

**Subject: Wellington Street West in Hintonburg Heritage Conservation District  
Feasibility Assessment**

**File Number: ACS2025-PDB-RHU-0044**

**Report to Built Heritage Committee on October 6, 2025  
and Council October 22, 2025**

**Submitted on September 24, 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 : Évaluation de la faisabilité du district de conservation du patrimoine  
de la rue Wellington Ouest à Hintonburg**

**Dossier : ACS2025-PDB-RHU-0044**

**Rapport au Comité du patrimoine bâti**

**le 6 octobre 2025**

**et au Conseil le 22 octobre 2025**

**Soumis le 24 septembre 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**

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**Quartier : Kitchissippi (15)**

## REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

1. Receive for information the Wellington Street West in Hintonburg Heritage Conservation District Feasibility Assessment, as directed by report ACS2024-PDB-RHU-0046 and attached as Document 1.
2. Direct Heritage Planning staff to not proceed with a Heritage Conservation District Study and not to prepare a Heritage Conservation District Plan for Wellington Street West in Hintonburg.
3. Direct Heritage Planning staff to evaluate the list of properties attached to this report as Document 3 for designation under Part IV of the *Ontario Heritage Act*, in consultation with the Hintonburg Community Association and individual property owners.
4. Direct Heritage Planning staff to engage with the Hintonburg Community Association, Hintonburg residents, and the Councillor for Ward 15 to consider opportunities for interpretive installations or other interpretive programming related to the history and heritage value of Hintonburg.

## RECOMMANDATIONS DU RAPPORT

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

1. Prendre connaissance, à titre informatif, de l'évaluation de la faisabilité du district de conservation du patrimoine de la rue Wellington Ouest à Hintonburg, comme le stipule le rapport ACS2024-PDB-RHU-0046 et jointe à la présente en tant que document 1;
2. Enjoindre au personnel de la Planification du patrimoine de ne pas mener une étude sur le district de conservation du patrimoine et de ne pas préparer de plan du district de conservation du patrimoine de la rue Wellington Ouest à Hintonburg;
3. Enjoindre au personnel de la Planification du patrimoine d'évaluer la liste des propriétés figurant dans le présent rapport en tant que document 3 et devant être désignées en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, en consultation avec la Hintonburg Community Association et les différents propriétaires concernés;
4. Enjoindre au personnel de la Planification du patrimoine de collaborer avec les représentants de la Hintonburg Community Association, les résidents

## **de Hintonburg et le conseiller du quartier 15 à l'examen des possibilités d'installations ou de programmes d'interprétation liés à l'histoire et à la valeur patrimoniale de Hintonburg.**

### **BACKGROUND**

Report [ACS2024-PDB-RHU-0046](#) directed Heritage Planning staff to complete Heritage Conservation District (HCD) Feasibility Assessments for multiple areas of the city. HCD Feasibility Assessments form part of the City's strategy to implement and respond to the legislative changes to the *Ontario Heritage Act* (OHA) enacted through Bill 23, Bill 200, and other related provincial legislation. The intent of a Feasibility Assessment is to consider an area's potential for designation as an HCD, initiate a dialogue with community members on designation, and scope resource requirements for a full HCD study.

This report presents the results of the completed HCD Feasibility Assessment for Wellington Street West in Hintonburg. Wellington Street West and the wider neighbourhood of Hintonburg have long been the subject of heritage interest from the public and City staff, being the home to multiple properties already designated under Part IV of the *Ontario Heritage Act*. Wellington Street West was identified as a Feasibility Assessment location through the City's efforts to review the Municipal Heritage Register following the introduction of Bill 23 and its subsequent amendments to the *Ontario Heritage Act*.

The results of this Feasibility Assessment have determined that while the area does not merit designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act*, there are several properties of cultural heritage value in the area that may merit individual designation.

The findings of the Feasibility Assessment and the recommendations of this report will contribute to long term work planning and resource allocation for the Heritage Planning Branch. This report has been prepared to fulfill the requirements of Council's direction and because designation requires the approval of council after consultation with the Built Heritage Committee.

### **DISCUSSION**

#### **Recommendations 1: Receive HCD Feasibility Assessment for Information**

As directed by report ACS2024-PDB-RHU-0046, Heritage Planning staff have completed a HCD Feasibility Assessment for Wellington Street West in Hintonburg (Document 1). The Feasibility Assessment provides an overview of the area's historical development, defines its built form and landscape character, assesses the area's

potential to meet the *Ontario Heritage Act's* test for designation as an HCD, and considers the best options for addressing the area's heritage conservation needs. The following section provides a summary of the Feasibility Assessment's findings and discussion.

The Historical Overview and Character Overview are set out in Sections 2.0 and 3.0 of the Feasibility Assessment (Document 1). These sections chart the area's growth from a mid-19<sup>th</sup> century rural community dotted with villa estates to an independent village and later a streetcar suburb of Ottawa over the course of the late 19<sup>th</sup> to mid-20<sup>th</sup> centuries, noted for its role as a centre of industry and manufacturing. This section identifies a broad range of historical associations relevant to Hintonburg, such as its role in industry, its cultural communities, including Franco-Ontarians and Irish immigrants, and the westerly expansion of the City of Ottawa. The Historical Overview also notes that many associations significant to Hintonburg are not limited to Wellington Street West and may be best represented by properties outside the Feasibility Assessment area. The Character Overview defines the area's character as a mixed-character traditional main street, featuring predominantly vernacular buildings with a range of materials, stylistic influences, physical conditions, and historical integrity. The area's mixed character is unified by the commercial typology and ground-level orientation of many of its buildings; however, demolition and alterations over time have eroded this character in certain sections and diminished its consistency across the Feasibility Assessment area.

Using this information, Section 6.0 of the Feasibility Assessment (Document 1) considered Wellington Street West's potential to meet the test for designation as an HCD under Part V of the OHA. The test for HCD designation is prescribed by Ontario Regulation 9/06, which requires that at least 25 per cent of properties in an area meet two or more of the nine criteria for designation (Document 3). The Feasibility Assessment found that Wellington Street West in Hintonburg has high potential to meet or exceed this threshold for only one designation criterion, criterion seven, which relates to the role of individual properties in supporting an area's character. Therefore, the area is considered to have limited potential for designation as an HCD.

Additionally, the Feasibility Assessment considers possible approaches for heritage conservation for Wellington Street West. It identifies three key priorities for heritage conservation in Hintonburg and discusses how different conservation approaches could support these priorities. These priorities are set out below and described in full detail in Section 7 of Document 1:

- Conserve the area's significant individual properties

- Support the maintenance of Wellington Street West's main street character
- Express a full range of historical, contextual, and thematic values

The Feasibility Assessment considered the creation of an HCD and found that the highly varied character of the area and the condition of properties on Wellington Street West would pose challenges to the implementation of an HCD. While HCDs in main street settings are common in Ontario, most examples are found in areas with a more consistent character and appearance than Wellington Street West. The implementation of policies and guidelines for managing change consistently across properties would therefore be challenging, and relatively few properties would require the strict regulation of alterations enabled by designation due to their condition or appearance. Given the strong direction of the City's Official Plan to conserve the traditional main street character of Wellington Street West, in tandem with the presence of multiple Part IV designated properties in the area and the Official Plan's policies requiring compatibility with heritage resources, Heritage Planning staff are of the opinion that designation would unnecessarily duplicate existing measures to safeguard the area's character in this case. The designation of additional properties under Part IV of the OHA would therefore offer comparable benefits to the designation of an HCD within a shorter time frame and a more efficient use of staff resources.

Further, there are also properties outside the boundaries of the assessment area associated with the various historic themes, events, and individuals significant to Hintonburg, which merit designation. Considering properties outside the Feasibility Assessment boundary would support the conservation of a more holistic range of historical, contextual, and thematic values over a sole focus on Wellington Street West.

The Feasibility Assessment concluded with the following recommendations:

- Do not undertake an HCD Study for Wellington Street West in Hintonburg
- Consider the designation of multiple properties within and outside of the Feasibility Assessment area for individual designation under Part IV of the *Ontario Heritage Act*, in collaboration and consultation with the Hintonburg Community Association and individual property owners.
- Engage with the Hintonburg Community Association, Hintonburg residents, and the Ward Councillor's office to consider, develop, and implement interpretive installations or other opportunities to commemorate Hintonburg's diverse histories.

**Recommendation 2: HCD Study**

Based on the findings and recommendations of the Feasibility Assessment, Heritage Planning staff recommend that Built Heritage Committee recommend that City Council not direct Heritage Planning Staff to undertake an HCD Study and prepare an HCD Plan for Wellington Street West in Hintonburg.

**Recommendation 3: Part IV Designations**

Heritage Planning Staff recommend that Built Heritage Committee and Council direct staff to evaluate the properties listed in the attached Document 3 for designation under Part IV of the OHA. In addition to the existing designated properties within the area, staff have identified multiple properties as candidates for potential Part IV designation. These properties will be researched and evaluated potential designation in consultation with owners and the Hintonburg Community Association. This recommendation acknowledges that the cultural heritage value of Hintonburg extends beyond the Feasibility Assessment area and enables the potential conservation of a broader range of heritage value and historic associations which more accurately reflect the history of Hintonburg. A list of potential Part IV designation candidates is set out within the Feasibility Assessment and is attached separately to this report as Document 3. Further candidate properties may be identified through this process.

