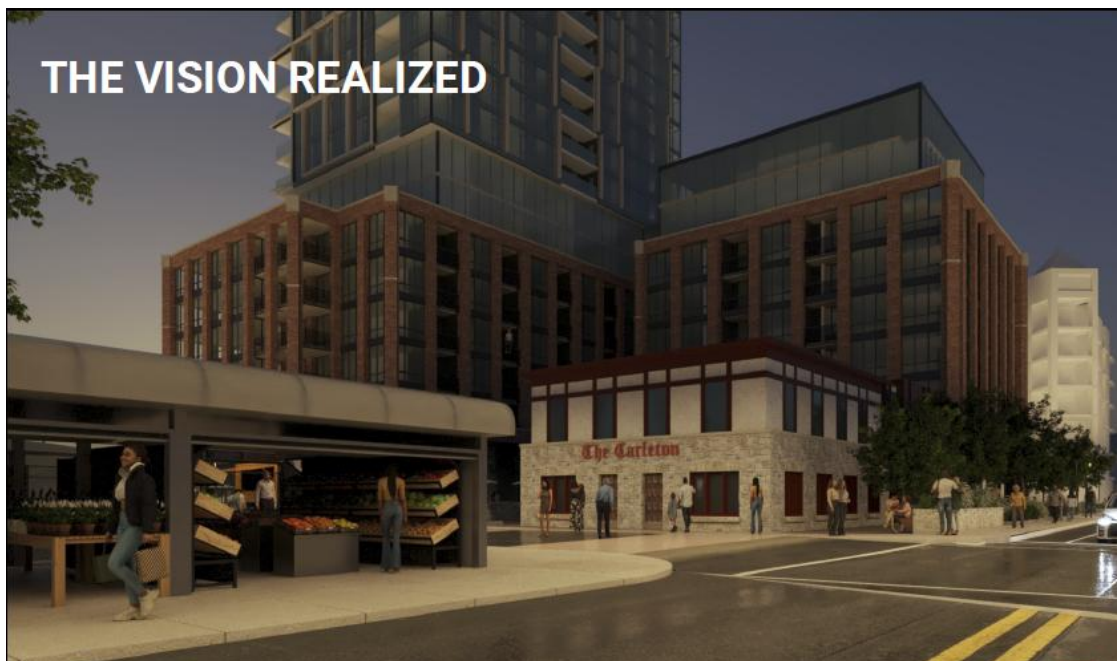
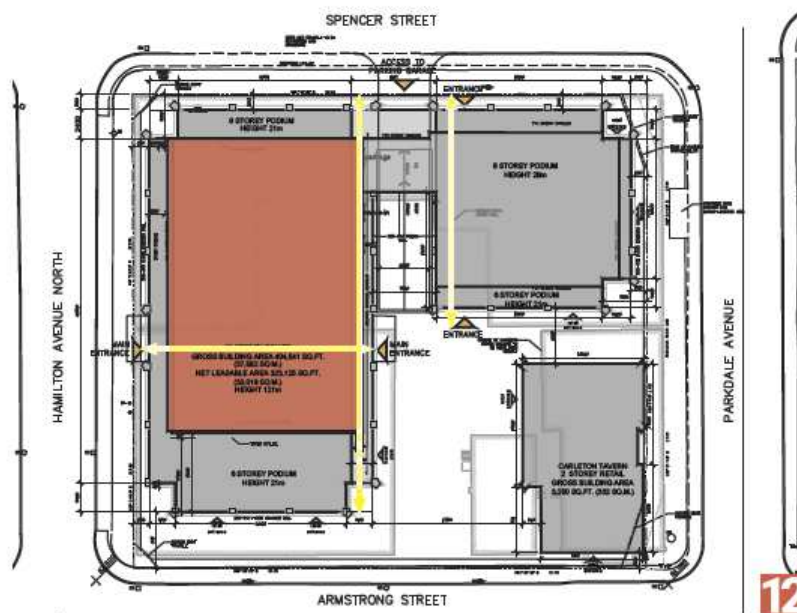
FUNCTIONAL CLARITY + ACTIVE EDGES

MAIN ENTRANCES: OFF HAMILTON & PARKDALE VIA INTERNAL LOBBY "STREETS."

