

**Subject:       Designation of the former Bell Telephone Exchange Buildings at 251  
Besserer Street, 200 First Avenue and 43 Eccles Street under Part IV  
of the *Ontario Heritage Act***

**File Number: ACS2025-PDB-RHU-0015**

**Report to Built Heritage Committee on 13 May 2025**

**and Council 28 May 2025**

**Submitted on May 2, 2025 by Court Curry, Manager, Right of Way, Heritage, and  
Urban Design Services, Planning, Development and Building Services**

**Contact Person: Ashley Kotarba, Heritage Planner II, Heritage Planning Branch**

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**Ward: Rideau-Vanier (12) and Capital (17) and Somerset (14)**

**Objet :       Désignation des anciens édifices de la centrale téléphonique de Bell  
Canada, situés au 251, rue Besserer, au 200, avenue First et au 43,  
rue Eccles, en vertu de la partie IV de la *Loi sur le patrimoine de  
l'Ontario***

**Dossier : ACS2025-PDB-RHU-0015**

**Rapport au Comité du patrimoine bâti**

**le 13 mai 2025**

**et au Conseil le 28 mai 2025**

**Soumis le 2 mai 2025 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 : Ashley Kotarba, Planificatrice de patrimoine II, Planification  
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**Quartier : Rideau-Vanier (12) et Capitale (17) et Somerset (14)**

## REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

1. Issue a Notice of Intention to Designate 251 Besserer Street 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 200 First 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 43 Eccles under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.

## RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de :

1. Publier un avis d'intention de désigner l'édifice situé au 251, rue Besserer, 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 5 ci-joint;
2. Publier un avis d'intention de désigner l'édifice situé au 200, avenue First, 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 l'édifice situé au 43, rue Eccles, 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.

## EXECUTIVE SUMMARY

This report recommends the designation of three properties under Part IV of the Ontario Heritage Act. All three buildings were purpose-built Bell Telephone Exchanges, and are located at 251 Besserer Street, 200 First Avenue and 43 Eccles Street.

The designations respond to the changes made to the *Ontario Heritage Act* made through Bill 23, affecting properties listed on the Heritage Register, resulting in the

removal of these properties from the City's Heritage Register if Council does not issue Notices of Intention to Designate the properties by December 31, 2026.

## RÉSUMÉ

Dans le cadre du présent rapport, on recommande de désigner les trois propriétés en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*. Situés au 251, rue Besserer, au 200, avenue First et au 43, rue Eccles, les trois bâtiments ont été construits dans le but de servir en tant que centrale téléphonique de Bell Canada.

Les désignations sont demandées à la suite des changements apportés à la *Loi sur le patrimoine de l'Ontario* dans le cadre du projet de loi 23, touchant les propriétés inscrites au Registre du patrimoine, qui visent à retirer ces propriétés du Registre du patrimoine de la Ville si le Conseil municipal ne publie pas des avis d'intention visant à désigner ces propriétés d'ici le 31 décembre 2026.

## BACKGROUND

This report has been prepared because designation under Part IV of the *Ontario Heritage Act* (OHA) must be approved by City Council. These designations represent a cluster of Bell Telephone Exchange Buildings located across the urban core of the city. The history of these buildings tells the story of the growth of the city during the early 20<sup>th</sup> century and the history of telecommunications in Ottawa. The Bell Telephone Company was established in 1877 and the first telephone exchange in Canada was built in 1878 in Hamilton, Ontario. Telephone exchanges were locations where employees operated switchboards with cables and jacks to connect callers, and where the power source for telephones was located. These employees were entirely women and the buildings are associated the growth of employment opportunities for women in early 20<sup>th</sup> century Canada. The three remaining switchboard-operated exchanges in Ottawa proposed for designation through this report, provided service to their surrounding neighbourhood in the early 20<sup>th</sup> century until their closures in the 1940s. Since that time, each building has been converted into office space. Two of the properties, 251 Besserer Street and 200 First Avenue are owned by foreign governments. The property at 200 First Avenue is the High Commission of Trinidad and Tobago and the property at 251 Besserer Street is owned by the People's Republic of China. Both countries were given additional notice about the upcoming designation and met with heritage staff.

The Rideau Exchange, 251 Besserer Street is a two-storey red brick building, located at the corner of Besserer Street and King Edward Avenue. Built in the Beaux-Arts style, the building features a symmetrical façade with seven bays of windows. Purpose-built in 1912; 251 Besserer Street was the second Bell Telephone Company switchboard-operated exchange in Ottawa.