**Recommendation 4: Interpretation Opportunities**

Finally, in recognition of the cultural heritage value of this area staff also recommend that Built Heritage Committee and Council direct staff to engage with local residents, the Hintonburg Community Association, and the Ward Councillor's office to explore opportunities to develop and implement built heritage-focused interpretive installations in Hintonburg.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report.

**COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor is aware of the recommendations of this report.

## **CONSULTATION**

Heritage Planning Staff met with representatives of the Hintonburg Community Association in November 2024 to discuss the Feasibility Assessment project. The Hintonburg Community Association has provided staff with information and historic research related to the project since this time. The recommendations of this report were shared with the HCA in September 2025.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications.

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **SUPPORTING DOCUMENTATION**

Document 1 Wellington Street West in Hintonburg Feasibility Assessment Area Map

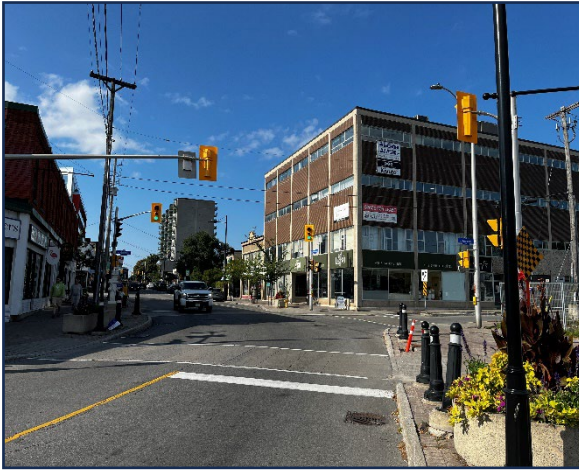
Document 2 Wellington Street West in Hintonburg Feasibility Assessment

Document 3 Ontario Regulation 9/06

Document 4 List of potential Part IV designation candidates



Document 2:



# Wellington Street West in Hintonburg: Heritage Conservation District Feasibility Assessment

City of Ottawa Heritage Planning Staff

October 2025



## **EXECUTIVE SUMMARY**

This Feasibility Assessment considers the potential for Wellington Street West in Hintonburg, defined as Wellington Street West from Spadina Avenue to Parkdale Avenue, to be designated as a Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* (OHA). This follows the Council-endorsed direction of report ACS2024-PDB-RHU-0046, which directed staff to complete Feasibility Assessments for five (5) areas in the City of Ottawa, including Wellington Street West.

The Feasibility Assessment provides an overview of the area's historical growth and development, describes the area's physical characteristics, and considers the applicability of the OHA's nine criteria for designation of an HCD, as set out in Ontario Regulation 9/06. The Feasibility Assessment finds that Wellington Street West in Hintonburg has limited potential for designation as an HCD. While the area can be characterized as a traditional commercial main street and properties in the area have significant historical associations, the integrity of its historical character along Wellington Street West is low, having been impacted by property alterations and demolition over time.

The Feasibility Assessment concludes with three recommendations. First, due to the limited designation potential, that the City of Ottawa not pursue designation of the area as an HCD; second, that the City of Ottawa consider the designation of specific properties individually under Part IV of the *Ontario Heritage Act*; and third, that the City of Ottawa engage with the community and Ward Councillor to explore opportunities for historic interpretation installations in Hintonburg.

## **1.0 INTRODUCTION**

This document is a Heritage Conservation District (HCD) Feasibility Assessment for Wellington Street West in Hintonburg. Feasibility Assessments are a new strategy for the City of Ottawa first directed by City Council through report ACS2024-PDB-RHU-0046. The primary intent of a Feasibility Assessment is to determine if an area has sufficient potential to meet the test for HCD designation and support a comprehensive HCD study in the future.

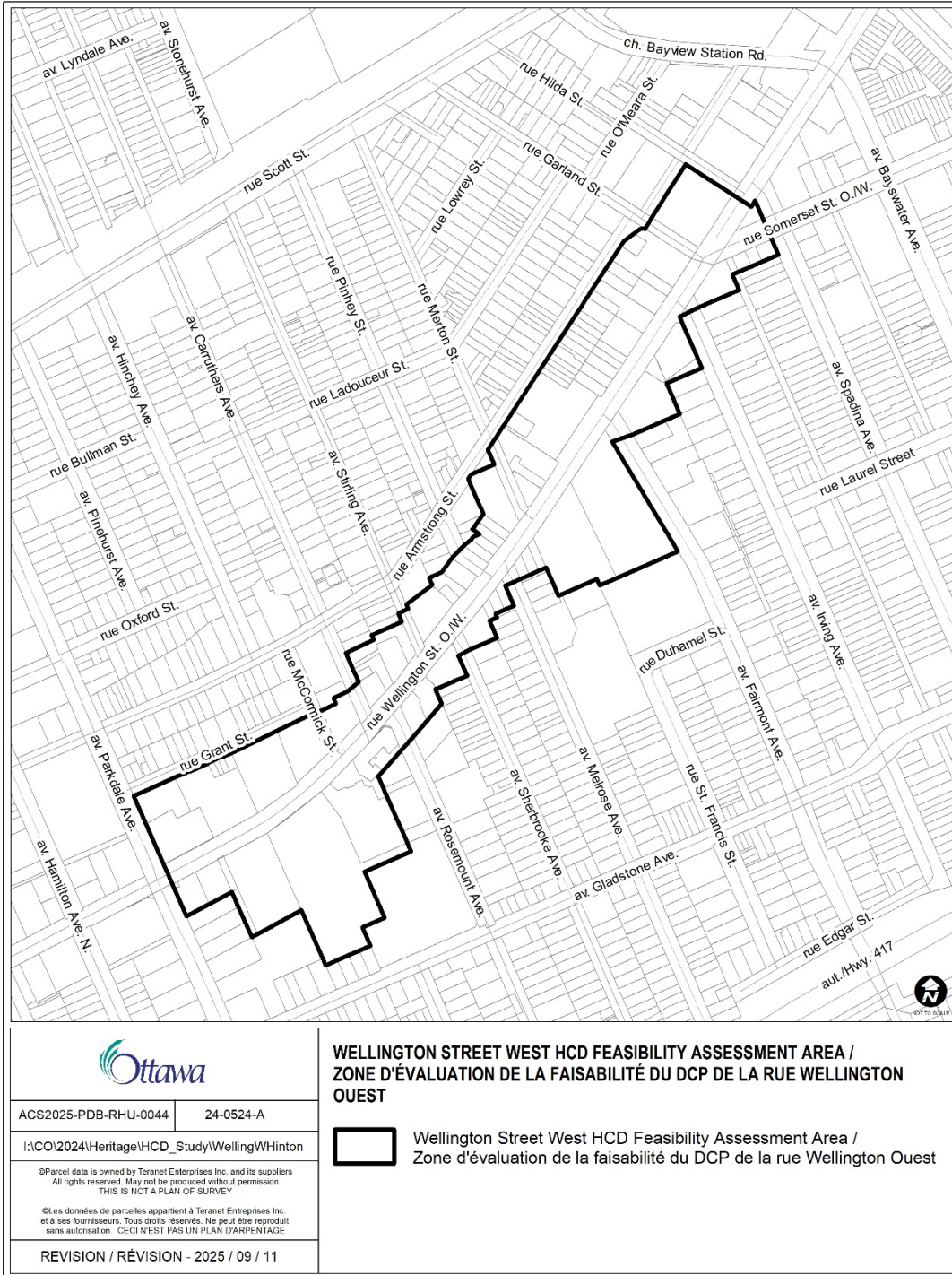
Part V of the *Ontario Heritage Act* (OHA) gives municipalities the authority to designate areas as HCDs. The test and criteria for designating an HCD is established under *Ontario Regulation 9/06 (O.Reg. 9/06)* and requires that at least 25 per cent of all properties in an area meet two or more of the nine *Criteria for Determining Cultural Heritage Value or Interest* (Appendix 1). The evaluation of an area against these criteria is typically undertaken in an HCD Study conducted under the authority of OHA Section 40. Feasibility Assessments act as a pre-cursor to these comprehensive HCD studies and assess whether an area merits the time and resources required of a study. The results of a Feasibility Assessment contribute to updating the City's HCD-related workplan and provide opportunities for early public engagement and outreach.

### **Project Background**

This HCD Feasibility Assessment follows the Council-endorsed direction of report [ACS2024-PDB-RHU-0046](#), which directed staff to complete Feasibility Assessments for five (5) areas in the City of Ottawa, including Wellington Street West.