SERVICES & PARKING RAMP: FROM SPENCER (NORTH) THROUGH SMALL BREEZEWAY

NO LARGE VEHICULAR PRESENCE ON PUBLIC FRONTAGES

PUBLIC REALM: CONTINUOUS RETAIL EDGE + PATIO AROUND TAVERN





Figures 33, 34, 35, and 36: Views of the development focusing on the planned development on the south-facing courtyard with a direct connection to the Parkdale Market. The Carleton Tavern provides shelter and creates a pedestrian space with retail courtyard. Source: Hobin 2025.





Figure 37: two views along Parkdale streetscape. Source: Hobin 2025.

5.0 IMPACT ASSESSMENT OF THE DEVELOPMENT

5.1 Parks Canada Standards and Guidelines

Standards and Guidelines for Conservation of Historic Properties in Canada were reviewed to determine if the proposed development could be assessed using these guidelines. Given that the Tavern will be demolished, and a facsimile built, it raises whether this could be considered a conservation exercise. **As per the General Standards (all projects)**

1. Conserve the character-defining elements of a historic place;
The plan calls for the retention of character-defining features and their incorporation into the new building.
2. Do not move a component of a historic place if it is determined that the current location is a character defining element.
The current location is a character defining element; however, construction of the new development requires the remediation of the entire site, and provision for future road widening.
3. Find a use for a historic place that requires minimal changes to its character defining elements.
The Tavern is a local landmark with its significance linked to its uses, not the physical structure.
Evaluated the existing condition of the character defining elements to determine the appropriate intervention needed.
Following conservation practices, the history of the building was documented, and a detailed as-found recording as well as a material assessment will be prepared and submitted to the city as part of the site plan Control Application.

5.2 Provincial Planning Statement 2024

The PPS contains policy statements regarding cultural heritage resources under Section 4.6.

4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to a protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

Comment: *The heritage attributes of the designated building at 7 Hinton are noted previously in this report and relate to limited exterior architectural features. These features are not adversely impacted by the adjacent proposed development. The layout of the development will provide greater visual exposure to celebrate these features by opening the site's southwest corner with public realm space in place of the building mass that exists there today*

5.3 Ottawa Official Plan 2022

The City of Ottawa Official Plan includes provisions for Cultural Heritage Resources in Section 4.5.2 Manage built and cultural heritage resources through the development process.

4.5.2.1 When reviewing development applications affecting lands and properties on, or adjacent to a designated property, the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape or Heritage Conservation District as defined by the associated designation bylaw or Heritage Conservation District Plan and having regard for the Standards and Guidelines for the Conservation of Historic Places in Canada.

Comment: *The proposal is compatible by respecting and conserving the heritage value and attributes of the heritage property. The proposal has regard for the Standards and Guidelines for the Conservation of Historic Places in Canada - refer to Section 5.1 of this report.*

4.5.2.2 Where development or an application under the *Ontario Heritage Act* is proposed on, adjacent to, across the street from or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment if there is potential to adversely impact the heritage resource. The HIA will be completed according to the Council approved guidelines for HIAs, as amended from time to time.

1. Provide comprehensive written and visual research and analysis to identify and describe the cultural heritage value or interest of the heritage resource;

Comment: *The heritage attributes of the designated building at 7 Hinton are noted in 2.6 of this report.*

2. Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected to result from the proposed development;

Comment: *There are no adverse impacts. The pedestrian scale associated with the development supports Hintonburg's designated building at 7 Hinton and its industrial character. It supports and reinforces east-west permeability. The planned redevelopment provides extensive remediation of the entire block/neighbourhood. The massing of buildings on the development site interprets the original massing, with taller structures set to the north and the southern left open with pedestrian access.*

3. Describe the actions that may reasonably be required to prevent, minimize, or mitigate the adverse impacts in accordance with the policies below;

Comment: *Parkdale and Armstrong streetscapes includes expanded sidewalk zone with tree-lined boulevard, deep planting beds, integrated seating, and landscaped buffer reinforcing the pedestrian quality of the neighbourhood. Street trees along Hamilton help to continue this initiative.*

4. Demonstrate that the proposal will not adversely impact on the defined cultural heritage value of the property, Heritage Conservation District, and/or its streetscape/neighbourhood.