A near architectural twin of 251 Besserer Street, the Carling Exchange, 200 First Avenue is a two-storey red brick Beaux-Arts building with a symmetrical façade with five bays of windows. The property is located within the Glebe neighbourhood of Ottawa. Designed by notable Ottawa architect John Albert Ewart and purpose built in 1913, 200 First Avenue was the third Bell Telephone Company switchboard exchange in Ottawa.

The Sherwood Exchange, 43 Eccles Street is a two-storey red brick Edwardian Classical building. 43 Eccles is located between Booth Street and Bronson Avenue in the Dalhousie neighbourhood. Purpose built in 1919 was the fourth Bell Telephone Company telephone exchange in Ottawa, providing services to the Western suburbs of Ottawa including Hull and Westboro.

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 2015 (251 Besserer Street), and 2019 (200 First Avenue and 43 Eccles Street). Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of these properties from the City Heritage Register if Council does not issue a Notice of Intention to Designate the properties by December 31, 2026. 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, Provincial Planning Statement (PPS), and the *Ontario Heritage Act* (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 Planning Statement (2024)**

The Provincial Planning Statement (PPS) replaces the former Provincial Policy Statement and came into effect on October 20, 2024. Section 4.6 of the PPS includes the following policy regarding the conservation of heritage resources:

*4. Planning authorities are encouraged to develop and implement:*

*b) proactive strategies for conserving-built heritage resources and cultural heritage landscapes*

Policies within the City's Official Plan, as described above, direct the designation of significant properties and comply with this policy.

Should City Council designate the property outlined in this report, it would be considered "protected heritage property" for the purposes of the PPS 2024. The PPS includes the following policy related to protected heritage property:

1. *Protected heritage property, which may contain built heritage resources or 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 Notices of Intention to Designate will be published online on the City's website in both official languages. Document 5,7,9 contain the Statements of Cultural Heritage Value for these 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 that the properties meet five of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Reports (see Documents 4,6,8), 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:**

251 Besserer Street and 200 First Avenue

The properties at 251 Besserer Street and 200 First Avenue have design value as representative examples of the Beaux-Arts architectural style, an expressive style evoking grandeur, stability and permanence, often featuring classical elements, and most commonly applied to turn-of-the-century buildings. Both the former Rideau Exchange and former Carling Exchange buildings are near architectural twins of one another and are symmetrical red brick buildings with stone details composed of several bays with a raised basement. Typical of the style, they feature classical details including a large cornice, pilasters, decorative brickwork, and central entrance with portico.

43 Eccles Street

Designed in 1919 by Chief Architect of the Bell Telephone Company of Canada at the time, William John Carmichael, 43 Eccles Street is a two-storey red brick building representative of the Edwardian Classicism architectural style and visually aligns with the typology of Bell Telephone exchange buildings across Ontario. The building features a red brick façade with dentilled cornice and contrasting stone quoins, keystones, and a carved stone pediment over its entrance. Similar classical features are visible on other exchange buildings designed by Carmichael.

**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:**

251 Besserer Street, 200 First Avenue and 43 Eccles Street

The former Rideau Exchange, former Carling Exchange and former Sherwood Exchange, have historical value for their direct associations with the Bell Telephone Company and the themes of development of telecommunications in Ottawa and women in the Canadian workforce. Purpose-built in 1912, 1913, and 1919, the Rideau Exchange, the Carling Exchange, and the Sherwood Exchange, respectively, provided telephone services to their surrounding areas until the 1940s. The properties symbolize a time of growth, technological advancement, and increased wealth in Ottawa. The former exchange buildings additionally shine a light on the history of women in the Canadian workforce. The Bell Telephone Company was established in 1877 and the first telephone exchange in Canada was built in 1878 in Hamilton, Ontario. By the year 1900, Bell exclusively hired women to work as switchboard operators, a position that

demanded a high degree of patience, quick thinking and physical exertion.

#### 251 Besserer Street

The building at 251 Besserer Street has historical value because it has direct associations with longstanding Ottawa consumer goods store, J.G. Whyte & Sons. Founded in 1855, the store was first located on Rideau Street and was located at 251 Besserer Street from 1948 until 1980. The business continued to operate until 2020.