### **Feasibility Assessment Area**

The Feasibility Assessment area includes the sections of Wellington Street West within the catchment area of the Hintonburg Community Association, as shown on Map 1:



Map 1: HCD Feasibility Assessment Area

## **2.0 HISTORICAL OVERVIEW**

### **Pre-Contact History and Early Settlement**

Since time immemorial and prior to European contact, the Anishinabe Algonquin and Iroquois used the Ottawa River as a main transportation, trade, and communication route connecting the St. Lawrence River to Ontario's Great Lakes and Canada's interior. In particular, the junction of three major waterways, the Ottawa River, Rideau River, and Gatineau River, is central to the Algonquin Anishinaabeg homeland. Places including Hull Landing, Chaudière Falls, today's Leamy Lake Park, and the surrounding shores was and remains an important cultural landscape where the First Nation have a deep, interconnected relationship between the land and the landscape. The Anishinabe Algonquin lived on both sides of the Ottawa River and likely portaged and camped at Lazy Bay, north of Mechanicsville. However due to intense lumber activity and construction of the Kichi Zibi Mikan in the 1950s removed any evidence of such riverside camps.<sup>1</sup>

Located in the former Nepean Township, which stretched from the Ottawa River, Rideau River, Manotick, and Shirleys Bay, European settlement in present-day Hintonburg started in the second quarter of the 19<sup>th</sup> century with the establishment of villa estates along Richmond Road (now known as Wellington Street West). Built between 1818 and 1824 to connect the military village of Richmond with Richmond Landing (the precursor to Bytown and Ottawa), Richmond Road emerged as the region's most important inland transportation route, becoming the spine of a significant agricultural district dotted with inns and taverns servicing those travelling the road.<sup>2</sup> East of present-day Holland Avenue the area was slow to develop, featuring only several villa estates, the largest being the Armstrong Estate established in 1854.<sup>3</sup>

Many came to the area in the mid 19<sup>th</sup> century for its economic prospects, working at mills on the Chaudière Falls or railway jobs on the Canada Central Railway, which opened in 1870 and ran from LeBreton Flats to Carleton Place along the present day Transitway. Hintonburg – named after Joseph Hinton, an Irish immigrant who worked under the Duke of Richmond and later served in various political and judicial roles in

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<sup>1</sup> John Leaning, *Hintonburg & Mechanicsville: A Narrative History*, (Hintonburg Community Association, 2003), 11.

<sup>2</sup> Bruce S. Elliot, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*, (City of Nepean, 1991), 20, 43.

<sup>3</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 8, 11.

Carleton County<sup>4 5 6</sup> - first appeared as a subdivision in rural Nepean Township in 1874, dividing up much of the Hinton farm abutting Richmond Road.<sup>7</sup> Other nearby subdivisions followed, but development of the area was limited and occurred in piecemeal fashion until the late 1880s. In 1889, Ottawa annexed portions of Nepean Township adjacent to Ottawa City limits, placing Hintonburg directly on the border of the expanded City of Ottawa and increasing interest in residential development of the area.<sup>8</sup> The 1891 census describes Hintonburg as an industrial suburb with 41 percent of Hintonburg heads of households working as millhands or labourers.<sup>9</sup> The area was conveniently located in proximity to jobs, but also affordable enough for working-class families to access housing near the city limits.<sup>10</sup> The demographics of the neighbourhood were predominantly French and Irish Catholic from the late 19<sup>th</sup> to mid 20<sup>th</sup> century.<sup>11</sup>

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<sup>4</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 20.

<sup>5</sup> KT Staff, "The untold story of the Hinton family, part one," *Kitchissippi Times*, March 1, 2018, accessed June 24, 2025, <https://kitchissippi.com/hinton-family-hintonburg-history/>.

<sup>6</sup> KT Staff, "The untold story of the Hinton family, part one."

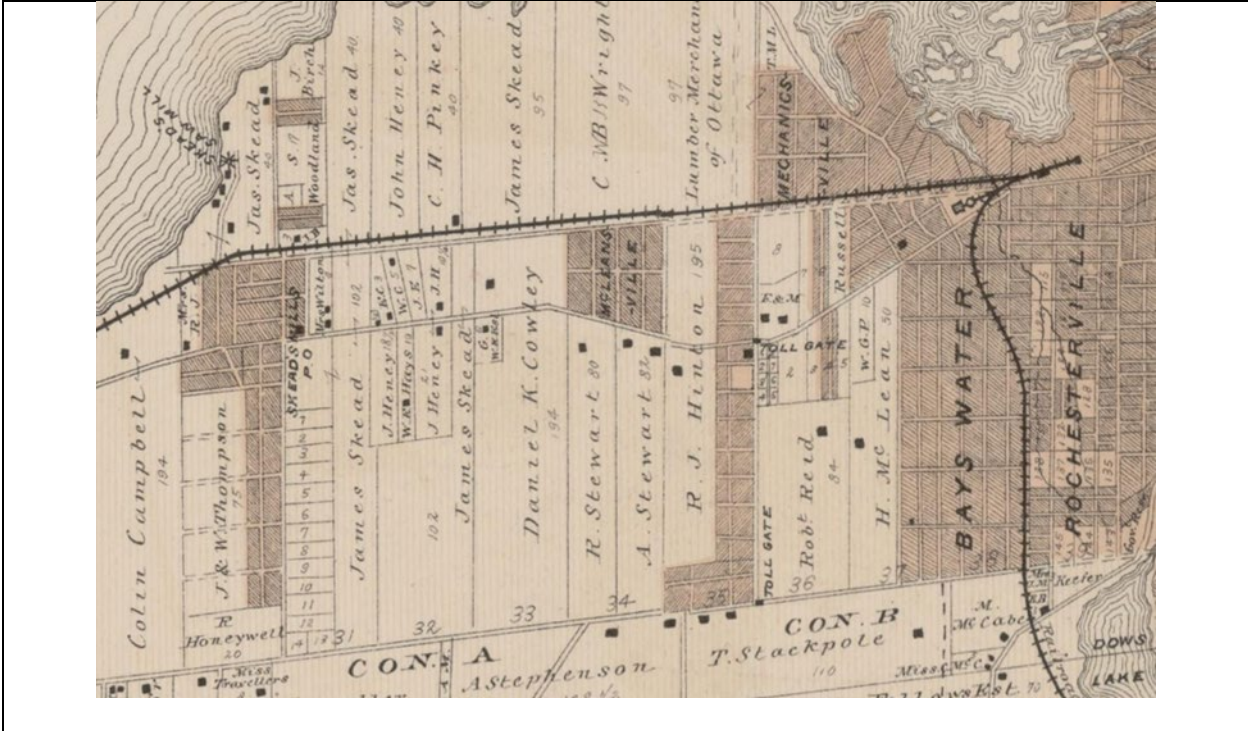
<sup>7</sup> Elliot, *The City Beyond*, 119

<sup>8</sup> Elliot, *The City Beyond*, 106-110

<sup>9</sup> Elliot, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*, 137-138.

<sup>10</sup> Riehl, *A Brief History and Parishes of the Archdiocese of Ottawa / Histoire Concise Et Parishes De L'Archdiocese D'Ottawa*, 147.

<sup>11</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 1, 9.



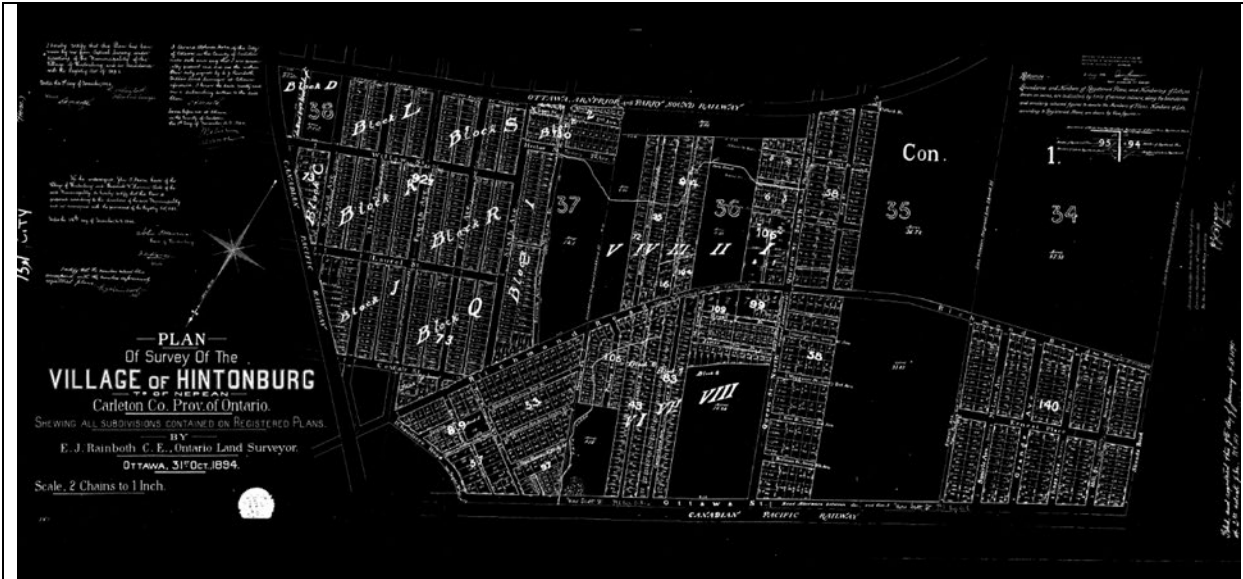
Nepean Township, black square denotes farmhouse, Source: Illustrated historical atlas of the county of Carleton, 1879

### The Village of Hintonburg

The historic village of Hintonburg, sometimes spelled as “Hintonburgh,” was formally incorporated in 1893 and was generally defined by Scott Street (originally the Canada Central Railway, 1870) to the north, Bayswater Avenue to the east, Highway 417 (originally the Ottawa, Arnprior & Parry Sound Railway, 1893) to the south, and Parkdale Avenue to the west.<sup>12</sup> The western limits were often ambiguous and the 1894 plan for the village of Hintonburg extended to Western Avenue, however the historic core was concentrated between Parkdale Avenue and Bayswater Avenue.<sup>13</sup>

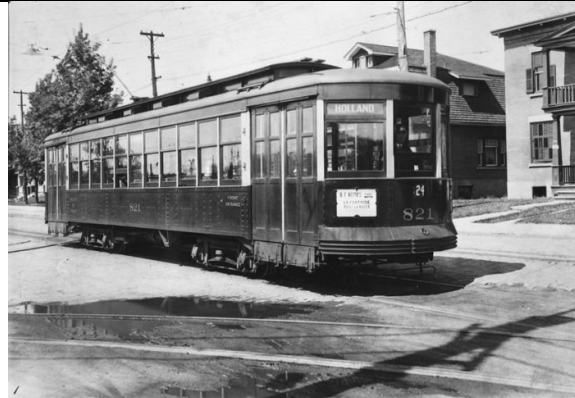
<sup>12</sup> *Ottawa City Directory*, 1907, 691; Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 4.

