

Subject: Designation of 94 Beechwood Avenue (also known as 98 Beechwood Avenue), 241 Marier Avenue and 275 St. Laurent Boulevard under Part IV of the *Ontario Heritage Act*

File Number: ACS2024-PDB-RHU-0045

Report to Built Heritage Committee on 11 June 2024

and Council 26 June 2024

Submitted on May 31, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services Department

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Ward: Rideau-Vanier (12) and Rideau-Rockcliffe (13)

Objet: Désignation du 94, avenue Beechwood (également connu sous le nom de 98, avenue Beechwood), du 241, avenue Marier, et du 275, boulevard St-Laurent, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*.

Dossier: ACS2024-PDB-RHU-0045

Rapport au Comité du patrimoine bâti

le 11 juin 2024

et au Conseil le 26 juin 2024

Soumis le 31 mai 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Services de la planification, de l'aménagement et du bâtiment

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Quartier: Rideau-Vanier (12) et Rideau-Rockcliffe (13)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

1. Issue a Notice of Intention to Designate 94 Beechwood Avenue (also known as 98 Beechwood Avenue) under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.
2. Issue a Notice of Intention to Designate 241 Marier Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 7.
3. Issue a Notice of Intention to Designate 275 St. Laurent Boulevard under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande ce qui suit au Conseil:

1. Publier un avis d'intention de désigner la propriété située au 94, avenue Beechwood (également connu sous le nom de 98, avenue Beechwood), en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur sur le plan du patrimoine faisant l'objet du document 5 ci-joint.
2. Publier un avis d'intention de désigner la propriété située au 241, avenue Marier, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur sur le plan du patrimoine culturel faisant l'objet du document 7 ci-joint.
3. Publier un avis d'intention de désigner la propriété située au 275, boulevard St-Laurent, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur sur le plan du patrimoine culturel faisant l'objet du document 9 ci-joint.

BACKGROUND

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

94 Beechwood Avenue, also known as 98 Beechwood Avenue, is a three-storey red brick building with Late Victorian and Second Empire influences. The building was

constructed circa 1898 in the former Village of Clarkstown, known today as Vanier. 94 Beechwood is linked to Andre Lacelle, the first constable in Clarkstown, and former horseman to Prime Minister Sir Wilfred Laurier. The property maintains the Franco-Ontarian historical character of former Clarkstown, initially composed of francophone residents and is a landmark on Beechwood Avenue.

241 Marier Avenue is a two and a half storey front gable red brick building located in Vanier. Constructed circa 1908, the first homeowners were Jean Baptiste Richard and Marie Louise Côté, who operated a wood dealing business from the property for over three decades. The local lumber industry was present in the area as early as the 1840s and grew in 1854 when the railway from Ottawa to Prescott opened, allowing lumber transportation to markets. The property is important in maintaining Vanier's early building stock as both a residence and business, contributing to the mixed-use character found throughout Vanier.

275 St. Laurent Boulevard is a two and a half storey red brick building with Edwardian Classicist and Second Empire architectural influences located in Manor Park East. The building features elements characteristic of Franco-Ontarian designs and displays a unique porch across the front façade. Constructed circa 1912 as part of a failed suburb known as Trafalgar Square, the property is the only remaining building of the subdivision which was primarily settled by French-Canadian families working in the farming or gardening industries.

See Documents 1 and 2 for Location Maps and photos of each property.

These properties were listed on the City of Ottawa Heritage Register in 2019. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of these properties from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the properties by December 31, 2024. Further, Council will not be able to re-list the properties for five years after this date. Through Heritage staff review of the Register in spring 2023 as a result of Bill 23, these properties were identified as potential candidates for designation.

DISCUSSION

Recommendations 1-3

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 *OHA*.

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 OHA 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.

Per the *Ontario Heritage Act* Alternative Notice Policy, the Notices of Intention to Designate will be published on the City’s website in both official languages. Documents 5, 7, 9, contain the Statements of Cultural Heritage Value for the properties.

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 OHA if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined the properties meet at least four of the nine criteria. Detailed research and analysis are outlined for each property in the respective Cultural Heritage Evaluation Reports (see Documents 4, 6 and 8).

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.