**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:**

#### 251 Besserer Street and 200 First Avenue

The former Carling Exchange has historical value as it was designed by prominent Ottawa architect John Albert Ewart. Ewart was the architect for Ottawa's first telephone exchange, known as the Queen Exchange at 60 Queen Street. The former Carling Exchange is an architectural twin of the former Rideau Exchange, the second telephone exchange at 251 Besserer Street. Therefore, it is likely that Ewart designed the former Rideau Exchange property as well. Ewart's most well-known works includes the Booth Building (165 Sparks Street), the Wellington Building (former Metropolitan Life Assurance Building), Knox Presbyterian Church at 120 Lisgar Street, and several schools.

#### 43 Eccles Street

This property has historical value as it was designed by William John Carmichael, the chief architect for the Bell Telephone Company. Between 1899 and 1926, Carmichael's name is linked with nearly 100 new buildings for the Bell Telephone Company. As chief architect, he also designed warehouses for the Northern Electric Company and was also in charge of all major alterations, additions and extensions to existing Bell Telephone exchange buildings.

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

#### 251 Besserer Street

The former Rideau Exchange is important in maintaining and defining the character of Sandy Hill. Developed in the 1860s, Sandy Hill is one of Ottawa's oldest neighbourhoods, with King Edward Avenue acting as the main road connecting the neighbourhood to Rideau Street and Lowertown. This part of Sandy Hill is characterized by red brick and stone buildings. 251 Besserer Street contributes to the neighbourhood

through its massing and red brick construction.

### 200 First Avenue

The former Carling Exchange has contextual value because it is important in supporting the character of the Glebe neighbourhood. The property is located near Bank Street, the neighbourhood's central artery for commercial activity. The former Carling Exchange visually and thematically aligns with the commercial buildings in the area which have low and wide massing and feature rich exterior materials including red and buff-coloured brick veneers, wood and limestone. Many of their façades employ heavy cornices, and stone lintels, sills and keystones juxtaposed with red brick.

### 43 Eccles Street

The former Sherwood Exchange has contextual value because it is important in defining and maintaining the character of Dalhousie, a mixed neighbourhood that includes many early 20<sup>th</sup> century red brick buildings in the Edwardian Classicist and Italianate styles.

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

### 251 Besserer Street

The former Rideau Exchange has contextual value because it is historically and functionally linked to its surroundings. Located at the edge of Sandy Hill, the building at 251 Besserer Street has significant frontage on Besserer Street and King Edward Avenue, the main road connecting the neighbourhood to Rideau Street and Lowertown. At the turn of the century, Sandy Hill was home to some of Ottawa's most affluent and influential individuals and was a rapidly growing residential neighbourhood. The installation of a telephone exchange indicates an increasing number of telephone subscribers in the neighbourhood, which corresponds with the area's growth at the time. King Edward Avenue was a hub for significant historic institutional and civic historic buildings such as the Andrew W. Fleck building, Champagne Bath, the Ottawa Electric Hydro Substation #4, the former Adath Jeshrun Synagogue, the former église évangélique baptiste d'Ottawa, and St. Alban's Anglican Church.

### 200 First Avenue

The property has contextual value because it is historically and functionally linked to its surroundings. Although the history of the Glebe dates to the construction of the Rideau Canal in 1827, the neighbourhood flourished and grew in the 1870s and evolved into a streetcar suburb with the extension of the streetcar line in 1891. The establishment of the Carling Exchange is linked to the neighbourhood and city's growth and development



in the early 20<sup>th</sup> century. The expanding demand for services such as telephone and electricity are seen in this building and other related infrastructure such as Hydro Substation No. 2 on Glebe Avenue.

### 43 Eccles Street

The property has contextual value because it is historically and functionally linked to its surroundings. The former name for the building, the former Sherwood Exchange, is linked to the former name of the neighbourhood, Mount Sherwood, which was established in the 1820s and annexed to the City of Ottawa in 1889. The establishment of the Sherwood Exchange in 1919 is linked to the and city's growth and development in the early 20<sup>th</sup> century and the expanding demand for telephone services. The growth in population in the area in the early 20<sup>th</sup> century is memorialized through large institutional buildings nearby such as the Plant Bath (1924) and St. Luke's Anglican Church (1922). École St. Dominique was constructed across the street from the former Sherwood Exchange in 1936.