<sup>13</sup> Plan of Survey of the Village of Hintonburg, 1894, MAP0030, City of Ottawa Archives, Ottawa.



Plan 151, Plan of Survey of the Village of Hintonburg, 1894 (North oriented to bottom left), Source: <https://www.onland.ca/ui/>

The economic boom of the 1890s throughout Canada and the opening of streetcars along Richmond Road in 1895 and later the extension to Britannia in 1900 brought a range of civil servants, tradesmen, and those connected with the Catholic Church to the area.<sup>14</sup> After Hintonburg was minimally impacted by The Great Fire of 1900 which destroyed large parts of Ottawa and Hull, many from Hull and Rochesterville (south of Lebreton Flats) moved to the area resulting in significant population growth.<sup>15</sup>



The Holland-Britannia streetcar. Source: City of Ottawa Archives, CA-1939, <https://kitchissippi.com/the-history-of-holland-avenue-a-story-of-two-brothers/>

In 1907 the village of Hintonburg agreed to annexation by the City of Ottawa to help pay municipal debts, lower taxes, and gain access to city services. Growth persisted and its period of significance is considered to be from the late 19<sup>th</sup> to the mid 20<sup>th</sup> century. At

<sup>14</sup> Bentley, *Historic Churches of the Ottawa Valley*, 67; Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 20-21.

<sup>15</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 30-31, 35.

the time of annexation, Richmond Road east of Western Avenue was renamed Wellington West.<sup>16</sup>

As a traditional and bustling main street, Wellington Street served as a key throughfare connecting the western communities to the capital. As such, it hosted a variety of commercial, industrial, mixed-use, institutional, residential, and religious buildings. This was concentrated between Parkdale Avenue (formerly Queen Street) and Spadina Avenue (formerly Fifth Avenue). In 1912, Wellington Street West had a variety of shops including grocery and dry good stores, pharmacies, movie theatres, banks, bars, hotels, garages, and lumber piling.<sup>17</sup> Wellington Street West continued to be a successful commercial street into the mid to late 20<sup>th</sup> century.



<sup>16</sup> <https://todayinottawashistory.wordpress.com/2022/01/15/the-end-of-road-tolls/>; Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 12.

<sup>17</sup> Ottawa Fire Insurance Plans, 1912, volume 1, 110, 115, 116, 117.

First instance Hintonburg is documented on Ottawa Fire Insurance Plans, 1895, Source: *Ottawa Fire Insurance Plans*, 1901, volume 1, 114A.

The neighbourhood was also home to several religious and institutional buildings, serving the Ottawa West suburb and beyond. Hintonburg was home to several Protestant (Anglican, Presbyterian, Methodist, United) and Catholic churches, missions, monasteries, schools, and social institutions. Particularly significant to the community were the Capuchin Monks who established the Saint-Francois-D'Assise monastery, church, and parish on the south side of the Wellington Street West at Fairmont Avenue since 1891. Organizations including The Salvation Army, Bethany Home for Children and later Bethany House, and the Grace Hospital, which were instrumental in supporting the community not only in Hintonburg but also Ottawa's western suburbs.<sup>18</sup>

Today, Wellington Street West remains Hintonburg's main thoroughfare with a commercial and mixed-use core surrounded by residential areas. Although changing over time, Wellington Street West has physically and functionally retained its historic village fabric.

### **Historical Themes and Associations**

The following themes and historical associations are not considered to be exhaustive and were identified through staff's preliminary research and a review of material provided by the Hintonburg Community Association.

#### *Farmland and villa estates in Nepean Township*

The construction of Richmond Road very slowly opened Nepean Township between the village of Richmond and Bytown for development as farms established on and around Richmond Road around the second quarter of the 19<sup>th</sup> century. From the 1830s to the 1880s, villa estates were created on expansive lots with family houses and agricultural buildings situated on Richmond Road.<sup>19</sup> Hintonburg's most prominent villa estate was owned by Judge Christopher Armstrong, who purchased 18 acres north of Richmond Road in 1845 and built his family home at 35 Armstrong Road in 1854 (which at the time was connected to Richmond Road).<sup>20</sup> Other significant villa estates in Nepean Township that came to be Hintonburg village were owned by Judge William Ross, John

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<sup>18</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 38.

<sup>19</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 11.

<sup>20</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 12.

Durie, James Fitzgibbon, and Robert Hinton.<sup>21</sup> Many of these large-scale farms were sold and subdivided piecemeal overtime, resulting in irregular street patterns centered on Richmond Road. The few remaining villa estate farmhouses illustrate the early history of Hintonburg before its incorporation as a village in 1893.

### *Richmond Road/Wellington Street as traditional main street*

Richmond Road was constructed in 1818 to connect Richmond Village to Richmond Landing in Bytown. It was a main transportation into what would become the Nation's Capital. Richmond Road operated as a toll road for over a century. In 1907, the road from Western Avenue eastward was renamed Wellington Street West at annexation by the City of Ottawa to recognize the continuation and connection of the street into the downtown core.<sup>22</sup>

As an independent village, Hintonburg had a toll keeper residence, town hall, post office, and fire hall, many of which were located on or near Wellington Street West. As a traditional main street, Wellington Street West in Hintonburg featured a range of commercial, residential, mixed-use (commercial on first storey and residential above), industrial, civic, institutional, and religious buildings to meet the needs of its residents. Historically through Hintonburg's period of significance from the late 19<sup>th</sup> to mid 20<sup>th</sup> century, Wellington Street West served as a traditional main street in Ottawa.

### *Hintonburg as an industrial hub*

Hintonburg became known as an industrial suburb over the course of the late 19<sup>th</sup> and early 20<sup>th</sup> century. In particular, the north side of the neighbourhood between Wellington and Scott Street was heavily industrialized, featuring a railway roundhouse (on the present site of Tom Brown Arena) and employers such as Capital Wire Cloth and the Beach Foundry.<sup>23</sup> Wellington Street West existed as an informal social divider, with mill workers and other labourers settling north of Wellington in wooden homes while civil servants and tradesmen built the red brick homes characteristic of the area south of Wellington.<sup>24</sup>

### *Hintonburg as a streetcar suburb*

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<sup>21</sup> Linda Hoad and Jeanne Inch, "Historical Themes and People of Early Hintonburg in Support of Creating A Hintonburg Heritage Conservation District," Hintonburg Community Association, (2025), 1.

<sup>22</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 11.

<sup>23</sup> <https://www.heritage-matters.ca/articles/leading-by-example>

<sup>24</sup> <https://app06.ottawa.ca/calendar/ottawa/citycouncil/ec/2012/05-08/3%20-%20ACS2012-ICS-PGM-0042%20Bethany%20Hope%20Centre.htm>

Hintonburg developed into a working-class neighbourhood near the end of the 19<sup>th</sup> century and incorporated as village in 1893. The first electric streetcars were built by the Ottawa Electric Railway Company (OER) in 1891, concentrated in the downtown core. As early as 1890, residents of the Hintonburg area were requesting the OER bring streetcars to Richmond Road.<sup>25</sup> In 1893, the village of Hintonburg incorporated specifically so they could obtain a franchise agreement with the OER.<sup>26</sup> By the spring of 1896, the OER streetcar was running on Richmond Road and Holland Avenue and to the Experimental Farms. The arrival of the streetcar in Hintonburg resulted in an exponential population growth, becoming the largest western suburb of Ottawa. The streetcars also fueled additional commercial opportunities on Wellington Street West and facilitated the shift from a neighbourhood with blue-collar jobs, civil servants, or those associated with the Catholic church, to a residential neighbourhood for civil servants and middle-class professionals, especially on the south side of the street.<sup>27</sup> This development can be generally characterize the north of Wellington Street West as the older, modest residential half with more industries given its geographic connection to the railway and waterway, compared to the south side which had new sections of development into middle class residential buildings.