94 Beechwood Avenue

Constructed circa 1898, 94 Beechwood Avenue has design value as a representative example of Late Victorian residential architecture in Ontario with Second Empire style influences. The Second Empire architectural features are characteristic of the Franco-Ontario influences seen in Vanier's historic neighbourhoods.

241 Marier Avenue

Constructed circa 1908, 241 Marier Avenue has design value as a representative example of a vernacular front gable house in Vanier.

275 St. Laurent Boulevard

Constructed circa 1912, 275 St. Laurent Boulevard has design value as a representative example of Edwardian Classicism architecture in Ontario with Second Empire influences. These Second Empire architectural features are characteristic of the Franco-Ontario influences seen in Ottawa's eastern suburbs. 275 St. Laurent Boulevard's one storey open wooden porch across the front façade is a unique architectural expression.

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

94 Beechwood Avenue

The Second Empire style architectural details including the mansard roof, dormers, projecting tower and ornamented porch exhibit a high degree of craftsmanship.

275 St. Laurent Boulevard

275 St. Laurent Boulevard's defining mansard roof and porch with a domed roof are unique and complex design features that illustrates the building's high degree of craftsmanship.

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.

94 Beechwood Avenue

94 Beechwood Avenue has historical and associative value due to its associations with Andre Lacelle, the first long term owner in the early 20th century, who served as Prime Minister Sir Wilfred Laurier's horseman, was the constable in Clarkstown between 1901 to 1911, and was elected to Eastview Council (later Vanier) in 1917.

241 Marier Avenue

The building at 241 Marier Avenue has cultural heritage value for its associations with the lumber industry in Vanier. 241 Marier Avenue was constructed circa 1908, and the first homeowners were Jean Baptiste Richard and his wife Marie Louise Côté. From his home, J. B. Richard operated a wood dealing business until the early 1940s. The local lumber industry was present as early as the 1840s when Cummings Bridge was constructed, then grew in 1854 when the railway from Bytown through Janeville to Prescott opened allowing lumber transportation to markets.

275 St. Laurent Boulevard

275 St. Laurent Boulevard has historical value because it has direct associations with the theme of the establishment of French communities in the east end of Ottawa in the early twentieth century. This trend is illustrated through Pierre Labelle, one of the buildings earliest and longest residents, who was born in Quebec and later moved to Ottawa. He worked as a farmer and caretaker at the nearby Royal Canadian Mounted Police buildings.

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

94 Beechwood Avenue

94 Beechwood Avenue has contextual value as it defines and maintains the historical character of the former village of Clarkstown. As one of the few remaining Clarkstown buildings, 94 Beechwood Avenue supports the character of the area.

241 Marier Avenue

241 Marier Avenue has contextual value as it maintains the character of Vanier and the former neighbourhoods of Janeville and Eastview. Many residential buildings built in the late 1900s and early 1910s were constructed in a vernacular front gable form with red brick cladding compared to wood clad building stock from previous decades. As both a residence and business, the property contributes to the historic mixed-use character found throughout Vanier.

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

94 Beechwood Avenue

The building is physically and visually linked to its surroundings as it is located on the south side of Beechwood Avenue, which was the northern boundary of Clarkstown, and due to its close proximity to the former St. Charles Roman Catholic Church, another historical building associated with Vanier's Franco-Ontarian cultural heritage.

241 Marier Avenue

The property is functionally and historically linked to its location near Montreal Road and the former railway. As part of his lumber operation, J. B. Richard owned five lots at the corner of Marier Avenue and Carillon Street, which were likely chosen due to their proximity to Montreal Road and the railway.

275 St. Laurent Boulevard

275 St. Laurent Boulevard has contextual value as it is historically linked to the early settlement of Rockcliffe Annex, known today as Manor Park East. As the only remaining building on St. Laurent Boulevard constructed before Manor Park was developed in 1947, the building at 275 St. Laurent Boulevard is historically linked to its surroundings.

The property has contextual value because it is a landmark.

94 Beechwood

The building has contextual value as a landmark because of its shallow setback, decorative architecture, and prominent location on Beechwood Avenue.

Conclusion

The properties at 94 Beechwood Avenue, 241 Marier Avenue and 275 St. Laurent Boulevard and meet at least four of the 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 properties under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations within this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications for this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The ward councillors are aware of the recommendations associated with this report.