Comment: *Armstrong Street (Proposed Woonerf) will create a pedestrian-priority zone linking the designated Capital Wire Cloth Company Factory with Parkdale Market, the Tavern, and plaza with flexible space for stalls, art, and seasonal programming.*

5.4 Response to City of Ottawa and Urban Design Comments

ORIGINAL CONCEPT (UDRP REVIEW – MARCH 2025)

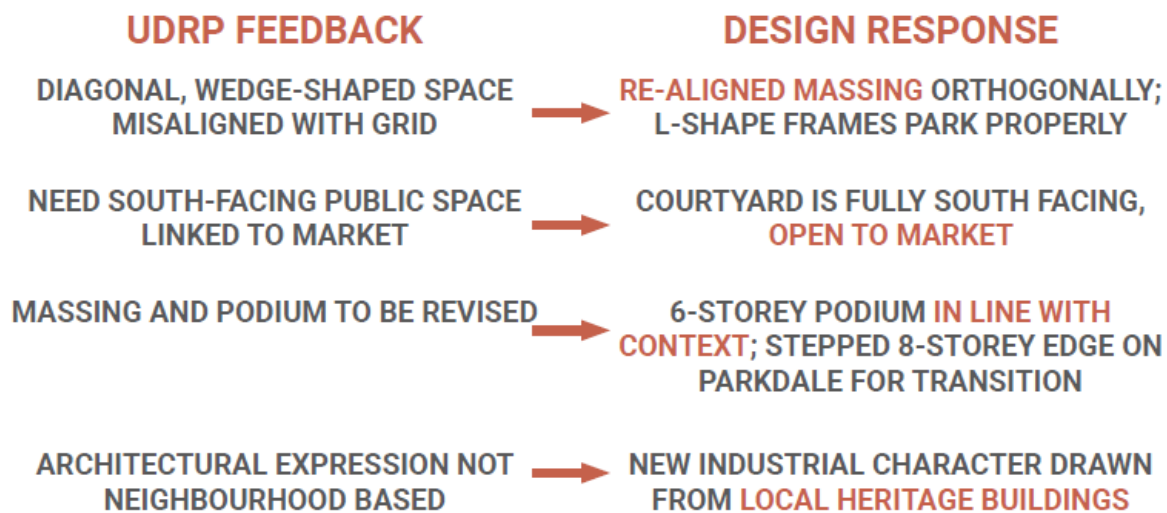
CARLETON TAVERN NOT RETAINED
SITE ASSUMED TO BE FULLY REDEVELOPED

DIAGONAL / WEDGE-SHAPED MASSING
THAT CUT ACROSS THE STREET GRID

LARGE PODIUM AND TOWER
DISCONNECTED FROM SURROUNDING CONTEXT

NORTH-FACING PUBLIC PLAZA
LIMITED SUNLIGHT AND WEAK LINK TO MARKET

CONTEMPORARY ARCHITECTURAL EXPRESSION
LESS REFLECTIVE OF NEIGHBOURHOOD CHARACTER



5.5 Development Impacts

Positive Impacts

1. The designated property at 7 Hinton maintains a similar relationship with the new development. The podium along the southern frontage is set back, allowing views to be maintained and the designated building to be viewed.

2. The Carleton Tavern landmark at the corner of Parkdale and Armstrong is rebuilt and is a positive community benefit, supporting its community interpretation.
3. The form and materiality of the Tavern will be reinterpreted, and potentially character defining attributes such as the double entrance doors, leaded windows, the use of a limestone cladding on the ground floor with the second floor Tudor Style detailing, and the heavy cornice included as part of the development.
4. The planned redevelopment provides extensive remediation of the entire block/neighbourhood.
5. The massing of buildings on the site follows the original, with taller structures set to the north and the southern left open with pedestrian access through the site.
6. Parkdale Avenue Streetscape includes expanded sidewalk zone with tree-lined boulevard, deep planting beds, integrated seating, and landscaped buffer.
7. Armstrong Street (Proposed Woonerf) will create a pedestrian-priority zone linking Parkdale Market, the Tavern, and plaza with flexible space for stalls, art, and seasonal programming.
8. Public Plaza (South-East Corner) anchored by the Tavern; features industrial-inspired paving, raised planters, ample seating, and patio opportunities.
9. Central Courtyard: Smaller seating pockets, Tavern patio, and retail/lobby spill-out spaces.
10. The pedestrian scale associated with the development supports Hintonburg's designated building at 7 Hinton. It supports and reinforces east-west permeability.
11. The creation of 465 residential dwelling units supports the City of Ottawa objectives.
12. Retention and strengthening the market and its pedestrian oriented retail uses.
13. Maintaining an industrial expression with the design of the tavern and carrying it through to the podium of the new tower and respects the neighbouring 7 Hinton Factory.