### **Conclusion**

The properties at 251 Besserer Street, 200 First Avenue and 43 Eccles Street meet five of the nine criteria for designation outlined in Ontario Regulation 09/06 for designation under Part IV of the OHA. Staff recommend that Council issue Notices of Intention to Designate the properties 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 recommendations.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

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

Councillor Menard provided the following comment: "I would like to thank staff for their work on this file."

### **CONSULTATION**

All three property owners were mailed letters regarding the upcoming staff report and the proposed designations of their properties under Part IV of the *Ontario Heritage Act*

on February 25, 2025. Follow-up letters and email were sent the week of March 24, 2025. Heritage staff met with staff at both foreign governments to discuss the implications of designation. A letter of support from the Dalhousie Community Association to the City for the designation of 43 Eccles Street under Part IV of the Ontario Heritage Act has been received (see Document 10).

## **ACCESSIBILITY IMPACTS**

The designation of these properties under the *Ontario Heritage Act* does not impact physical fabric of the building. 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.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications for this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report, 251 Besserer Street

Document 5 Statement of Cultural Heritage Value, 251 Besserer Street

Document 6 Cultural Heritage Evaluation Report, 200 First Avenue

Document 7 Statement of Cultural Heritage Value, 200 First Avenue

Document 8 Cultural Heritage Evaluation Report, 43 Eccles Street

Document 9 Statement of Cultural Heritage Value, 43 Eccles Street

Document 10 Letter of Support for Designation of 43 Eccles from Dalhousie Community

Association to City

## DISPOSITION

If Council does not carry the recommendations, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the properties located at 251 Besserer Street, 200 First Avenue and 43 Eccles Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Buildings 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 the Notices of Intention to Designate the property at 251 Besserer Street, 200 First Avenue and 43 Eccles Street 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 30 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 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 notices of the by-laws in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

## Document 1 Location Map





**Document 2 Photos****251 Besserer Street**

King Edward Avenue and Besserer Street, looking northeast. Google Streetview, October 2024



Besserer Street, looking west. Google Streetview, September 2020





Front façade of 251 Besserer Street. March 2025



Rear of 251 Besserer Street. March 2025



Front entrance detail, 251 Besserer Street. March 2025



**200 First Avenue**

Front façade of 200 First Avenue. March 2025



Front façade of 200 First Avenue. March 2025



Front façade of 200 First Avenue. March 2025





Front portico detail, 200 First Avenue. March 2025

**43 Eccles Street**



Front façade 43 Eccles Street. March 2025



Front façade 43 Eccles Street. March 2025





Front façade 43 Eccles Street. March 2025



Front portico detail, 43 Eccles Street. March 2025

**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.

## **Document 5 Statement of Cultural Heritage Value, 251 Besserer Street**

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

#### **Description of Property**

The former Rideau Exchange at 251 Besserer Street is a two-storey red brick building constructed in 1912. The property is located within the Sandy Hill neighbourhood of Ottawa, at the corner of Besserer Street and King Edward Avenue.

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

The property located at 251 Besserer Street has design value as a representative example of the Beaux-Arts architectural style, an expressive style evoking grandeur, stability and permanence, often featuring classical elements, and most commonly applied to turn of the century buildings. The former Rideau Exchange building is a symmetrical red brick building with stone details, composed of seven bays with a raised basement. Typical of the style, it features classical details including its large cornice, pilasters, decorative brickwork, and central entrance with portico.

The former Rideau Exchange has historical value for its direct associations with the Bell Telephone Company and the themes of development of telecommunications in Ottawa and women in the Canadian workforce. Purpose-built in 1912 as the second Bell Telephone Company switchboard exchange in Ottawa, the Rideau Exchange provided telephone services to the surrounding area until the 1940s. The property symbolizes a time of growth, technological advancement, and increased wealth in Ottawa. The former Rideau Exchange building sheds light on the history of women in the Canadian workforce. The Bell Telephone Company was established in 1877 and the first telephone exchange in Canada was built in 1878 in Hamilton, Ontario. By the year 1900, Bell exclusively hired women to work as switchboard operators, a position that demanded a high degree of patience, quick thinking and physical exertion. The building is also associated with longstanding Ottawa consumer goods store, J.G. Whyte & Sons. Founded in 1855, the store was first located on Rideau Street and was located at 251 Besserer Street from 1948 until 1980.