CONSULTATION

The property owners were mailed letters regarding the proposed designations of their properties under Part IV of the *Ontario Heritage Act* on May 1, 2024.

The Vanier Community Association, Manor Park Community Association and Heritage Ottawa have been notified of the proposed designations.

Vanier Community Association President Stated:

“I am pleased that the Vanier Community Association (VCA) effort to have 94 Beechwood designated and our written contribution to the draft statement of heritage value in support, with input from Muséoparc and heritage experts in the community, have borne fruit. As you indicate, the building is iconic along Beechwood and its image was published on the covers of the Beechwood Community Design Plan and the Official Plan of the former City of Vanier. 241 Marier Street is also recognized by the former City of Vanier for its heritage value is also an important part of the Marier Street historic streetscape on a street which faces significant intensification, and we welcome its proposed designation. The VCA looks forward to the consideration by the Heritage Committee and Council of other Vanier properties listed under the registry for designation.”

Chris Greenshields

President

Vanier Community Association

ACCESSIBILITY IMPACTS

The designation of these properties under the *Ontario Heritage Act* does not impact the physical fabric of the buildings. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the

fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

RURAL IMPLICATIONS

There are no rural implications.

APPLICATION PROCESS TIMELINE STATUS

There are no application timelines associated with designations under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Maps

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Cultural Heritage Evaluation Report, 94 Beechwood Avenue

Document 5 Statement of Cultural Heritage Value, 94 Beechwood Avenue

Document 6 Cultural Heritage Evaluation Report, 241 Marier Avenue

Document 7 Statement of Cultural Heritage Value, 241 Marier Avenue

Document 8 Cultural Heritage Evaluation Report, 275 St. Laurent Boulevard

Document 9 Statement of Cultural Heritage Value, 275 St. Laurent Boulevard

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 properties located at 94 Beechwood Avenue, 241 Marier Avenue and 275 St. Laurent Boulevard, several actions must be taken:

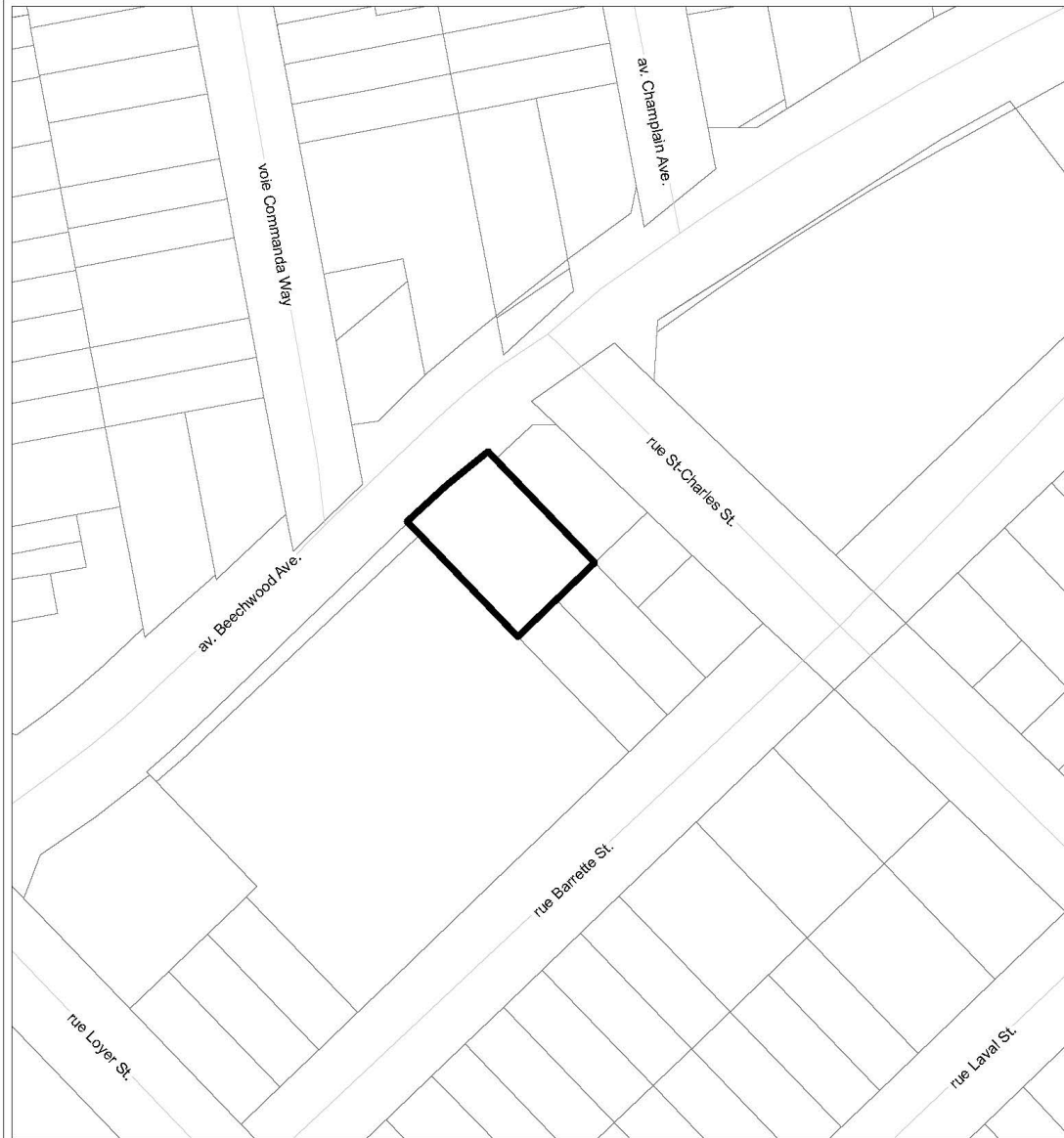
- 1) Heritage Planning Branch, Planning, Development and Building Services Department, to prepare the Notices of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owners and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario,