Negative Impacts

1. Demotion of the original Carleton Tavern is a loss. This is largely mitigated with the reinterpretation of the structure and reuse of defining attributes.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 *The Vision Key Shift In Direction*

The project has undergone several iterations in response to feedback from the city, heritage, and the councilor's office. The revised concept for 340 Parkdale Avenue positions the Carleton Tavern as the cornerstone of the block. The design has been reshaped to create a more contextual, human-scale development that better fits the neighbourhood. The new massing strengthens the connection to Parkdale Market, celebrates the Tavern's heritage presence, and introduces a south-facing courtyard that

serves as a lively, sunlit public heart for the project and helps integrate the neighbouring designated property.

With the Carleton Tavern now central to the project, we returned to first principles — rethinking the massing, orientation, and public space to create a design rooted in the neighbourhood's character and street grid.

DESIGN RESET GOALS
CELEBRATE THE CARLETON TAVERN
ALIGN WITH STREET GRID
OPEN UP SUNLIT PUBLIC SPACE
STRENGTHEN PARKDALE MARKET CONNECTION



6.2 Alternatives Measures

The former residence at the corner of Laurier and Friel is a good example of the concept of commemoration. The original house was assessed as structurally unsound and was demolished as part of the construction of student residences. The facsimile new build references the red brick residence in form and massing, including the wrap around veranda. Its rebuilding and use as neighbourhood Starbucks coffee shop provides a drop-in and community focus for the student population.



Figure 37: The rebuilt residence at the intersection of Laurier Avenue and Friel is a defining feature of the student housing redevelopment that was repurposed as a coffee shop. . Source Hobin Architecture.

6.3 Conclusions

Given the CHER's marginal score that focuses on contextual criteria, as well as the site conditions restricting the reincorporation of the existing structures, it is the author's opinion that Carleton Tavern should not be considered for designation. That being said, the three positive provincial criteria are linked to the tavern's context as a community focus (see Figure 29.) Historically and functionally, the tavern, overtime, has taken on the role of a local landmark.

And in that light, the development team has considered a series of alternatives. Working closely with the city and the community, the approach presents a commemorative option that will capture the form and mass of the Tavern and celebrates, in a meaningful way, the cultural heritage attributes of the Tavern as a local landmark and integral part of the Block. Features such as the form and mass and distinct attributes such as the leaded front windows, the separate he/she entrance doors, and potential 'bar memorability' could be incorporated into the redevelopment.

The site for the high-rise is located in a rapidly developing part of the city. The 38-storey mixed-use high-rise occupying the entire block supports policies for the intensification of this part of Hintonburg and is a positive contribution to the neighbourhood. The existing buildings including the Tavern will be demolished and a facsimile Carleton Tavern rebuilt at its original site, at the intersection of Parkdale Avenue and Armstrong Street. Its loss is due to the remediation obligation required as part of the Record of Site condition process, the required setback allowance for future road widening, and structural issues, given that the Tavern is a collage of 4 to 5 additions that evolved in an organic fashion (Figure 26.) The new Tavern will continue to celebrate its role as a community landmark and gathering place rooted in the neighbourhood's industrial history. And finally, the adjacent designated building becomes part of a more comprehensive neighbourhood. Armstrong Street (Proposed Woonerf) will create a pedestrian-priority zone linking the designated cloth wire factory with Parkdale Market, the Tavern, and plaza with flexible space for stalls, art, and seasonal programming.

