

**Subject: Designation of the Crabtree House, 559 Lang's Road under Part IV of
the *Ontario Heritage Act***

File Number: ACS2023-PRE-RHU-0010

**Report to Built Heritage Committee on 6 March 2023
and Council 22 March 2023**

**Submitted on February 16, 2023 by Court Curry, Director, Right of Way, Heritage,
and Urban Design Services, Planning, Real Estate and Economic Development**

**Contact Person: Dawn Chan, Heritage Planning Intern, Planning, Real Estate and
Economic Development**

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Ward: Rideau-Rockcliffe (13)

**Objet : Désignation de la résidence Crabtree, située au 559, chemin Lang's,
en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario***

Dossier : ACS2023-PRE-RHU-0010

Rapport au Comité du patrimoine bâti

le 6 mars 2023

et au Conseil le 22 mars 2023

**Soumis le 16 février 2023 par Court Curry, Directeur, Services des emprises, du
patrimoine, et du design urbain, Services de la planification, des biens
immobiliers et du développement économique**

**Personne ressource : Dawn Chan, Stagiaire en planification du patrimoine,
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Quartier : Rideau-Rockcliffe (13)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Crabtree House, 559 Lang's Road, under Part IV of the *Ontario Heritage Act*, according to the Statement of Cultural Heritage Value, attached as Document 5.

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d'intention visant à désigner la résidence Crabtree, située au 559, chemin Lang's, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel, présenté en tant que document 5 ci-joint.

BACKGROUND

The Crabtree House, 559 Lang's Road is a two-storey, flat roofed structure constructed in the International style. Designed by Ottawa architect Matthew Stankiewicz in 1962, the house was built for Graham and Dorothy Crabtree in the Fairhaven neighbourhood in Ottawa's east end.

The property's unique architecture, associations with Fairhaven and the Crabtree family, proximity to the National Research Council Headquarters, and representation of the decentralisation of the public service in Ottawa in the post WWII period all contribute to its cultural heritage value.

The property owners submitted a request to designate on September 17, 2021.

The property was listed on the City's Heritage Register in 2019. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of the property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the property by December 31, 2024. Further, Council will not be able to re-list the property for five years after this date.

This report has been prepared because designation under Part IV of the Ontario Heritage Act must be approved by City Council.

DISCUSSION

Recommendation 1

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

Official Plan

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: “Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.”

Provincial Policy Statement (2020)

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *Ontario Heritage Act* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

The Notice of Intention to Designate must be published in a newspaper having general circulation in the community. Document 5 contains the Statement of Cultural Heritage Value for this site.

Ontario Regulation 09/06

Regulation 09/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined that the Crabtree House, meets seven of the nine criteria. Detailed research and analysis of the property are outlined in the Heritage Survey and Evaluation form (see Document 4), and a brief analysis of each of the applicable criteria is provided below:

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

The property is an excellent example of an International-style house with many features typical of the style, including its rectilinear form, flat roof, multiple cladding materials, large windows, overhanging eaves and limited ornamentation.

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

The property displays a high degree of craftsmanship and artistic details through architectural features such as its brise-soleil, stylized geometric forms, contrasting cladding material, and the integration of the property below grade and into its natural, unaltered landscape.

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

The property's architectural design is physically and visually linked to its surroundings through its incorporation into the natural landscape, resulting in its partial integration below grade.

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.

The property has significant historic value due to its direct associations with Graham and Dorothy Crabtree. Graham Crabtree's work at Crawley Films and the National Film Board included working on pieces of Canadian media that helped develop Canada's

identity as a nation in the mid-20th century. Dorothy Crabtree's work at the National Research Council (NRC) contributed to the development of the Canadarm, which stands as one of Canada's most significant contributions in the field of robotics.

The location of the Crabtree House on Lang's Road also represents the growth in the public sector in the post-war period, as the federal government decentralized its offices outside of the downtown core and civil servants moved out of the core. The property can be linked to the growth of the NRC during this period as many Fairhaven residents, including Dorothy Crabtree worked nearby at the Montreal Road campus of the NRC.

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.

The property has the potential to yield information that contributes to our understanding of the Fairhaven Cooperative. The Cooperative was created in 1947, the first of its kind in Canada, by a small group of employees of the National Research Council, who established a set of regulations to shape the architecture of the neighbourhood to ensure it aligned with modernist ideals.

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

The property is an excellent representative work of Matthew Stankiewicz who designed many modern buildings in Ottawa. Some of his other residential projects can be found in the Briarcliffe Heritage Conservation District and other works include public buildings such as the UniCentre at Carleton University and the Canadian Pavilion at the 1967 World Expo in Montreal.

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

The property is important in defining the character of the area due to its location within Fairhaven co-operative development. This influenced its architecture, setback, and surrounding landscaping. The property's location within the neighborhood is a physical reminder of the community that Fairhaven once envisioned for themselves.

Conclusion

As outlined above, the Crabtree House, 559 Lang's Road, meets seven of nine criteria outlined in Ontario Regulation 09/06 for designation under Part IV of the *Ontario*

Heritage Act. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

There are no direct financial implications with this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the recommendation associated with this report.