#### *Hintonburg as a hub of social services*

As an early, independent village in Ottawa's western suburbs, Hintonburg became a hub for institutional and social services. Hintonburg's first doctor and Medical Officer of Health practiced in the former tollkeeper's residence from 1896 to 1907. From 1898 to 1935, the New Orpington Lodge – later renamed St. George's Home – operated at 1153 Wellington Street West as one of the "distribution centres" for home children, which relocated British Catholic orphans to Canada. The Salvation Army opened an orphanage in 1908, and the Bethany Hope Centre for "unwed, friendless mothers in need" opened in 1924 at 1140 Wellington Street W. The Salvation Army Maternity Hospital – later The Grace Hospital – opened in 1922, later becoming a general hospital until 1999.<sup>28</sup> The Salvation Army's buildings were clustered on the south side of Wellington Street between Rosemount and Parkdale Avenue. The organization continues to run The Grace Manor, a nursing home, on the former site of The Grace Hospital. Hintonburg was also home to a West End branch of the Young Women's

<sup>25</sup> Elliot, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*, 178.

<sup>26</sup> Elliot, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*, 179.

<sup>27</sup> City of Ottawa, *Neighbourhood Plan Hintonburg and Mechanicsville*, (2010), <https://app06.ottawa.ca/calendar/ottawa/citycouncil/occ/2010/02-24/pec/10%20-%20ACS2010-ICS-CSS-0002%20DOCUMENT%20%20%20EN%20Vars.pdf>, 18.

<sup>28</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 38.

Christian Association from 1911 to 1941.<sup>29</sup> Additionally, Hintonburg is home to Ottawa's last remaining Carnegie library, the Rosemount branch of the Ottawa Public Library, which has been open since 1910.<sup>30</sup>

### *Demographics of French Canadian and Irish Catholics*

Ottawa in the late 19<sup>th</sup> century experienced an economic boom related to the lumber mills and railway construction, and many moved to the Hintonburg and Mechanicsville area for the job opportunities. The demographic of these mill and railway workers was largely Catholic French Canadians and Irish Catholics who moved to Hintonburg area for its more affordable housing.<sup>31</sup> The village survived The Great Fire of Ottawa and Hull in 1900 causing many francophone families from Hull to relocate to Hintonburg.<sup>32</sup> Hintonburg's predominantly French speaking Catholic population persisted from the late 19<sup>th</sup> century into the mid 20<sup>th</sup> century which can be demonstrated by the establishment of francophone educational, religious, and institutional organizations and services throughout this period.

### *Period of Significance:*

Based on this historic overview, the Feasibility Assessment area's period of significance is from approximately the late 19<sup>th</sup> century (circa 1880) to the mid-20<sup>th</sup> century (circa 1950) as this period captures the area's most significant periods of growth, including its incorporation as an independent village and annexation into Ottawa.

## **3.0 CHARACTER OVERVIEW**

The following section provides a high-level overview of the Feasibility Assessment area's character, including a summary of its built form and landscape character.

### **Built Form**

### ***Land Use***

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<sup>29</sup> "Hintonburg "Y" Chapter Holds Final Meeting," *The Ottawa Journal*, December 2, 1941, 9, <https://newspapers.com/image/47787355/>.

<sup>30</sup> Dave Allston, "The History of Rosemount Library: Endless Growth," The Kitchissippi Museum, November 30, 2015, <https://kitchissippimuseum.blogspot.com/2015/11/the-history-of-rosemount-library.html>. Dave Allston, "The History of Rosemount Library: Endless Growth," *The Kitchissippi Museum*, last modified November 30, 2015, <https://kitchissippimuseum.blogspot.com/2015/11/the-history-of-rosemount-library.html>.

<sup>31</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 20.

<sup>32</sup> Leaning, *Hintonburg & Mechanicsville: A Narrative History*, 35.

The Feasibility Assessment area can be characterized as a commercial main street, containing a concentration of commercial, service, and institutional uses anchored on and around Wellington Street West. The principal land use of most properties is commercial, though many are mixed use with commercial uses at the ground level and residential or office uses above. The area also features several institutional uses, including multiple churches, a community centre, a nursing home, and a retirement home.

### ***Dates of Construction***

Dates of construction in the Feasibility Assessment area range from the mid 19<sup>th</sup> century to today. Some of the area's earliest buildings include Magee House at 1114 Wellington Street West (circa 1881), the former toll keeper's residence at 1121 Wellington Street West (circa 1890), and the Jones Block at 1112 Wellington Street West (1903).

### ***Building Typologies***

The Feasibility Assessment area includes a range of building typologies, including the following:

#### ***One to two storey commercial buildings***

One to two storey purpose-built commercial buildings are a predominant typology in the Feasibility Assessment area. Some buildings of this typology are commercial rows featuring four to six commercial units at grade with residential uses above while others are smaller buildings containing one commercial use at grade.

#### ***Converted detached houses***

A number of commercial buildings with frontage on Wellington Street West appear to be converted single-detached houses. Most buildings of this type are two stories and feature a front gable design.

#### ***Contemporary mixed-use buildings***

There are several contemporary mixed-use buildings in the Feasibility Assessment area. All feature a minimal front yard setback with commercial uses at grade along Wellington Street West.

#### ***Institutional Buildings***

Multiple types of institutional buildings are present on Wellington Street West, including churches, such as Église Saint-François-d'Assise at 1062 Wellington Street West and Queen of the Most Holy Rosary at 1153 Wellington Street West; community uses, such as the Hintonburg Community Centre at 1064 Wellington Street West and the Ottawa West Community Support building at 1137 Wellington Street West; and other institutional uses such as the Royal Bank of Canada at 1145 Wellington Street West and the Salvation Army Grace Manor at 1156 Wellington Street West.

### ***Cladding Material***

Various cladding materials are present in the Feasibility Assessment area, including red brick, brown brick, stone, stucco, wood siding, metal siding, and vinyl siding. Red brick and stone cladding are present in most remaining buildings constructed during the area's period of significance.

### ***Architectural Style***

The Feasibility Assessment area features a range of vernacular and architect designed buildings, all displaying influences of various architectural styles prevalent in the 19<sup>th</sup> and early 20<sup>th</sup> centuries including Edwardian Classicism and Italianate. Other styles are present in specific examples, such as the Romanesque Revival Église Saint-François-d'Assise at 1062 Wellington Street West and the post-modern Hintonburg Community Centre at 1064 Wellington Street West.

### ***Integrity***

Integrity, as a heritage conservation concept, is generally defined as a “measure of the wholeness and intactness of the natural and/or cultural heritage and its attributes”.<sup>33</sup> More specifically, the concept of integrity refers to a historic place's completeness, the extent of change from its original form, and how its condition impacts its cultural heritage value.<sup>34</sup>

There is variance in integrity across the length of the Feasibility Assessment area. Certain individual properties maintain a high degree of integrity through the conservation of their original form, materials, and decorative features, while others have been significantly altered. Similarly, the integrity of certain sections of Wellington Street

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<sup>33</sup> Kalman, Heritage Planning, 2021

<sup>34</sup> Kalman, Heritage Planning, 2021

West's traditional mainstreet fabric are relatively intact, while other sections have been significantly altered or are less complementary to the area's overall character.

## **Landscape**

### ***Public Realm***

The public realm features of Wellington Street West are generally consistent across the street's length, featuring wide sidewalks on both sides of the street decorated with concrete planter boxes and street trees. The street also features contemporary streetlights and hydroelectrical poles at regular intervals.

### ***Private Realm and Property Frontages***

Most buildings in the Feasibility Assessment area are built to their front property line on Wellington Street West. As such, there are minimal notable private realm landscape features on Wellington Street West, with some exception such as the landscaped front lawns at 1140 Wellington Street West and 1062 Wellington Street West.

## **5.0 POLICY AND REGULATORY CONTEXT**

### **Existing Heritage Protections**

The Feasibility Assessment area includes five properties designated under Part IV of the OHA, seven properties listed on the City's municipal heritage register, and five properties formerly listed on the City's municipal heritage register.

### **Official Plan**

#### ***Inner Urban Transect***

The Feasibility Assessment area is located in the "inner urban transect" as per Schedule A of the City's OP. Section 5.2 of the OP sets out policies for the inner urban transect which generally direct development to be mid to mixed use and mid to high density.

#### ***Major Transit Station Area***

Portions of the Feasibility Assessment area, from Spadina Avenue to McCormick Street, are located in the Bayview Station Major Transit Station Area (MTSA) per revised OP Schedule C1. Table 3a under OP Section 3.2.3 sets out a density target of 160 people

and jobs per hectare (ppj/ha) within the 94 hectare catchment area of the Bayview MTSA, against a current density of 84 ppj/ha. Residential intensification throughout the MTSA and along Wellington Street West, informed by the policies of the OP, is therefore required to meet these density targets over the OP's 25-year horizon.

### *Mainstreet Corridor*

Wellington Street West is identified as a "Mainstreet Corridor" as per Schedule B2 of the City's OP. This designation applies to properties abutting the corridor, and as such is applicable to all properties in the Feasibility Assessment area between Parkdale Avenue and Garland Street. The Mainstreet Corridor policies set out in OP Section 6.2 call for higher density development and a greater degree of mixed uses compared to abutting Neighbourhoods. Further, these policies direct the location of a development's greatest densities and building heights towards the Corridor and require appropriate built form transitions towards abutting designations. The minimum density target for Mainstreet Corridors in the Bayview MTSA is 120 dwellings per net hectare<sup>2</sup>.