APPENDIX A: A COLLECTION OF PHOTOS DOCUMENTING THE BUILD-OUT OF THE BLOCK

*By Figure 38: September 1944,
the block was fully built up to
basically what it is today, 80
years later:*



Figure 39: Fire Insurance Plan, December 1956. This provides an interesting reference to the plan with the open, the horseshoe-shaped courtyard fronting Armstrong Street and Parkdale Market.

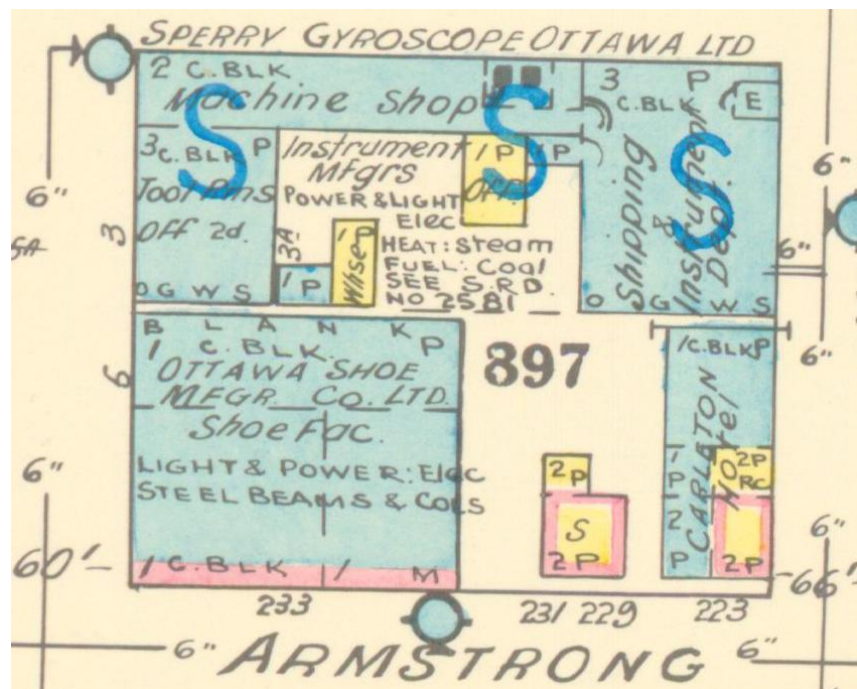


Figure 40: December 1965 – Looking southeast. Source: City of Ottawa Archives – CA-9085)





Figure 41: December 1965 – Looking west (part of City of Ottawa Archives – CA-9091)



Figure 42: February 5, 1954 - View from corner of Holland and Spencer looking east – (City of Ottawa Archives CA-3092)



Figure 43: December 1965, looking north up Hamilton towards Spencer. Attributes of the development include: the uniform industrial architecture, with double bay windows, stucco finish over concrete block and the open courtyard fronting on Parkdale Market and Park. (From LAC e10752520):



Figure 44: April 1966, looking southwest (part of City of Ottawa Archives – CA-9136):



Figure 45: May 13, 1969, looking to the north from above (National Air Photo Library A19503-018)

