

Subject: Application to demolish the accessory structure at 166 Huron Avenue North, a property designated under Part IV of the *Ontario Heritage Act*

File Number: ACS2025-PDB-RHU-0041

Report to Built Heritage Committee on September 9, 2025

and Council September 24, 2025

Submitted on August 28, 2025 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services

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Ward: Kitchissippi (15)

Objet : Demande de démolition d'une structure accessoire au 166, avenue Huron Nord, propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2025-PDB-RHU-0041

Rapport au Comité du patrimoine bâti

le 9 septembre 2025

et au Conseil le 24 septembre 2025

Soumis le 28 août 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 : Avery Marshall, Planification du patrimoine

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Quartier : Kitchissippi (15)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to demolish the accessory structure at 166 Huron Avenue North;**
- 2. Approve the issuance of a heritage permit with no expiry date from the date of issuance;**
- 3. Confirm that the demolition does not constitute a change to the existing Statements of Cultural Heritage Value for this property and further confirm that no by-law amendments are required.**

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil municipal :

- 1. d'approuver la demande de démolition de la structure accessoire au 166, avenue Huron Nord;**
- 2. d'approuver la délivrance du permis en matière de patrimoine sans date d'expiration;**
- 3. de confirmer que la démolition susmentionnée ne constitue pas un changement des déclarations de la valeur de patrimoine culturel de la propriété en cause et qu'aucune modification de règlement n'est requise.**

BACKGROUND

This application is for the demolition of an accessory structure at 166 Huron Avenue North. The application includes removal of the detached garage located at the northwest corner of the property. Once removed, the excavated area will be filled in.

The subject property is designated under Part IV of the *Ontario Heritage Act*. The property was first designated in 1985 (By-law 282-85) with interior features designated in 1992 (By-law 330-92). This property has additional protection through a 1977 heritage conservation easement agreement with the Ontario Heritage Trust.

The main building on the property is a detached dwelling known as the Connors House, built in 1915 for E.P. Connors. The house was designed by Francis C. Sullivan in the Prairie style. The designating by-laws and easement agreement refer to the Connors House and its design features.

In 2021, Council approved an amendment to Zoning By-law 2008-250 for 166 Huron

Avenue North to add a Library use and accessory uses at the subject property ([ACS2021-PIE-PS-0067](#)). To accommodate the parking requirements of the library use, three parking spaces were provided in tandem in the existing driveway.

An accessory structure, a detached single storey double-car garage, is located at the northwest corner of the property. The existing garage was built sometime after 1965 and replaced an earlier concrete block garage. The accessory structure is not original to the property and the designer is unknown. This application proposes demolition of the garage.

Previously, *Ontario Heritage Act* applications to demolish an accessory structure on a property designated under Part IV of the *Act* were processed by staff through the delegation of Council's authority. In 2019, changes were made to Section 34 of the *Ontario Heritage Act*. There is no longer a provision allowing Council's authority to be delegated to staff for this type of application. Today, Section 34 (1)(2) reads as follows:

34 (1) No owner of property designated under section 29 shall do either of the following, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal:

1. Demolish or remove, or permit the demolition or removal of, any of the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be.
2. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be.

This report has been prepared because Legal Services has confirmed that an application to demolish an accessory structure on a property designated under Part IV of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

Recommendation 1 – Approve the application to demolish the accessory structure at 166 Huron Avenue North.

The application includes removal of the detached garage located at the northwest corner of the property. Once removed, the excavated area will be filled in.

This proposal has been reviewed against Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. Heritage staff have determined that the proposal is compliant and consistent with the "Standards and Guidelines". Demolition of the detached garage removes a non-character-defining feature of the property.

The garage is not required for parking and is deteriorating due to water infiltration. The garage is not original to the property and the designer is unknown. The designating by-laws and easement do not identify the garage as a heritage attribute. According to the 1948 Fire Insurance Plan, no accessory structures existed on the property at that time. By 1965, a concrete block garage is visible to the northwest of the house.

Recommendation 2 – Approve the issuance of a heritage permit with no expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. Owing to the small scale of this project and its impact on the streetscape, this heritage permit would be issued without an expiry date.