### *Evolving Neighbourhood Overlay*

The Feasibility Area is located within an Evolving Neighbourhoods Overlay, as identified in OP Schedule B2. The intent of this overlay is to support gradual intensification in areas in close proximity to Hubs (MTSAs) and Corridors. As per Section 5, policy 5.6.1 (3), the City of Ottawa will be generally supportive of applications for low-rise intensification in overlay areas.

### *Design Priority Area*

The Feasibility Assessment area is in a Design Priority Area. The intent of Design Priority Areas is to achieve design excellence through high quality architecture, public realm design, and the conservation of cultural heritage resources as set out in OP section 4.6.1.

## **Secondary Plans**

### *Wellington Street West Secondary Plan*

The entirety of the Feasibility Assessment Area is located in the Wellington Street West Secondary Plan. The secondary plan sets out general built form policies for the area's Mainstreet designated properties in Section 2.1, limiting the height of all new buildings to six storeys or twenty metres and requiring all new buildings to feature façade articulation or step backs above the second or third storey. The secondary plan is

further delineated into Policy Areas, with the section of the Feasibility Assessment Area from Spadina Avenue to Melrose Avenue located in the Somerset Square Park Policy Area, and the section from Melrose Avenue to Parkdale Avenue located in the McCormick Park Policy Area. The Secondary Plan provides more specific policy direction for each Policy Area, generally focused on ensuring adequate transition to adjacent residential streets or re-establishing a traditional urban grain on vacant and underdeveloped lots.

### **Zoning By-law**

Properties on Wellington Street West are generally zoned as TM (Traditional Mainstreet) with the most common zone being TM11. The general intent of the Traditional Mainstreet zones is to accommodate for a broad range of uses in a mixed-use, pedestrian oriented environment.

### **New Zoning By-law**

Under the final draft of the City of Ottawa's new Zoning By-law, most properties in the Feasibility Assessment area are zoned Mainstreet 1 (MS1). The intent of the MS1 zone is to permit a broad range of mixed-use development along the City's older main streets – in line with the Mainstreet Corridor policies of the OP – and encourage compact, pedestrian oriented development with active and continuous street walls.<sup>35</sup>

## **6.0 ASSESSMENT OF DESIGNATION POTENTIAL**

This section evaluates Wellington Street West's potential for designation as an HCD. As established under *O.Reg. 9/06*, an area may be designated as an HCD if at least 25 per cent of all properties meet any two (2) or more of the nine (9) *Criteria for Determining Cultural Heritage Value or Interest* (Appendix 1).

Given that the intent of this Feasibility Assessment is to recommend next steps for heritage conservation in the area and serve as a potential pre-cursor to an HCD study, the comprehensive evaluation of individual properties against the criteria and a review of the 25 per cent threshold was not undertaken. Instead, the Feasibility Assessment area was assessed as a whole and graded based on its potential to meet each individual criterion. Each criterion was assessed using a score of low, medium, or high. These scores are described below.

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<sup>35</sup> New Zoning By-law Final Draft (By-law No. 2026-50), <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/new-zoning-law-final-draft-law-no-2026-50#section-cdf2b04f-8c0f-4962-913b-a6ede7d61624>

*Low:* It is unlikely that at least 25 per cent of properties in the Feasibility Assessment area can satisfy this criterion. Minimal additional research or evaluation is required to confirm the non-applicability of this criterion.

*Medium:* There is some possibility that at least 25 per cent of properties in the Feasibility Assessment area can satisfy this criterion. Further research or local engagement beyond the scope of the Feasibility Assessment may be required to confirm the applicability of this criterion.

*High:* It is likely that at least 25 per cent of properties in the Feasibility Assessment area can satisfy this criterion. Minimal additional research or evaluation is required to confirm the applicability of this criterion.

## Assessment

Table 1: Assessment Summary

| Criterion   | Potential to meet criterion |
|---|-----------------------------|
| <i>Design or Physical Value</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. | Medium                      |
| The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit  | Low                         |
| The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement  | Low                         |
| <i>Historical or Associative Value</i>  |                             |
| The properties have historical value or associative value because they have a direct association with a theme, event, belief,   | Medium                      |

|   |        |
|---|--------|
| person, activity, organization or institution that is significant to a community.   |        |
| 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.                 | Medium |
| 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. | Low    |
| <i>Contextual Value</i>   |        |
| The properties have contextual value because they define, maintain or support the character of the district.  | High   |
| The properties have contextual value because they are physically, functionally, visually or historically linked to each other.  | Low    |
| The properties have contextual value because they are defined by, planned around or are themselves a landmark.  | Low    |

### **Criterion 1**

*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.*

The Feasibility Assessment area has medium potential to meet this criterion. There are a range of styles, types, expressions, and materials represented among properties in the area, including properties designated under Part IV of the *Ontario Heritage Act* where this criterion is established as being met. Further evaluation of individual properties may result in 25 per cent or more of the properties located in the Feasibility Assessment area meeting this criterion.

## **Criterion 2**

*The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.*

The Feasibility Assessment Area has low potential to meet this criterion. Most buildings in the Feasibility Assessment area display a degree of craftsmanship typical to properties constructed in the mid-to-late 19<sup>th</sup> century and early 20<sup>th</sup> century. Therefore, it is unlikely that at least 25 percent of properties in Hintonburg meet this criterion.

## **Criterion 3**

*The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.*

The Feasibility Assessment Area has low potential to meet this criterion. Most buildings in the Feasibility Assessment area display a degree of technical or scientific achievement typical of properties constructed in the mid-to-late 19<sup>th</sup> century and early 20<sup>th</sup> century. Therefore, it is unlikely that at least 25 percent of properties in Hintonburg meet this criterion.

## **Criterion 4**

*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.*

The Feasibility Assessment area has medium potential to meet this criterion. As set out in the Historical Overview (Section 2.0) there are a number of themes, people, organizations, and institutions significant to the history and development of Hintonburg. Further research and engagement is required to confirm that associations between the aforementioned items and individual properties in the Feasibility Assessment area can be demonstrated, give rise to cultural heritage value, and are relevant to the area's cultural heritage value as a whole.

It is important to note that some themes, persons, organizations, or institutions may be better associated with properties located in parts of Hintonburg outside the formal Feasibility Assessment area, north or south of Wellington Street West. For example, the theme of Villa Estate development along the former Richmond Road is perhaps best associated with the Armstrong House at 35 Armstrong Street, being a remnant of the former Armstrong estate.

## Criterion 5

*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.*

The Feasibility Assessment area has medium potential to meet this criterion. Multiple properties have clear associations with different historical and contemporary communities in Hintonburg. Further research may reveal community associations with additional properties on Wellington Street West which could result in 25 per cent or more of the properties located in the Feasibility Assessment area meeting this criterion. Examples include 1020 Wellington Street West, once the location of an early Chinese Laundry.<sup>36</sup>

Similar to Criterion 4, it is important to note that Criterion 5 may be most strongly met by properties located in parts of Hintonburg outside the formal Feasibility Assessment area, north or south of Wellington Street West. A potential example is 41 Rosemount Avenue, the Loyal Orange Lodge, which may yield information about the role of fraternal organizations in 20<sup>th</sup> century Ottawa and the historic demographic differences of Hintonburg north and south of Wellington Street West.

## Criterion 6

*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.*

The Feasibility Assessment area has low potential to meet this criterion. Research into the history of properties on Wellington Street West has identified few examples of works completed by locally significant architects, builders, designers, or theorists. Therefore, it is unlikely that at least 25 percent of properties in the study area meet this criterion.

## Criterion 7

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

The Feasibility Assessment area has high potential to meet this criterion. Wellington Street West in Hintonburg has an identifiable character as a commercial main street,

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<sup>36</sup> Kitchissippi Museum, The "Chinese Laundry": A Hintonburg institution worth remembering, <https://kitchissippimuseum.blogspot.com/2016/01/the-chinese-laundry-long-lost.html>

evolving from the core of an early suburban village into a streetcar suburb over the course of the late nineteenth to the mid twentieth centuries. Today, the area is characterized by its mix of architectural styles and cladding materials, broadly unified by the low-rise height, minimal front yard setback, and ground floor oriented commercial nature of most buildings. Given the area's definable character, it is highly likely that at least 25 per cent of properties in the area can be demonstrated to meet Criterion 7.

Having an identifiable character does not mean that all properties in that area satisfy Criterion 7, nor that all properties meet Criterion 7 in the same way. The Ontario Heritage Toolkit provides guidance on assessing properties against criterion 7, stating that:

“[to] meet this criterion the property may be in an area that has a definable character and the property contributes in some way to the character of the area. The research should consider how much or to what degree, the property contributes to defining, maintaining or supporting the character.”<sup>37</sup>

The remainder of this subsection discusses how this criterion can be applied to various properties in the Feasibility Assessment area.

