

**Subject: Consideration of Objection to Notice of Intention to Designate Bible House at 315 Lisgar Street, under Part IV of the *Ontario Heritage Act***

**File Number: ACS2024-PRE-RHU-0036**

**Report to Built Heritage Committee on 9 April 2024**

**and Council 17 April 2024**

**Submitted on March 22, 2024 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department**

**Contact Person: Taylor Quibell, Planner I, Heritage Planning Branch**

**613-580-2424 x 74708 [taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca)**

**Ward: Somerset (14)**

**Objet : Examen de l'opposition à l'avis d'intention de désigner la Bible House, au 315, rue Lisgar, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario***

**Dossier : ACS2024-PRE-RHU-0036**

**Rapport au Sous-comité du patrimoine bâti**

**le 9 avril 2024**

**et au Conseil le 17 avril 2024**

**Soumis le 22 mars 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique**

**Personne ressource: Taylor Quibell, Urbaniste I, Planification du Patrimoine**

**613-580-2424 x 74708 [taylor.quibell@ottawa.ca](mailto:taylor.quibell@ottawa.ca)**

**Quartier: Somerset (14)**

## **REPORT RECOMMENDATION**

**That the Built Heritage Committee recommend that Council not withdraw the Notice of Intention to Designate and proceed with the designation process under Part IV of the *Ontario Heritage Act*.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité du patrimoine bâti recommande au Conseil de ne pas révoquer l'avis d'intention de désignation et de procéder à la désignation en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*.**

## **BACKGROUND**

On January 24<sup>th</sup>, 2024, City Council directed staff to issue a Notice of Intention to Designate (NOID) under Section 29 (1.1) of the *Ontario Heritage Act* (OHA) for the Bible House, 315 Lisgar Street. In accordance with the *Ontario Heritage Act Alternative Notice Policy*, the NOID was published on the City's website on January 26, 2024. In accordance with the OHA, the NOID was also served on the property owner and the Ontario Heritage Trust.

Under Part IV, Section 29 (5) of the OHA any person can serve the City with Notice of Objection to a NOID within 30 days after its publication. City Council must consider objections and render a decision to either withdraw or proceed with the designation within 90 days from the end of the objection period.

A Notice of Objection was received by the City Clerk on behalf of the owners of the property on February 24, 2024, within the required timeframe set out in the OHA. Council has until May 25, 2024 to consider this objection. This report was prepared in response to the objection.

### **Cultural Heritage Value of the Property**

The Bible House at 315 Lisgar Street contains a two-storey buff brick commercial building constructed in 1922 located in the Centretown neighbourhood. The evaluation of this property was prompted in 2022 when the update to the Centretown and Minto Park HCD Plan was taking place. Heritage Planning Staff identified this property for further review, as it was not within the existing boundaries of the Centretown Heritage Conservation District (HCD), nor listed on the City's Municipal Heritage Register. Because of the absence of heritage protection and the changes to the City's Heritage

Register due to the implications of Bill 23, staff undertook a thorough review of the property.

Staff evaluated the property against O. Reg 9/06 of the *Ontario Heritage Act*.

Regulation 9/06 establishes the criteria for determining the cultural heritage value of a property. A property may be designated under Section 29 of the OHA if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, 315 Lisgar Street meets five of the nine criteria. The evaluation is attached to the report [ACS2024-PRE-RHU-0014](#). The proposed Statement of Cultural Heritage Value was revised by City Council prior to approval to clarify the property's heritage attributes. The Statement of Cultural Heritage Value approved by Council is attached as Document 1.

## **DISCUSSION**

Heritage staff have reviewed the Notice of Objection dated February 24, 2024 prepared by the property owner, the Anglican Church of the Messiah. This Notice of Objection is attached as Document 2 to this report. Through this letter the property owner outlined one reason for their objection to the NOID which was, the potential impact designation will have on their property value/the financial implications of designation. The following section provide staff's comment on the objection letter.

### **1: The potential impact designation will have on property value**

Financial implications and impacts on property value are not a consideration when evaluating a property for designation under Ontario Regulation 9/06. A property may be designated if it meets two or more of the nine criteria. The Statement of Cultural Heritage Value (Document 1) issued as part of the NOID notes that the property meets five of the nine criteria. The Notice of Objection does not present any arguments related to the City's evaluation of the cultural heritage value of the property.

While financial impacts of designation are not a consideration in evaluating a property for designation, the City of Ottawa offers a Heritage Grant for Building Restoration to assist property owners with costs related to restoration of designated properties. A property of this size would qualify for a matching grant of up to \$25,000 every two years. Newly designated properties are of the highest priority for funding as per the program guidelines. Should the property be redeveloped in the future, the proposal may be eligible for the City's Heritage Community Improvement Plan which offers up to \$500,000 in the form of a tax increment equivalent grant towards restoration of heritage buildings as part of larger developments.