The former Rideau Exchange was likely designed by prominent Ottawa architect John Albert Ewart. Ewart was the architect for Ottawa's first telephone exchange, known as the Queen Exchange at 60 Queen Street (now demolished) and the third telephone exchange, the Carling Exchange at 200 First Avenue. The Carling Exchange is an architectural twin of this building. Ewart's most well-known works includes the Booth Building (165 Sparks Street), the Wellington Building (former Metropolitan Life Assurance Building), Knox Presbyterian Church at 120 Lisgar Street, and several

schools.

The former Rideau Exchange is important in maintaining and defining the character of Sandy Hill. Developed in the 1860s, Sandy Hill is one of Ottawa's oldest neighbourhoods, with King Edward Avenue acting as the main road connecting the neighbourhood to Rideau Street and Lowertown. This part of Sandy Hill is characterized by red brick and stone buildings. 251 Besserer Street contributes to the neighbourhood through its massing and red brick construction.

The former Rideau Exchange has contextual value because it is historically and functionally linked to its surroundings. Located at the edge of Sandy Hill, the building at 251 Besserer Street is on the corner of Besserer Street and King Edward Avenue, the main road connecting the neighbourhood to Rideau Street and Lowertown. At the turn-of-the-century, Sandy Hill was home to some of Ottawa's most affluent and influential individuals and was a rapidly growing residential neighbourhood. The installation of a telephone exchange indicates an increasing number of telephone subscribers in the neighbourhood, which corresponds with the area's growth at the time. King Edward Avenue was a hub for significant historic institutional and civic buildings such as the Andrew W. Fleck building, Champagne Bath, the Ottawa Electric Hydro Substation #4, the former Adath Jeshurun Synagogue, the former église évangélique baptiste d'Ottawa, and St. Alban's Anglican Church.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of the former Rideau Exchange at 251 Besserer Street as a representative example of a Beaux-Arts commercial building include:

- Two-storey rectangular massing with raised basement
- Red brick cladding with recessed stringcourses below the first-storey
- Symmetrical front façade with seven bays and central entrance including:
  - double metal front doors
  - large square window divided into several lites
  - decorative metal and stone entablature surrounding entrance including volutes and pediment
- Two-storey brick pilasters with stone bases and capitals separating bays of windows

- Decorative brickwork between first and second storeys on the south and west façades
- Window openings with stone lintels and sills
- Stone string courses
- Stone roundels
- Flat roof with large overhanging cornice
- Stone foundation

The interior of the building and the north addition are excluded in this designation.

## **Document 7 Statement of Cultural Heritage Value, 200 First Avenue**

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

#### **Description of Property**

The former Carling Exchange at 200 First Avenue is a two-storey red brick L-shaped building constructed in 1913. The property is located within the Glebe neighbourhood of Ottawa.

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

The property at 200 First Avenue has design value as a representative example of the Beaux-Arts architectural style, an expressive style evoking grandeur, stability and permanence, often featuring classical elements, and most commonly applied to turn-of-the-century-buildings. The former Carling Exchange building features wide massing, symmetrical façade, and central entrance. The building is composed of five bays of windows and a raised basement and displays classical elements including a symmetrical façade, a large cornice, pilasters, decorative brickwork, and central entrance with portico.

The former Carling Exchange has historical value for its direct associations with the Bell Telephone Company and the themes of development of telecommunications in Ottawa and women in the Canadian workforce. Purpose-built in 1913 as the third Bell Telephone Company switchboard exchange in Ottawa, the Carling Exchange provided telephone services to the surrounding area until the 1940s. The property symbolizes a time of growth, technological advancement, and increased wealth in Ottawa. The former Carling Exchange building sheds light on the history of women in the Canadian workforce. The Bell Telephone Company was established in 1877 and the first telephone exchange in Canada was built in 1878 in Hamilton, Ontario. By the year 1900, Bell exclusively hired women to work as switchboard operators, a position that demanded a high degree of patience, quick thinking and physical exertion.

The property has historical value because it demonstrates the work of prominent Ottawa architect John Albert Ewart. Ewart was the architect for Ottawa's first telephone exchange, known as the Queen Exchange at 60 Queen Street (now demolished) and likely the second telephone exchange at 251 Besserer Street, which is an architectural twin of this building. Ewart's most well-known works includes the Booth Building (165 Sparks Street), the Wellington Building (former Metropolitan Life Assurance Building), Knox Presbyterian Church at 120 Lisgar Street, and several schools.