M5C 1J3) of Council's decision to issue Notices of Intention to Designate the properties at 94 Beechwood Avenue, 241 Marier Avenue, and 275 St. Laurent Boulevard under Part IV of the Ontario Heritage Act.

- 2) Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the Notices of Intention to Designate 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 Notices of Intention to Designate, the Heritage Planning Branch, Planning, Development and Building Services 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 Notices of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of Intention to Designate, or if City Council decides not to withdraw the notices of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Development and Building Services Department, is to prepare the designation by-laws, 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 Notices 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-laws together with a statement explaining the cultural heritage value or interest of the properties and a description of the heritage attributes of the properties, to be served on the owner of the properties and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the notices of the by-laws in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1 – Location Maps

94 Beechwood Avenue



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-BEEC94	24-0453-D	 94 - 98 av. Beechwood Avenue	
I:\CO\2024\Heritage\Beechwood_94_98			
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REVISION / RÉVISION - 2024 / 04 / 29			

241 Marier Avenue



		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <p>241 avenue Marier Avenue</p> </div>
D09-01-MARI241	24-0453-D	
I:\COV2024\Heritage\Marier_241		
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<p>REVISION / RÉVISION - 2024 / 04 / 29</p>		

275 St. Laurent Boulevard



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-STLA275	24-0453-D		
I:\CO\2024\Heritage\StLaurent_275		 275 boul. St Laurent Boulevard	
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Document 2 – Photos

94 Beechwood Avenue



94 Beechwood Avenue, front façade (north)



South side of Beechwood Avenue, looking east. St. Charles Church in background.



94 Beechwood Avenue, front façade (north)



94 Beechwood Avenue



94 Beechwood Avenue, porch detail

241 Marier Avenue



241 Marier Avenue, front façade (west)



East side of Marier Avenue, looking south. Google Streetview, 2020



241 Marier Avenue



241 Marier Avenue

275 St. Laurent Boulevard



275 St. Laurent Boulevard, front façade (west)



East side of St. Laurent Boulevard, looking south. Google Streetview, 2023.



275 St. Laurent Boulevard, front façade (west)



275 St. Laurent Boulevard, side façade (south)



275 St. Laurent Boulevard, porch detail

Document 3 – Ontario Regulation 09/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

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 the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. 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.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. 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.
5. 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.
6. 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.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
 - iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
 - v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

vii. The properties have contextual value because they define, maintain or support the character of the district.

viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.

ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

(a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.