Recommendation 3 – Confirm that the demolition does not constitute a change to the existing Statements of Cultural Heritage Value for this property and further confirm that no by-law amendments are required

By-law 282-85 contains a "Statement of Reasons for Designation". By-law 330-92 contains a "Statement of Reasons for Amended Designation". Today, these statements are referred to as "Statements of Cultural Heritage Value" or "Statements of Cultural Heritage Value or Interest."

Staff reviewed the existing statements and do not anticipate any impact on these statements or by-laws in relation to demolition of the garage. The subject property will continue to have cultural heritage value or interest and, despite the demolition, the two statements explaining the cultural heritage value or interest of the property and the descriptions of the heritage attributes of the property remain accurate and do not need to be amended.

Recommendation 3 confirms that no changes are required in relation to the existing statements and by-laws, in accordance with the steps required under Section 34.3 of the *Act*, as prescribed in Ontario Regulation 385/21.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

Conclusion

Staff have reviewed the application to demolish the accessory structure at 166 Huron Avenue North and have no objections to its approval.

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

The Ward Councillor supports the application.

CONSULTATION

The notification process was modified for legal compliance and to reflect the minor nature of the application.

Staff notified the Ward Councillor, Heritage Ottawa and the Wellington Village Community Association. Information and an opportunity to comment was provided by email.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendation of this report.

RURAL IMPLICATIONS

There are no rural implications.

TERM OF COUNCIL PRIORITIES

Not applicable.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 16, 2025

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Statement of Cultural Heritage Value

DISPOSITION

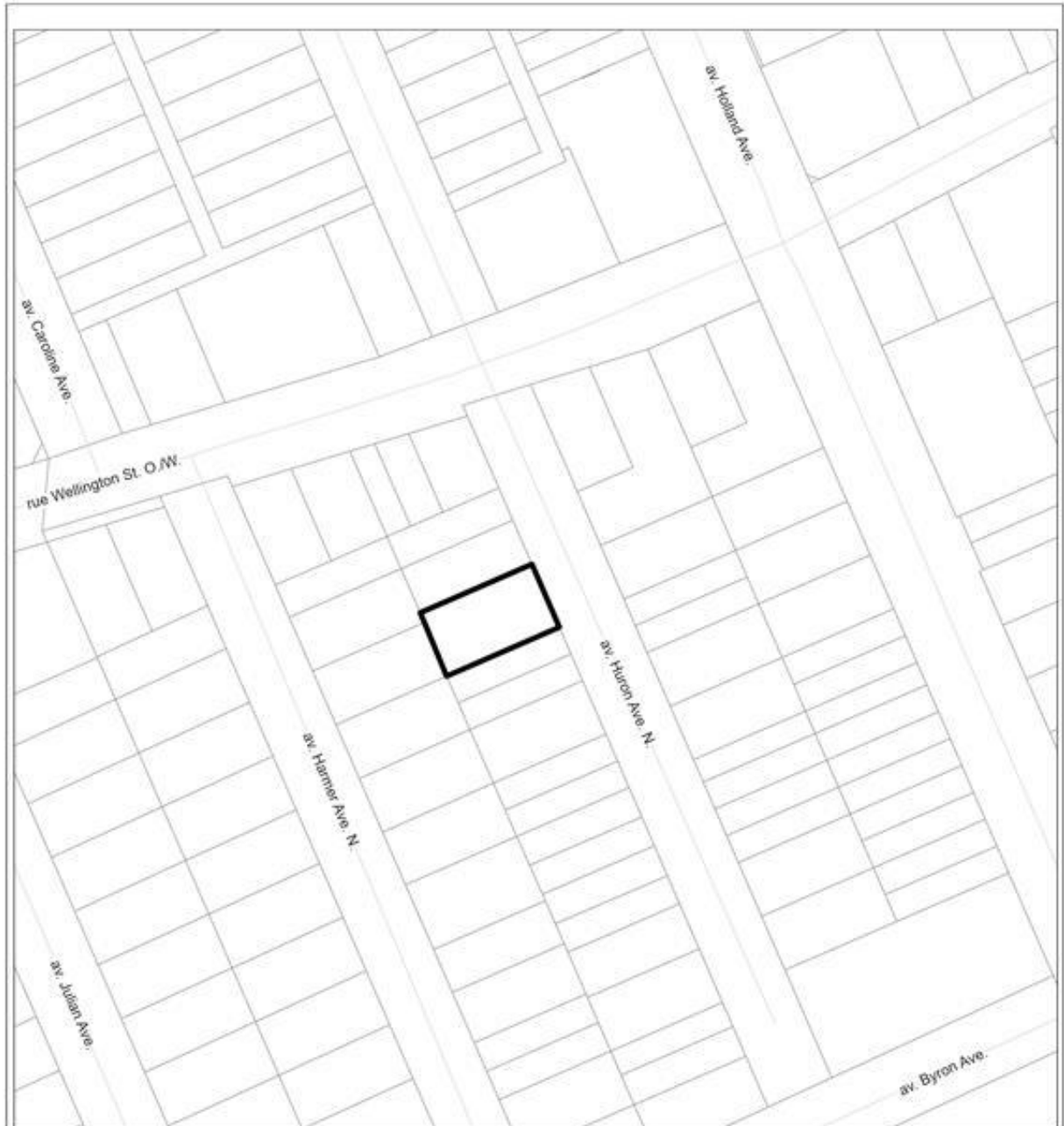
Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision according to the requirements of Section 34 of the *Ontario Heritage Act*.




Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of Council's decision according to the requirements of Section 34 of the *Ontario Heritage Act*.

Following demolition of the garage, Heritage Planning Branch, Planning, Development and Building Services Department to bring an IPD to Built Heritage Committee in accordance with Ontario Regulation 385/21 (7) to ensure that the determination contained in the recommendation of this report remains accurate and complies with s. 34.3 of the Act.

Following the IPD, 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 determination in accordance with Ontario Regulation 385/21 (7).

Document 1 Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
ACS2025-PDB-RHU-0041	25-0989-G		166, av Huron Ave N
I:\CO\2025\One_Off\Huron_166			
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REVISION / RÉVISION - 2025 / 08 / 05			

Document 2 Site Photos



Left: Bird's eye view of 166 Huron Ave N. The accessory structure proposed for demolition is marked with an X. Source: Bing Maps © 2025 Microsoft.

Right: Primary façade of the accessory structure located at 166 Huron Ave N. Photo courtesy of the applicant.



Above: Details of the accessory structure located at 166 Huron Ave N. Photos courtesy of the applicant.

Document 3 Statement of Cultural Heritage Value

BY-LAW 282-85

The two and one-half storey residence at 166 Huron Avenue is recommended for designation as being of architectural value.

Built in 1915 for E.P. Connors, an assessor for the City of Ottawa, the house was designed by Francis C. Sullivan, one of Ottawa's most renowned architects and a contemporary of the noted American architect Frank Lloyd Wright. Sullivan's buildings are of particular interest in Ottawa because they show that as early as the first decades of this century more modern structures were being built in the capital.

This particular house is an excellent example of the residential properties designed by Sullivan. The building bears the unmistakable mark of Frank Lloyd Wright's famous "Prairie" style of architecture which includes strong horizontal and vertical lines, bold detailing, projecting eaves, and a prominent front entrance.

BY-LAW 330-92

The principal rooms of the Connors House, 166 Huron Avenue North, are recommended for designation for architectural reasons. Designed by Francis C. Sullivan in the Prairie Style, the building's interior is an excellent example of his work and demonstrates his virtuosity.

The principle public rooms exemplify Sullivan's talents and reflect his interest in geometric forms, the contrasting of texture and colour and his preference for strong vertical accents. Elements of these spaces, clearly indicative of Sullivan's work, which are to be included in this designation include; the paneled vestibule and entrance hall that feature doors enlivened by panes of opaque coloured glass in a geometric pattern, the central staircase which is distinguished by a tall newel post with geometric Prairie-style details, the living room including the mantle, plate rail, window frames and pocket doors which also feature geometric glazing with panes of opaque stained glass, the dining room including the wooden ceiling beams and plate rail, and the main floor den including its doors and mantle.

Other interior spaced and details are not to be included in this designation.