

**Subject: Designation of 123 Metcalfe Street under Part IV of the *Ontario Heritage Act***

**File Number: ACS2024-PDB-RHU-0062**

**Report to Built Heritage Committee on 10 September 2024  
and Council 18 September 2024**

**Submitted on August 29, 2024 by Court Curry, Manager, Right of Way, Heritage,  
and Urban Design Services, Planning, Development and Building Services**

**Contact Person: Greg MacPherson, Heritage Planner, Heritage Planning Branch  
613-580-2424 ext. 73665, greg.macpherson@ottawa.ca**

**Ward: Somerset (14)**

**Objet : Désignation du 123, rue Metcalfe en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario***

**Dossier : ACS2024-PDB-RHU-0062**

**Rapport au Comité du patrimoine bâti**

**le 10 septembre 2024**

**et au Conseil le 18 septembre 2024**

**Soumis le 29 août 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment**

**Personne ressource : Greg MacPherson, Urbaniste du patrimoine, Planification du patrimoine**

**613-580-2424 ext. 73665, greg.macpherson@ottawa.ca**

**Quartier : Somerset (14)**

## REPORT RECOMMENDATION

**That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 123 Metcalfe Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

## RECOMMANDATION DU RAPPORT

**Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d'intention de désigner la propriété située au 123, rue Metcalfe en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur de patrimoine culturel ci-jointe en tant que document 5.**

## BACKGROUND

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

123 Metcalfe Street, currently known as the Metcalfe Hotel, is a five-storey building clad in red brick constructed in 1910, originally designed as Ottawa's main YMCA branch. The property is located at the northeast corner of Metcalfe Street and Laurier Avenue and has cultural heritage value for its design, associative, and contextual values. It meets six of the nine criteria for designation under Part IV of the OHA.

This property was listed on the City's Heritage Register in 2019. Changes to the OHA through Bill 23 (2023) and Bill 200 (2024) will result in the removal of this property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the property by January 1, 2027. Further, Council will not be able to relist the property for five years after this date. Heritage staff completed a review of all non-designated properties listed on the City's Heritage Register in response to Bill 23 in Spring of 2023 and this property was identified as a potential candidate for designation.

## DISCUSSION

### **Recommendation: Issue a Notice of Intention to Designate**

The Official Plan, Provincial Policy Statement (PPS), and the OHA 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 OHA 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 by-law 2002-522, as amended, the Notice of Intention to Designate will be published online on the City’s website in both official languages. Document 5 contains the Statement of Cultural Heritage Value for this property.

### **Ontario Regulation 09/06**

Regulation 9/06 (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 that the property at 123 Metcalfe Street meets six of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report (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.**

123 Metcalfe Street has design value as a representative example of a purpose built early twentieth-century YMCA building, featuring elements of the Italianate, Edwardian,

and Renaissance Revival architectural styles. Constructed in 1909 as the second building for the Ottawa Young Men's Christian Association, the building is distinctly identifiable as a YMCA and bears similarity with other YMCA buildings of the era, particularly those in Canada and the north-east United States.

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

123 Metcalfe Street has design value as it displays a high degree of craftsmanship and artistic merit through its material detailing and architectural ornamentation. The building's craftsmanship is demonstrated through the decorative stone carvings in its tympanum panels above the second storey windows, and through its use of mixed materials for the fifth storey's terra cotta frieze. This level of craftsmanship is indicative of a high standard of design and skillful manual labour.

**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 building at 123 Metcalfe Street has historical value because of its direct association with the YMCA. Ottawa's YMCA was established in 1867 by local hardware merchant, George Hay. Originally established as a Christian men's movement, the earliest meetings of the YMCA were prayer groups and bible studies. By the late twentieth century, the YMCA became known for its social, educational, and athletic programming. Since its establishment in the 19<sup>th</sup> century, the YMCA has been an important community organization in Ottawa.

**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 building has historical value because it has the potential to yield information about early queer communities and spaces in Ottawa. While historic documentation of gay relations at local YMCAs is nearly non-existent, scholars, historians, and local experts have begun to speculate about the nature of same-sex relationships at YMCAs across North America. In Ottawa, local experts have made assumptions about gay connections and experiences at the YMCA based on its historic association with virility and the lack of alternative safe spaces for gay and bisexual men to connect with one another. Further research could reveal more information about the nuances of same-sex relations at the YMCA, and about Ottawa's early queer community more generally.

**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 former YMCA was designed by New York architectural firm Jackson & Rosencrans, notable for their YMCA designs in Canada and the United States, in association with significant Ottawa architect John Albert Ewart. Jackson and Rosencrans' work in Canada and the United States was influential in establishing a standardized, global design for YMCAs in the early 20<sup>th</sup> century. 123 Metcalfe Street is representative of their work and therefore satisfies Criterion 6 as demonstrating the work of an architect significant to the Canadian architectural community.

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

The building at 123 Metcalfe Street has contextual value because it is historically and functionally linked to its surroundings. From its construction until the late 1970s, the building shared an intersection and streetscape with other significant historic civic buildings in Ottawa including the Carnegie Library, YWCA, and the Ottawa Masonic Temple. The building was likely constructed in this location due to its proximity to other significant civic buildings in Ottawa's downtown core. The building's frontage on Metcalfe Street, a historic street connecting Parliament Hill to the landmark Victoria Memorial Museum (now the Canadian Museum of Nature), reflects the organization's local and national significance. As well, the building's change in use from a YMCA to hotel reflects the area's gradual change in function from a civic and residential area to a commercial and business district.