ADVISORY COMMITTEE(S) COMMENTS

N/A

CONSULTATION

The owners of the property submitted a request to designate in September 2021 and were advised of this report and its recommendations and offered the opportunity to provide comments to the Built Heritage Committee and Council.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with this report

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with this report

RURAL IMPLICATIONS

There are no rural implications with this report

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Heritage Survey Form

Document 5 Statement of Cultural Heritage Value

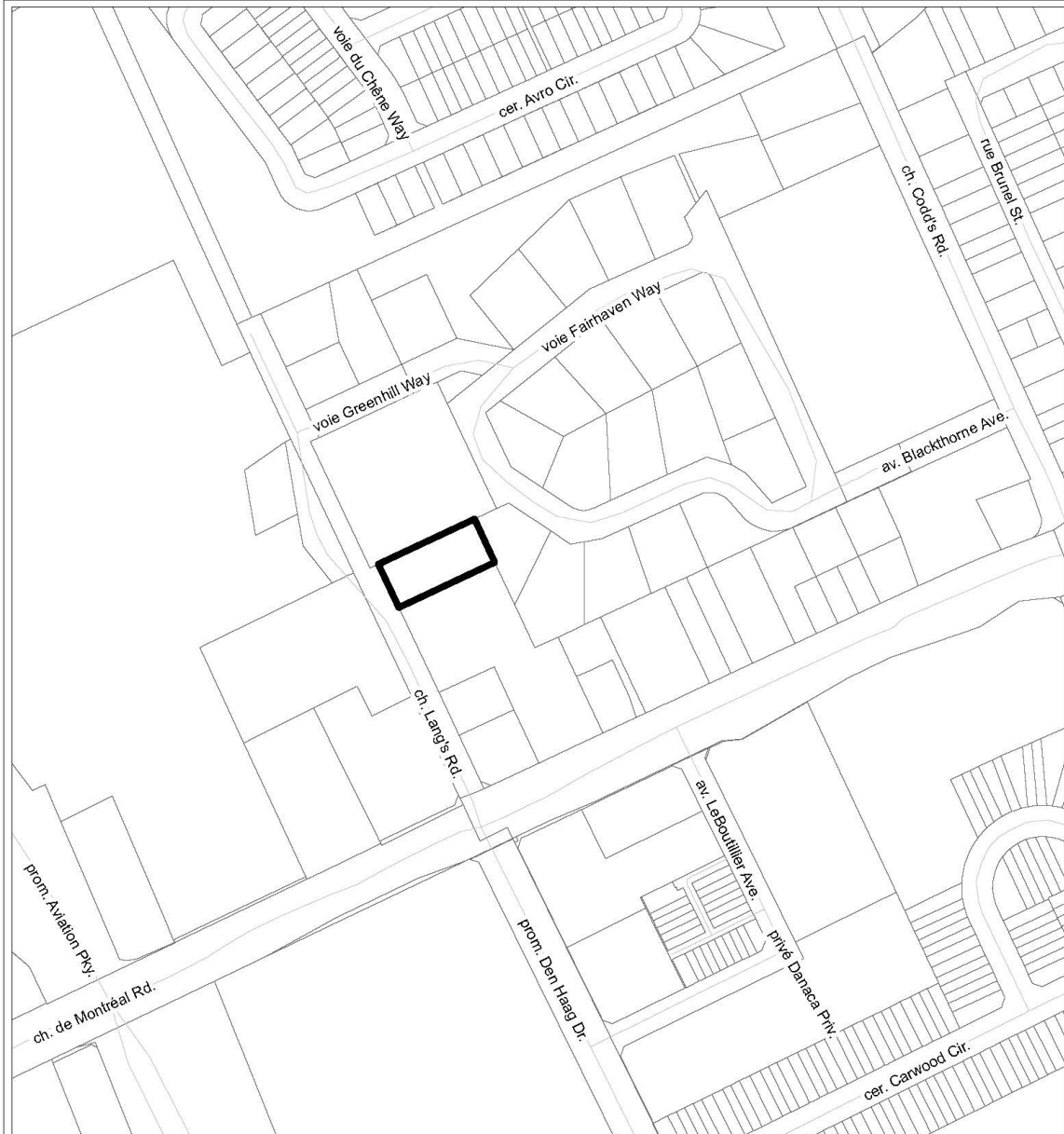
DISPOSITION

If Council does not approve the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 559 Lang's Road, several actions must be taken:

- 1) Heritage Planning Branch, Planning Real Estate and Economic Development Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate 559 Lang's Road under Part IV of the Ontario Heritage Act.
- 2) Heritage Planning Branch, Planning Real Estate and Economic Development Department to ensure publication of the Notice of Intention to Designate in the newspaper according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29(6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection as been served, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the

requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1



LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

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REVISION / RÉVISION - 2023 / 02 / 16



559 ch. Lang's Street



Document 2 – Photos



Top Photo: West Elevation of 559 Lang's Road. Bottom Left: South Elevation of Property. Bottom Right: The Brise-Soleil at 559 Lang's Road & Partial Exposure below Grade (City of Ottawa 2022)