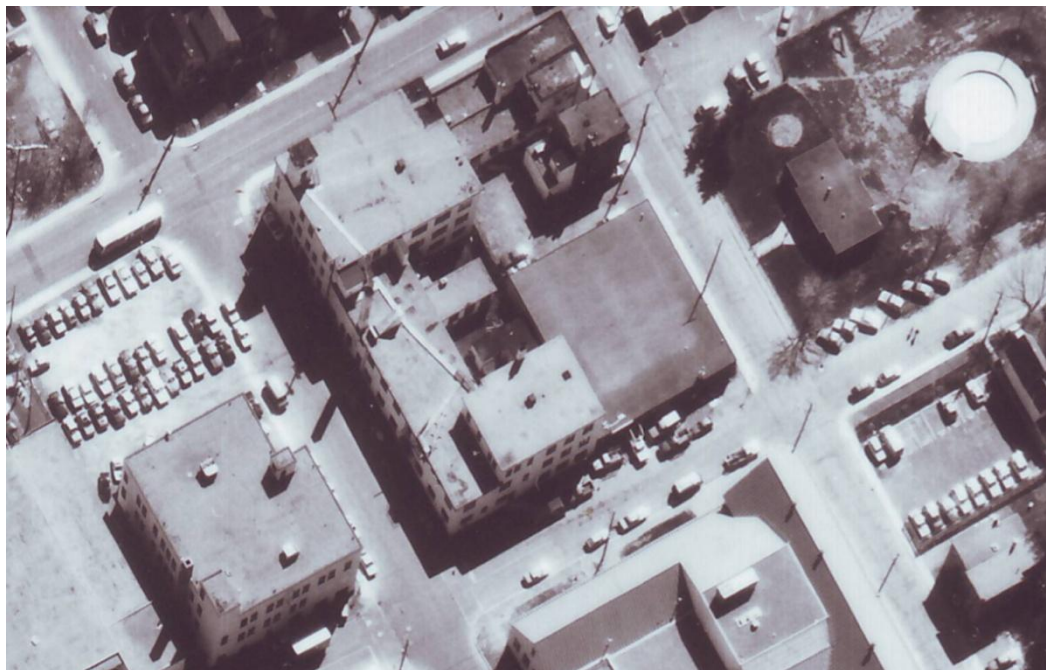


Figure 46: April 28, 1986, looking to the east from above (National Air Photo Library A26892-013)

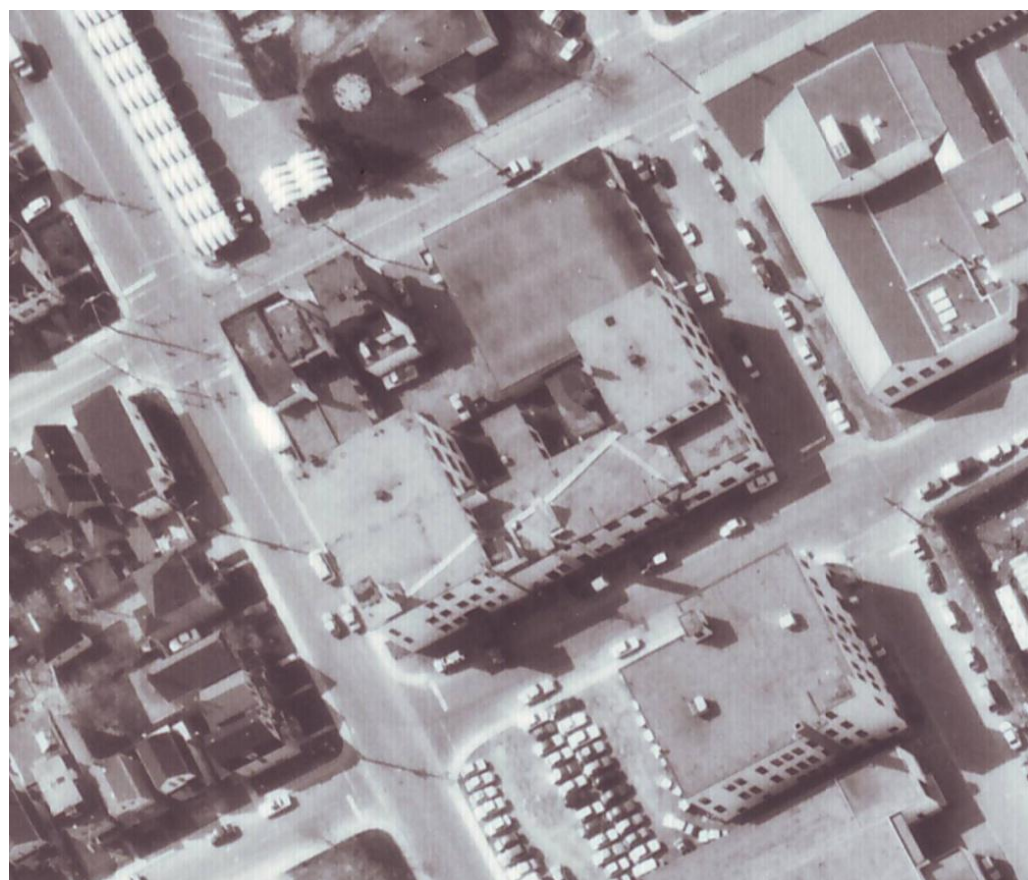


Figure 47: May 4, 1988, looking to the south from above (National Air Photo Library A27271-083)