The former Carling Exchange has contextual value because it is important in supporting the character of the Glebe neighbourhood. The property is located near Bank Street, the

neighbourhood's central artery for commercial activity. The character of the former Carling Exchange aligns with the commercial buildings in the area which have low and wide massing and feature rich exterior materials including red and buff-coloured brick veneers, wood and limestone. Many of their façades employ heavy cornices, and stone lintels, sills and keystones juxtaposed with red brick.

The property has contextual value because it is historically and functionally linked to its surroundings. Although the history of the Glebe dates to the construction of the Rideau Canal in 1827, the neighbourhood flourished and grew in the 1870s and evolved into a streetcar suburb with the extension of the streetcar line in 1891. The establishment of the Carling Exchange is linked to the neighbourhood and city's growth and development in the early 20<sup>th</sup> century. The expanding demand for services such as telephone and electricity are seen in this building and other related infrastructure such as Hydro Substation No. 2 on Glebe Avenue.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of the former Carling Exchange at 200 First Avenue as a representative example of a Beaux-Arts commercial building include:

- Two-storey massing with raised basement
- Red brick cladding with recessed stringcourses below the first storey
- Symmetrical front façade with five bays and central entrance including:
  - double front doors
  - large square window divided into several lites
  - decorative metal and stone entablature surrounding entrance including volutes and pediment
- Two-storey brick pilasters with stone bases and capitals separating bays of windows
- Decorative brickwork between first and second storeys on the north and west facades
- Window openings with stone lintels and sills
- Stone string courses
- Stone roundels

- Flat roof with large overhanging cornice

The interior of the building is excluded from this designation.



## **Document 9 Statement of Cultural Heritage Value, 43 Eccles Street**

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

#### **Description of Property**

The former Sherwood Exchange at 43 Eccles Street is a two-storey red brick building constructed in 1919. The property is located between Booth Street and Bronson Avenue in the Dalhousie neighbourhood.

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

Constructed in 1919, the building at 43 Eccles Street is a two-storey red brick building representative of the Edwardian Classicism architectural style. The property has historic value as it was designed by Chief Architect of the Bell Telephone Company of Canada William John Carmichael and visually aligns with the architectural expression of Bell Telephone exchange buildings across Ontario. The flat-roofed building features a red brick façade with dentilled cornice and contrasting stone quoins, keystones, and a carved stone entablature over its entrance. Similar classical features are visible on other exchange buildings designed by Carmichael, who designed almost 100 new buildings for the Bell Telephone Company between 1899 and 1926. As chief architect, he also designed warehouses for the Northern Electric Company and was also in charge of all major alterations, additions and extensions to existing Bell Telephone exchange buildings.

The former Sherwood Exchange has historical value for its direct associations with the Bell Telephone Company and the themes of development of telecommunications in Ottawa and women in the Canadian workforce. Purpose-built in 1919 as the fourth Bell Telephone Company switchboard operated exchange in Ottawa, the former Sherwood Exchange provided telephone services to Ottawa's western suburbs and Hull until the 1940s. The property symbolizes a time of growth, technological advancement, and increased wealth in Ottawa. The former Sherwood Exchange sheds light on the history of women in the Canadian workforce. The Bell Telephone Company was established in 1877 and the first telephone exchange in Canada was built in 1878 in Hamilton, Ontario. By the year 1900, Bell exclusively hired women to work as switchboard operators, a position that demanded a high degree of patience, quick thinking and physical exertion.

The former Sherwood Exchange has contextual value because it is important in defining and maintaining the character of Dalhousie, a mixed neighbourhood that includes many early 20<sup>th</sup> century red brick buildings in the Edwardian Classicist and Italianate styles. The property has contextual value because it is historically and functionally linked to its surroundings. The former name for the building, the Sherwood Exchange, is linked to

the former name of the neighbourhood, Mount Sherwood, which was established in the 1820s and annexed to the City of Ottawa in 1889. The establishment of the Sherwood Exchange in 1919 is linked to the city's growth and development in the early 20<sup>th</sup> century and the expanding demand for telephone services.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of the former Sherwood Exchange as a representative example of an Edwardian Classicist building include:

- Two-storey massing with raised basement
- Red brick cladding with stone banding and quoins
- Entrance featuring:
  - a stone entablature with carving reading: "The Bell Telephone Company of Canada"
  - Stone pediment supported by volutes
- Evenly spaced window openings, some with stone and brick voussoirs
- Flat roof with large overhanging dentilled cornice
- Stone foundation

The interior of the building and the addition to the north are excluded in this designation.