

Subject: Update and Conservation Options for the Hintonburg Pumping Station, a property designated under Part IV of the *Ontario Heritage Act*

File Number: ACS2023-PRE-RHU-0011

**Report to Built Heritage Committee on 11 April 2023
and Council 26 April 2023**

Submitted on March 28, 2023 by Court Curry, Director, Right of Way, Heritage, and Urban Design Services, Planning, Real Estate and Economic Development

Contact Person: Luis Juarez, Planner II, Heritage Planning Branch

613-580-2424 x 71133, luis.juarez@ottawa.ca

Ward: Kitchissippi (15)

Objet : Mise à jour et options de conservation visant la station de pompage de Hintonburg, une propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2023-PRE-RHU-0011

Rapport au Comité du patrimoine bâti

le 11 avril 2023

et au Conseil le 26 avril 2023

Soumis le 28 mars 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 : Luis Juarez, Urbaniste II, Planification du Patrimoine

613-580-2424 x 71133, luis.juarez@ottawa.ca

Quartier : Kitchissippi (15)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council receive the following report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de prendre connaissance du rapport suivant

EXECUTIVE SUMMARY

The purpose of this report is to provide information regarding Phase I of the Hintonburg Pumping Station conservation project and to provide the Built Heritage Committee with an opportunity to review the conservation options being considered for the property and provide feedback. Background information is provided below, and the conceptual conservation options and project update are provided in the supplemental memorandum attached as Document 1. This update is further to Heritage Planning's April 2022 memo to the Built Heritage Committee which indicated that information related to the potential rehabilitation of the ruins would be shared with the Committee when available.

RÉSUMÉ

Le présent rapport a pour objet de fournir de l'information concernant la phase I du projet conservation de la station de pompage de Hintonburg, et de permettre au Comité du patrimoine bâti d'examiner et de commenter les options de conservation envisagées pour la propriété. Vous trouverez ci-dessous de l'information générale. Les options conceptuelles de conservation et l'état d'avancement du projet sont décrits dans le résumé complémentaire joint en tant que document 1. Cette mise à jour fait suite à la note de service d'avril 2022 adressée par Planification du patrimoine au Comité du patrimoine bâti, qui stipulait que les renseignements relatifs à l'éventuelle remise en état des ruines seraient, une fois obtenus, fournis au Comité.

BACKGROUND

The former Hintonburg Pumping Station was originally constructed as a one- and one-half storey cut limestone structure with a gable roof and an open verandah. In 1924, it was decommissioned and converted into a residence and gatehouse to serve the new plant constructed on Lemieux Island. In August 1987, the Regional Municipality of Ottawa-Carleton completed restoration work to the property and it was designated under Part IV of the *Ontario Heritage Act* with the intention of adaptively reusing the

structure. In 1989, the building was severely damaged by a fire, and it has remained in ruins since then.

Exposure to the elements has worsened the stability of the structure. Notwithstanding that the structure is fenced off from public access, the ruins are subject to ongoing vandalism and land management costs, and do not currently contribute to any public benefit along the Ottawa River shoreline. The property was added to the city's Heritage Watch List in 2022.

Section 4.5 of the City of Ottawa's Official Plan provides policy direction related to the protection, improvement, and management of municipally owned cultural heritage assets. As such, Right of Way, Heritage, and Urban Design seeks to stabilize and restore the Hintonburg Pumping Station for public use as a key component of public realm improvements along the Ottawa River. The final project cost will be determined at the design stage. \$800,000 for the works have been secured for the project as part of the 2023 Capital Budget.

The Infrastructure and Water Services Department (IWSD) is the current custodian of this property due to its proximity to the Lemieux Island Water Filtration Plant, however the intention is to transfer the custodianship of the completed facility to the Recreation Culture and Facilities Services Department (RCFS) after the project is complete.

Site location

5 Onigam Street

Description of site and surroundings

The former Hintonburg Pumping Station is in Ward 15 – Kitchissippi, and is situated along the Ottawa River, south of Lemieux Island.

DISCUSSION

Phase I of the project is discussed in this report and consists of site analysis, stakeholder engagement, technical studies, and a preferred conservation approach and design concept. The City has engaged a team of consultants including CSW Landscape Architects, J.G. Cooke and Associates structural engineers, and masonry conservators MH Stoneworks to assist staff in completing Phase I work. Ultimately, the approved concept will be used to obtain required heritage permits and secure funding that will then be followed by detailed design and delivery of the project.

The deliverables for Phase I include:

- A memo outlining the existing conditions, vision, and preferred conservation treatment options to be used to solicit feedback from the Built Heritage Committee, attached as Document 1.
- Associated technical studies including but not limited to a Structural Condition Assessment (Document 2) and a Stage I Archaeological Assessment (Document 3).
- A presentation package inclusive of coloured drawings and elevations that illustrate the chosen conservation treatments for the ruin and the preferred concept for the surrounding open space.
- A final report summarizing the development of options and the final proposal, to be presented to the Built Heritage Committee.

Several of the deliverables from this project will be brought to the Built Heritage Committee for review in the coming months.

FINANCIAL IMPLICATIONS

The conservation project total cost is estimated at \$2.5 million. \$800,000 for the works have been secured for the project as part of the 2023 Capital Budget (account 911063). Additional authority requirements for the project will be brought forward through the annual budget process.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Leiper and Chair King are aware of the recommendation associated with this report.

CONSULTATION

In addition to soliciting feedback from the Built Heritage Committee, a public engagement strategy has been developed to guide the public consultation component. Internal, external, and Indigenous stakeholder groups have been established to comment on the concept options and assist in the selection of a preferred option.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

Asset management implications will be further explored in subsequent stages of this

project.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

SUPPORTING DOCUMENTATION

Document 1 Hintonburg Pumping Station Heritage Conservation Approach, CSW

Document 2 Hintonburg Pumping Station Ruins Structural Condition Assessment Report and Options Analysis, John G. Cooke & Associates Ltd.

Document 3 Stage 1 Archaeological Assessment

DISPOSITION

This report is for information purposes.