## **Conclusion**

The property at 123 Metcalfe Street meets six of the nine criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the OHA. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the OHA.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **LEGAL IMPLICATIONS**

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

## **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor is aware of the report and its recommendations

## **ADVISORY COMMITTEE(S) COMMENTS**

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report.

## **CONSULTATION**

The property owner was notified of the proposed designation by letter on July 30,2024. The letter included information about the designation process, instructions on how to participate and an offer to meet with staff to discuss and answer any questions.

The Centretown Community Association and Heritage Ottawa have also both been notified of this proposed designation.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications

## **RURAL IMPLICATIONS**

There are no rural implications resulting from this report.

## **TERM OF COUNCIL PRIORITIES**

There are no direct impacts to Term of Council priorities.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report

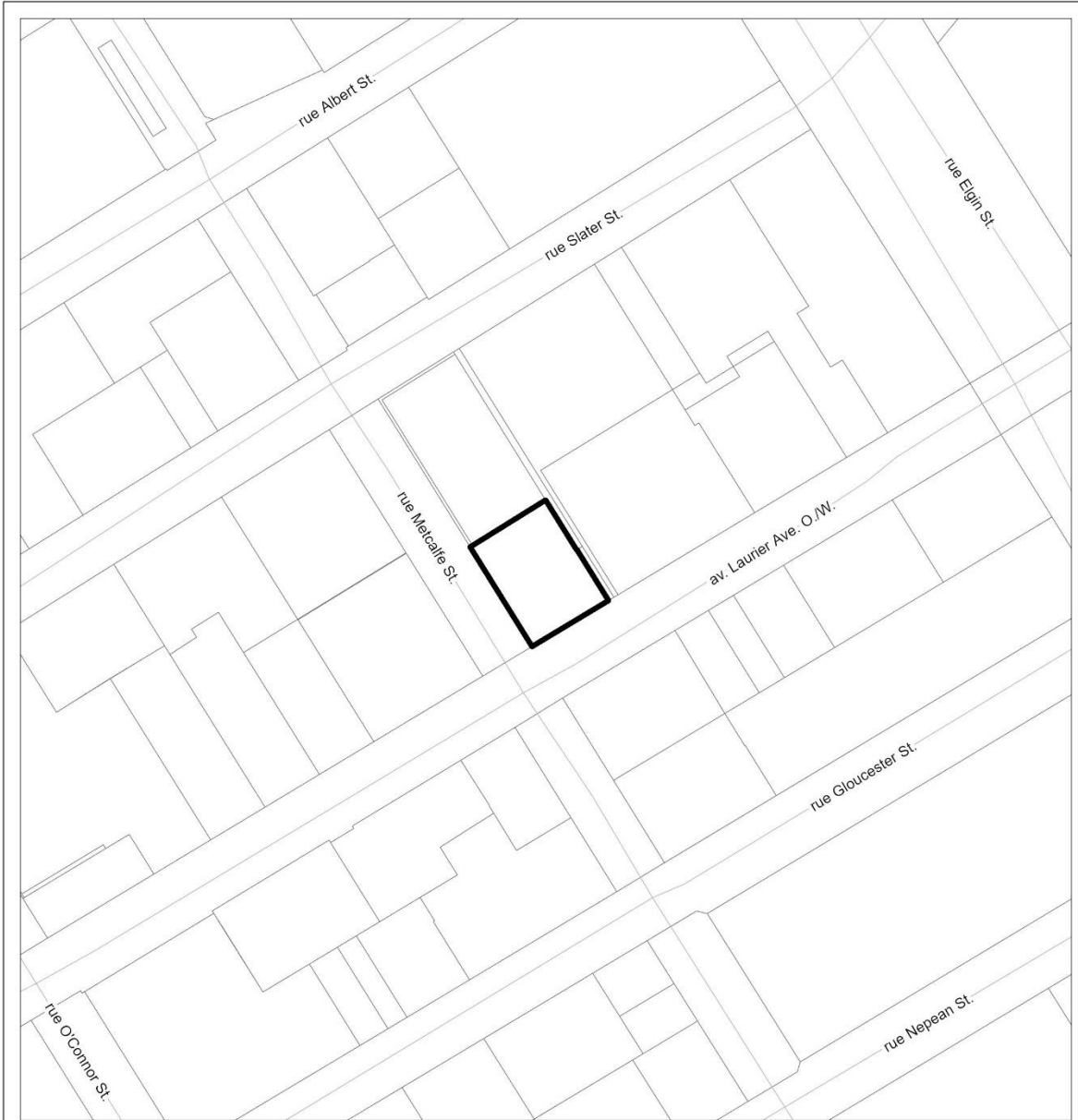
Document 5 Statement of Cultural Heritage Value




## DISPOSITION

If Council does not carry 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 123 Metcalfe Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services 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 the property at 123 Metcalfe Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the Notice 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 Notice 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 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 has been served, the Heritage Planning Branch, Planning, Development and Building Services 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, Development and Building Services 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



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D09-01-METC123	24-0851-E		<b>123 rue Metcalfe St.</b>
I:\CO\2024\Heritage\Metcalfe_123			
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REVISION / RÉVISION - 2024 / 08 / 01		 <small>NOT TO SCALE</small>	



Document 2 - Photos



Exterior of subject property from corner of Metcalfe and Laurier (Staff Photo, 2024)



Metcalfe Street elevation (Staff Photo, 2024)

## Document 3 - Ontario Regulation 9/06

### 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.