APPENDIX B: ENGINEER'S STRUCTURAL ASSESSMENT

July 24, 2025

The Taggart Realty Management
225 Metcalfe St., Suite 708
Ottawa, ON, K2P 1P9



Attn: Kyle Kazda

Sent via email to: kyle.kazda@taggart.ca

Re: Carleton Tavern Relocation Feasibility, Ottawa, ON

D+M Ref.#: 24-081

As requested, D+M Structural Ltd has performed a site review and investigation of the structural elements of the existing Carleton Tavern located at 223 Armstrong St., Ottawa, ON. There were no existing structural drawings available for review.

We understand a new development has been proposed to be constructed on the block, and the purpose of our review is to comment on the feasibility of maintaining, re-using, or relocating any of the elements of the building during the construction of the new development. We further understand from the client, that there is a need to excavate the entire area of the property to a depth of 12m below existing grade in order to satisfy the requirements for a Record of Site Condition from the Ministry of Environment, Conservation, and Parks to change the permitted uses on the site to include residential.

We have been involved in several similar heritage conservation projects in the area where the goal was to maintain certain aspects of the heritage fabric of the existing building while allowing further development of the site. Examples of past heritage retention projects are available upon request.

The existing building was found to be a 2-storey wood-framed structure with a basement, and a rear 1-storey addition. The 2-storey portion also appears to have been constructed in phases as evidenced by the different construction methods. Half of the building has a wood framed ground floor bearing on rubble foundation walls. The other half has a cast-in place ground floor slab supporting the 2-storey wood structure above. Fire insurance records indicate the addition was constructed sometime shortly after 1948.

The existing interior finishes throughout the building are mostly plaster and wood veneer covering the walls, ceilings and structural elements. The exterior cladding is concrete stucco, with masonry veneer on the lower half of the front elevation.

We understand that the future development will include a 30+ storey tower and several levels of underground parking that will extend to the limits of the property lines. The development will fully occupy the footprint of the existing Carleton Tavern structure. With the requirement to excavate to 12m below grade for the entire site, including under the footprint of the existing structure, it would not be possible to install the required temporary shoring for the excavation or to support the existing building to excavate under it. With the existing rubble foundation walls, full support of the wall by means of underpinning would be required in order to maintain the structure. Underpinning would not be possible given the required excavation depth. Grade beams and piles would also not

be possible, as the piles would become laterally unsupported as the excavation took place. It is not feasible to keep the existing structure in place while excavating under it.

Offsite Re-location of the existing structure by lifting, and moving the wood structure off the current foundations to allow for the new excavation and then re-integration of the existing building into the new development would also not be feasible. It is not known how the various additions of the existing wood building are structurally connected. Removal of finishes and reinforcing of the structure would be required before attempting such a move. And, with the stiffness of the plaster and concrete stucco cladding, any attempt to move the building would result in significant cracking and damage to the remaining elements that give the building its features. Repair of these elements would be costly and would negate any historical look or value that once existed.

Incorporation of the existing structure into the new development would also require significant design consideration and cost to provide new elements to support and span around the existing wood building. With the planned 30 storey tower, the existing wood structure would not have sufficient capacity to support any elements of future concrete building. Furthermore, it should be noted that the existing structural elements reviewed on site would not meet current Ontario Building Code requirements. Wood joists sizes, and the lack of a Seismic Force Resisting System are not compliant with current codes. Consideration in a re-use situation would have to be given towards upgrading the existing structure to meet OBC demands if incorporated into the new development.

Any attempt to re-purpose the structure would result in a major repair, renovation and upgrade to meet current Building Code standards. These repairs would be both invasive and costly and would damage or require the removal of the architectural elements that may contribute to the building's heritage value. The impact and cost to perform these repairs, and the impact and cost on the new development design would make the project not economically feasible.

We trust the preceding is acceptable. Please do not hesitate to contact us if you have any further questions.

Yours truly,

D+M Structural Ltd.


Ryan Munden P.Eng.

D+M Structural Ltd.
110-333 Preston, Ottawa, ON, K1S 5N4 Tel: (613) 651-9490

APPENDIX C: ZONING SCHEDULE