***Character Supporting Properties:***

Many properties in the Feasibility Assessment area support its character to a limited degree through the presence of at least one characteristic attribute. Most common are buildings that support the area's character through built form elements such as their scale, massing, or ground oriented commercial features. While these properties may support the area's character, the limited degree of support also means that a contextually appropriate new building could similarly support that character. Examples of character supporting properties in the Feasibility Assessment area are:

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<sup>37</sup> Ontario Heritage Toolkit, Heritage Property Evaluation, 2025

|   |   |
|---|---|
|   |   |
| <p>1065 Wellington Street West: Heavily altered commercial form building (City of Ottawa, 2025)</p> | <p>1087 Wellington Street West: Heavily altered commercial form building (Google, 2024)</p>           |
|   |   |
| <p>1091 Wellington Street West: Altered commercial form building (Google, 2024)</p>                 | <p>1057 and 1063 Wellington Street West: Altered commercial form buildings (City of Ottawa, 2025)</p> |

***Character Maintaining Properties:***

Other properties on Wellington Street West contribute to maintaining its character. Often these are buildings constructed within the area’s period of significance that have been altered over time but remain legible as part of the area’s historic context. Examples of character maintaining properties in the Feasibility Assessment are:

|  |   |
|--|---|
|   |   |
| <p>1111 Wellington Street West (City of Ottawa, 2025)</p>                          | <p>1103, 1107, 1109 Wellington Street West (City of Ottawa, 2025)</p>               |
|  |  |
| <p>1084 Wellington Street West (City of Ottawa, 2025)</p>                          | <p>1023 Wellington Street West (City of Ottawa, 2025)</p>                           |

**Character Defining Properties:**

Several properties contribute to defining the character of Wellington Street West. These properties, generally among the oldest in the Feasibility Assessment area, establish the built form, massing, material palette, and stylistic elements characteristic to the area. Character defining attributes of properties may include, but are not limited to:

- The remaining architectural details associated with late 19<sup>th</sup> and early 20<sup>th</sup> century main street structures, including:
  - Decorative parapets and detailed cornices,
  - Stone sills and lintels, brick voussoirs, and other decorative brick detailing,
  - Regular fenestration patterns and bay windows.
- The minimal front and side lot line setbacks of commercial structures fronting onto Wellington Street West, sometimes irregularly arranged following the curve of the street.
- The remaining historic store fronts that generally feature central recessed entrances flanked by display windows.

Examples of character defining properties are:



|  |   |
|--|---|
|  |  |
| <p>1008 Wellington Street West (City of Ottawa, 2025)</p>                          | <p>1112 Wellington Street West (City of Ottawa, 2025)</p>                           |
|  |   |

|   |  |
|---|--|
|  |  |
| <p>1062 Wellington Street West (City of Ottawa, 2025)</p>                         | <p>1123 Wellington Street West (City of Ottawa, 2025)</p>                          |

***Integrity of Character***

A significant number of properties in the Feasibility Assessment area cannot be characterized as character supporting, maintaining, or defining resources. In general, these include buildings constructed in the latter half of the 20<sup>th</sup> century, contemporary buildings, and significantly altered buildings. Examples of these properties include:

|   |  |
|---|--|
|  |  |
| <p>1079 Wellington Street West (City of Ottawa, 2025)</p>                           | <p>1096 Wellington Street West (City of Ottawa, 2025)</p>                            |

|   |  |
|---|--|
|  |  |
| <p>1157 and 1175 Wellington Street West (City of Ottawa, 2025)</p>                | <p>987 Wellington Street West (City of Ottawa, 2025)</p>                           |

There are also significant stretches of the Feasibility Assessment area where there are few properties that contribute to the area's character. These sections diminish the overall character of the Feasibility Assessment area and would challenge the implementation of an HCD despite the area likely meeting the 25 per cent threshold.

### **Criterion 8**

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

The Feasibility Assessment area has low potential to meet this criterion. While the location of properties and buildings along Wellington Street West implies a historical link to the development of the road as a traditional main street, it does not necessarily establish a historical link between properties that gives rise to cultural heritage value. There may be unidentified links between properties that satisfy this criterion; however, it is unlikely that these linkages will surpass the *Ontario Heritage Act's* 25 per cent threshold.

### **Criterion 9**

*The properties have contextual value because they are defined by, planned around or are themselves a landmark.*

The Feasibility Assessment area has low potential to meet this criterion. Individually, there are few examples of properties that serve as local or city-wide landmarks on Wellington Street West. Further, while Wellington Street West is a well-known street in Ottawa, it is not accurate to identify the entirety of the street as a landmark for the purposes of Ontario Regulation 9/06 criterion 9.

### **Assessment Summary**

The assessment found that the area has high potential to meet one of the nine criteria for designation under Ontario Regulation 9/06 and medium potential to meet three of the criteria for designation. Based on this assessment, a formal HCD study and comprehensive analysis of the applicability of the designation criteria to the area's individual properties has limited potential to find that the area meets the OHA's test for designation as an HCD.

## **7.0 DISCUSSION AND RECOMMENDATIONS**

### **Conservation Priorities**

The general intent of heritage conservation and heritage planning is to maintain the attributes of a place that give it Cultural Heritage Value, within a process of change management. The Feasibility Assessment's Character Overview and Assessment of Designation Potential have shaped a preliminary concept of Wellington Street West's Cultural Heritage Value, which in turn can help identify priorities for future conservation efforts. Based on the findings of these sections, the following conservation priorities can be identified:

#### ***1) Conserve the area's significant individual properties***

There are multiple properties on Wellington Street West with architectural or historical significance and the conservation of these specific properties should be prioritized. Several properties are already designated under Part IV of the OHA whereas others are only listed on the City's Heritage Register or have no status under the OHA. Examples of significant individual properties in the Feasibility Assessment area are:

- Église Saint-François-d'Assise, 1062 Wellington Street West
- Jones Block, 1112 Wellington Street West
- Iona Mansions, 1123 Wellington Street West

#### ***2) Support the maintenance of Wellington Street West's main street character***

Wellington Street West can be characterized as a commercial main street, but the overall integrity of its historic character has been impacted by demolition and alterations over time – what remains is the scale, massing, and street relationship of many buildings in the area. Given the nature of Wellington Street West’s character, conservation efforts should support the maintenance of those remaining elements which best express the area’s character as a traditional commercial main street while allowing for its continued evolution.

### ***3) Express a full range of historical, contextual, and thematic values***

There are a broad range of themes and associations relevant to the history and character of Hintonburg. This includes but is not limited to the history of Richmond Road as a regional transportation route, the development of rural villa estates on Richmond Rod, the development of Hintonburg as a suburban village and later streetcar suburb, and the role of Hintonburg as an industrial centre in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Despite sharing a common geography, these historical themes are diverse and often relate to specific properties or non-extant features of the area. Based on the research set out in the Historical Overview, and the research and feedback provided by the Hintonburg Community Association, it is also evident that these associations and the heritage value of the area are not limited strictly to Wellington Street West or the boundaries of the Feasibility Assessment. Future conservation efforts for Hintonburg should therefore prioritize highlighting the area’s thematic diversity and consider implementation at a neighbourhood level scale where possible.

## **Recommendations**

The Feasibility Assessment has determined that Wellington Street West in Hintonburg has limited potential to meet the OHA’s test for designation as an HCD. Even though an area may successfully meet the test for designation under the OHA, designation is not always the most appropriate or necessary conservation measure for an area. This subsection evaluates the different options available for recognizing and conserving the cultural heritage value of Wellington Street West in Hintonburg, considering the conservation priorities set out in the previous section. Each option concludes with a recommendation for future actions by the City of Ottawa.

### ***1) Designation as a Heritage Conservation District***

HCDs are a common conservation tool used throughout Ontario which designate all properties within a specific area, such as a street or neighbourhood, under Part V of the OHA. Designation as an HCD “[enables] the council of a municipality to manage and

guide future change in the district through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area's character or appearance".<sup>38</sup> Once designated, property owners must receive approval from City Council to alter the exterior of existing buildings, demolish existing buildings, or construct new buildings, all subject to the policies and guidelines of the HCD plan adopted for the area.

The first conservation priority identified for the Feasibility Assessment area is the conservation of significant individual properties. There are a small number of properties in the feasibility assessment area with significant architectural features or historic associations. Designation as an HCD would support the conservation of such properties through the establishment of policies and guidelines for alteration and demolition. These policies and guidelines would apply generally and lack the specificity of an individual designation under Part IV of the OHA. Given the limited number of properties for which there may be municipal interest in conserving specific physical attributes, designation as an HCD would result in the addition of a regulatory process for other properties where there is limited interest in such regulation, and a duplication of process for those already designated under Part IV of the OHA.