**Conclusion:**

The objection received does not provide new or substantive information related to the designation of 315 Lisgar Street. Staff maintain the position that the property at 315 Lisgar Street merits designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value and recommend that Council not withdraw the NOID and proceed with the passage of a by-law to designate this property.

**RURAL IMPLICATIONS**

There are no rural implications.

**CONSULTATION**

No consultation was undertaken on this objection.

**COMMENTS BY THE WARD COUNCILLOR**

The Councillor is aware of the Notice of Objection to the designation of 315 Lisgar Street.

**LEGAL IMPLICATIONS**

As a Notice of Objection has been provided, Council must consider the objection and then determine whether to withdraw the Notice of Intent to Designate the property, or proceed with issuing the Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

**APPLICATION PROCESS TIMELINE STATUS**

The statutory timeline for consideration of this objection under the *Ontario Heritage Act* will expire on May 25, 2024.

## SUPPORTING DOCUMENTATION

Document 1: Statement of Cultural Heritage Value

Document 2: Objection Letter

## DISPOSITION

If, after considering the objection to the Notice of Intention to Designate the property known as 315 Lisgar Street, Council proceeds with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to finalize 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*.
- 2) 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 according to the requirements of Section 29(8)(4) of the *Ontario Heritage Act*.

If, after considering the Objection to the Notice of Intention to Designate the property known as 315 Lisgar Street, Council decides to withdraw the notice and not proceed with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to prepare the notice of withdrawal. 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 withdraw the Notice of Intention to Designate 315 Lisgar Street 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 withdrawal according to the requirements of Section 29 the *Ontario Heritage Act*.

## **Document 1 – Statement of Cultural Heritage Value**

### **Description of Property – Bible House, 315 Lisgar Street**

The Bible House, 315 Lisgar Street, is a two-storey brick commercial building constructed in 1922, located between Bank and O'Connor Streets in Ottawa's Centretown neighbourhood.

### **Statement of Cultural Heritage Value of Interest**

The Bible House has design and physical value as a representative example of an early 20<sup>th</sup> century commercial building in Ottawa, with unique ecclesiastical influences reflecting its original use as a Bible House. Constructed in 1922 for the Ottawa Auxiliary Bible Society, the building exhibits typical characteristics of early 20<sup>th</sup> century commercial buildings including its brick cladding, traditional storefront with large display window, awning and recessed entrance. The building exhibits unique ecclesiastical influences in its leaded and stained-glass windows, stone window surrounds and decorative stone details. Its original design as a Bible House is evident in the transom window with "Bible House" written in stained glass and the decorative sign in the shape of a book that also says "Bible House."

The property has historical value as a representative work of local architect Lieutenant Colonel Clarence James Burritt. Burritt's large portfolio in Ottawa encompasses a diverse range of projects, including churches, private residences, and most notably, Glebe Community Centre at 690 Lyon Street (formerly St. Paul's Methodist Church).

The Bible House has historical value for its associations with the Ottawa Auxiliary Bible Society and Bible Societies nationwide. Originally owned and operated by the Ottawa Auxiliary Bible Society, the building's purpose centred around printing and distributing religious books and pamphlets. This function contributes to the understanding of the Christian community and how Christianity spread across Ottawa and beyond, reflecting an era when Christianity grew in popularity.

The Bible House also has contextual value because it is physically, functionally, visually, and historically linked to its surroundings and is a surviving example of an 20<sup>th</sup> century commercial building linked to the Bank Street commercial corridor, one of two important commercial streets in Centretown.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of the Bible House as a representative example of a 20<sup>th</sup> century commercial structure with unique ecclesiastical details include:

- Brown brick cladding and stone foundation
- Flat roof and stepped parapet topped in stone
- Segmental arched openings on the east façade
- Front façade expression including its:
  - Traditional storefront with a large display window
  - Recessed front entrance
  - Four symmetrical upper storey windows with leading and multiple lights including:
    - Stone window surrounds
    - Lug sills
    - Horizontal stone mullions
    - Undulating stone hood moulding on top of and between windows
  - Decorative metal band with a quatrefoil motif on either end
  - Retractable awning
  - Decorative quatrefoils on either side of the date stone surrounded with decorative brickwork
  - 1922 carved date stone surrounded with decorative brickwork
  - Hammered glass linear grid leaded transom window with Bible House written in stained glass
  - Decorative projecting sign in the shape of a bible that says “Bible House”
  - Brick piers that extend down the façade

Key attributes that demonstrate its contextual value include:

- Its location on Lisgar Street between Bank and O’Connor Streets



There are no heritage attributes on the rear façade of the building. The interior of the building is excluded from the designation.