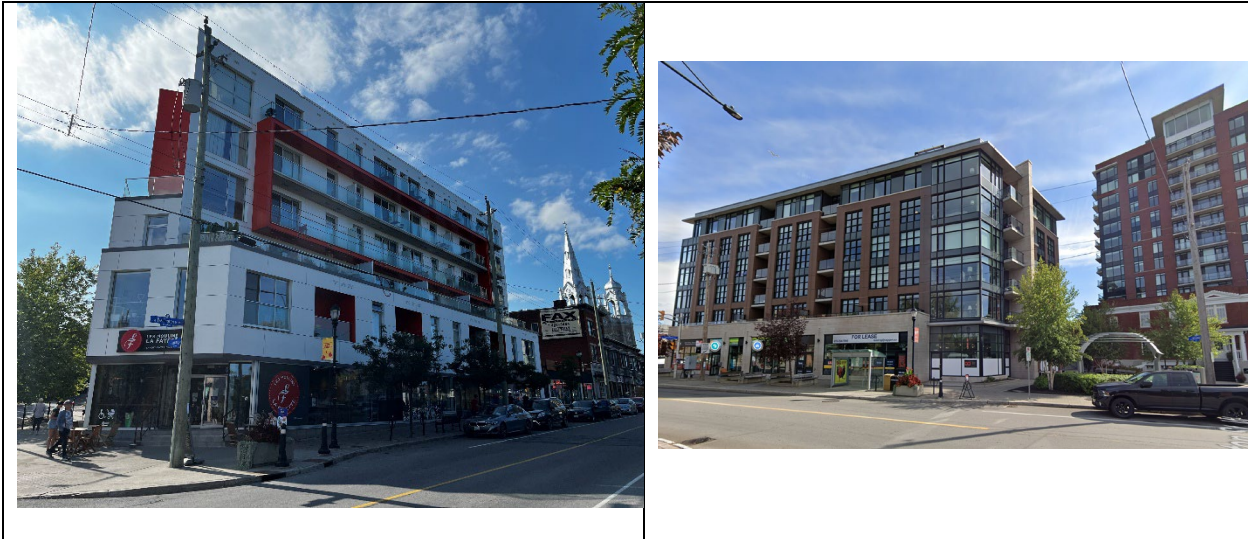
The second conservation priority identified for the Feasibility Assessment area is to support the maintenance of Wellington Street West's main street character. In general, the OHA's regulatory framework for HCDs supports conservation of this kind and there are many examples throughout Ontario of commercial main streets designated as HCDs. However, as described in this Feasibility Assessment, the character of Wellington Street West is highly mixed and its overall integrity is low. Contextual elements such as the 1 to 3 storey massing of most buildings, the lack of front yard setbacks, and the prevalence of ground level entrances oriented towards Wellington Street West are identifiable as main street character-supporting attributes, but beyond these are few others that are present in most properties. The importance of these attributes is already integrated into the City's OP, the Wellington Street West Secondary Plan, and the City's new Zoning By-law. Given the lack of a cohesive character outside of these built form elements, their conservation as part of an HCD is inappropriate for the context.

In recent years there are several examples of development on Wellington Street West which successfully address its main street character. These include the condominium at 1000 Wellington Street West – which maintains the street wall and rhythm of ground

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<sup>38</sup> Ontario Heritage Toolkit

level retail units established by adjacent buildings – and the condominiums at 1140 Wellington Street West – which maintain the predominance of an adjacent heritage property while reintegrating a portion of the site into the established street wall. The development of both properties occurred in the absence of a heritage specific approval process but benefited from directions in the City’s Official Plan and Wellington Street West Secondary Plan which reinforce the area’s main street characteristics.



Examples of compatible development on Wellington Street West (City of Ottawa, 2025 + Google, 2024)

The third conservation priority identified for the Feasibility Assessment area is the expression of a full range of historical, contextual, and thematic values. As identified through research conducted for this Feasibility Assessment, and in material provided by the Hintonburg Community Association, Hintonburg has a long and diverse history applicable beyond the boundaries of the Feasibility Assessment. An HCD based on these boundaries may not adequately capture the full range of historical, contextual, and thematic values key to telling the story of Hintonburg. In particular, a designation focused on Wellington Street West may heighten the significance of Wellington Street West as the spine of a streetcar suburb but could inadvertently diminish the role of Hintonburg as an industrial centre and the distinct characters of the residential areas north and south of Wellington Street West.

Given the reasons outlined above which demonstrate the limitations of designating the Feasibility Assessment area as an HCD, in addition to the results of Section 6.0 which found that the Feasibility Assessment area has limited potential to meet the OHA’s test

for designation as an HCD, **it is recommended that the Heritage Planning Branch not proceed with an HCD Study and Plan for Wellington Street West.**

## **2) *Designation of Individual Properties***

Another approach to conserving the cultural heritage value of the Feasibility Assessment area is prioritizing the designation of individual properties under Part IV of the OHA. In this approach, the conservation of specific individual buildings is regulated through the alteration and demolition process under the OHA. This approach concurrently addresses the conservation priorities of conserving significant individual properties and supporting the maintenance of the area's main street character.

Given the limited number of properties in the Feasibility Assessment area that may benefit from the regulation of alterations, the designation of specific individual properties under Part IV would result in comparable outcomes to the designation as an HCD. Like properties in an HCD, the alteration and demolition of Part IV designated properties requires Council approval. This means the key attributes of individually designated properties will be conserved while maintaining flexibility for non-designated properties. Further, designation of individual properties is a significantly faster process than designating an HCD and requires fewer staff resources. As such, enhanced conservation in the Feasibility Assessment area can be implemented sooner under this approach.

Individual designation also creates an opportunity for heritage considerations to influence development processes undertaken under the *Planning Act*. Policy 4.5.2 (2) and (3) of the City of Ottawa's OP state "where development or an application under the *Ontario Heritage Act* is proposed on, adjacent to, across the street from, or within 30 metres of a protected heritage property, the City will require a Heritage Impact Assessment." Designation of an individual property establishes a 30-metre radius of influence where a Heritage Impact Assessment may be required as part of a development application in cases where there is the potential for adverse impact on a designated heritage resource. Through an HIA impacts and mitigation strategies would be identified to ensure the conservation of protected heritage properties.

Designation of individual properties under Part IV also supports the final conservation priority of expressing a full range of historical, contextual, and thematic values because it allows for properties outside the Feasibility Assessment area to be considered for designation. As outlined in the Historical Overview, the history of Hintonburg is diverse and tied to properties throughout the entirety of the former village, not just along

Wellington Street West. Considering properties outside the Feasibility Assessment area for designation will support the recognition of historical associations less directly related to Wellington Street West and more accurately convey the heritage value of Wellington Street West.

Therefore, it is recommended that the **Heritage Planning Branch consider the designation of the following properties under Part IV of the OHA**, in consultation with property owners and the Hintonburg Community Association:

- 15 Armstrong Street
- 146 Bayswater Avenue
- 11 Hilda Street
- 60 Fairmont Avenue
- 12 Melrose Avenue
- 22 O'Meara Street
- 425 Parkdale Avenue
- 429 Parkdale Avenue
- 18 Rosemount Avenue
- 41 Rosemount Avenue
- 39 Sherbrooke Avenue
- 1102 Somerset Street West
- 116 – 118 Stirling Avenue
- 978 – 992 Wellington Street West
- 1008 – 1024 Wellington Street West
- 1017 Wellington Street West
- 1084 Wellington Street West
- 1083 Wellington Street West
- 1085 Wellington Street West
- 1105 – 1109 Wellington Street West
- 1111 Wellington Street West
- 1112 – 1114 Wellington Street West
- 1122 Wellington Street West
- 1153 Wellington Street West

**3) *Non-designation strategies: Historic Interpretation and Heritage Character Area***

Other strategies outside the OHA could also be implemented for the Feasibility Assessment area. Under OP policy 4.5.1 (13) the City may use alternate tools such as design guidelines and interpretive programming in areas that possess heritage value but may not be suitable for designation. The City of Ottawa has used this policy to create “Heritage Character Areas” in several locations throughout the City, most recently the Veterans’ Housing Heritage Character Area in Carlington. These Heritage Character Areas establish design guidelines that promote context sensitive development and support the conservation of the area’s cultural heritage value. Unlike properties designated under Part IV or V of the OHA, alterations to properties located in a Heritage Character Area are not subject to an approval process under the OHA. In Hintonburg, a Heritage Character Area would likely have minimal additional effect given the strong directions of the OP and secondary plan related to heritage conservation. Opportunities for historic interpretation would help address the third conservation priority of expressing a full range of historical, contextual, and thematic values by showcasing aspects of Hintonburg’s history through publicly accessible installations or displays.

In an effort to address the third conservation priority, it is recommended that City of Ottawa heritage staff **engage with local residents, the Hintonburg Community Association, and the Ward Councillor’s office to explore opportunities to develop and implement built heritage-focused interpretive installations in Hintonburg.**

**Document 3: Ontario Regulation 9/06*****Ontario Heritage Act*****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.

Legislative History: 569/22, CTR 30 MA 23 - 1.

*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 January 1, 2023 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 January 1, 2023. 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 January 1, 2023, 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 January 1, 2023. 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 January 1, 2023, 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 January 1, 2023, 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 January 1, 2023 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 January 1, 2023. 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 January 1, 2023; and

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

**Document 4 – List of Properties with Potential for Part IV Designation**

15 Armstrong Street

146 Bayswater Avenue

11 Hilda Street

60 Fairmont Avenue

12 Melrose Avenue

22 O'Meara Street

425 Parkdale Avenue

429 Parkdale Avenue

18 Rosemount Avenue

41 Rosemount Avenue

39 Sherbrooke Avenue

1102 Somerset Street West

116 – 118 Stirling Avenue

978 – 992 Wellington Street West

1008 – 1024 Wellington Street West

1017 Wellington Street West

1084 Wellington Street West

1083 Wellington Street West

1085 Wellington Street West

1105 – 1109 Wellington Street West

1111 Wellington Street West

1112 – 1114 Wellington Street West

1122 Wellington Street West

1153 Wellington Street West