

**Subject: Beaverbrook Heritage Conservation District Feasibility Assessment**

**File Number: ACS2026-PDB-RHU-0002**

**Report to Built Heritage Committee on 22 January 2026**

**and Council 28 January 2026**

**Submitted on January 13, 2026 by Court Curry, Director, Right of Way, Heritage,  
and Urban Design Services, Planning, Development and Building Services**

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**Ward: Kanata North (4)**

**Objet : Évaluation de la faisabilité du district de conservation du patrimoine  
de Beaverbrook**

**Dossier : ACS2026-PDB-RHU-0002**

**Rapport au Comité du patrimoine bâti**

**le 22 janvier 2026**

**et au Conseil le 28 janvier 2026**

**Soumis le 13 janvier 2026 par Court Curry, Directeur, 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 : Kanata Nord (4)**

## REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

1. Receive for information the Beaverbrook Heritage Conservation District Feasibility Assessment, as directed by report ACS2024-PDB-RHU-0046 and attached as Document 2.
2. Direct Heritage Planning staff to undertake an HCD Study and prepare an HCD Plan for Beaverbrook, in accordance with the requirements outlined by the *Ontario Heritage Act*.

## RECOMMANDATION(S) 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 Beaverbrook, jointe à la présente en tant que document 2 et comme le stipule le rapport ACS2024-PDB-RHU-0046.
2. Demander au personnel de la Planification du patrimoine de mener une étude du district de conservation du patrimoine et de préparer le Plan du district de conservation du patrimoine de Beaverbrook, conformément aux exigences exposées dans la *Loi sur le patrimoine de l'Ontario*.

## 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 completed HCD Feasibility Assessment for Beaverbrook in Kanata. A map of the Feasibility Assessment is attached to this report as Document (1). Beaverbrook was identified as a Feasibility Assessment location due to longstanding

community interest in designation, and in response to direction from a previous term of Council to study the designation of Beaverbrook as an HCD. Beaverbrook is Kanata's original neighbourhood, established by notable developer Bill Teron in the early 1960s. 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.

## **DISCUSSION**

### **Recommendations 1 and 2: HCD Feasibility Assessment**

As directed by report ACS2024-PDB-RHU-0046, Heritage Planning staff have completed a HCD Feasibility Assessment for Beaverbrook (Document 2). The Feasibility Assessment found that Beaverbrook has potential to meet the test for designation as an HCD under Part V of the *Ontario Heritage Act* (OHA). The test for designation of an HCD is prescribed by Ontario Regulation 9/06, which requires that at least twenty five percent (25 per cent) of properties in an area meet two (2) or more of the nine (9) criteria for designation (Document 4). The Feasibility Assessment found that Beaverbrook had high potential to meet or exceed the twenty five percent (25 per cent) threshold for designation criteria one (1), four (4), six (6), and seven (7). Based on this review of the designation criteria and consideration of the area's heritage character as identified through the Feasibility Assessment, it was determined that pursuing designation of Beaverbrook as an HCD is feasible and best supports the conservation of its heritage character.

The Feasibility Assessment therefore recommends that the City of Ottawa undertake an HCD study for Beaverbrook. The recommended study area is attached to this report as Document 3. Based on feedback received through the Feasibility Assessment process, the recommended study area is larger than the Feasibility Assessment area identified in Document 1 and includes all areas commonly identified as part of Beaverbrook. Additional recommendations are made regarding the scope and focus of the HCD study, including recommendations to consider scoping the boundary of a potential HCD based on the results of the study's area evaluation against the OHA's designation criteria, and recommendations to consult internally on potential impacts to notable physical features in the public realm and right of way such as light fixtures and walking paths.

Staff recommend that the Built Heritage Committee recommend that Council direct Heritage Planning staff to undertake an HCD Study and prepare an HCD Plan for

Beaverbrook in accordance with the findings to the Feasibility Assessment. The intent is for this study to be started in Q4 2026 using existing staff resources.

## **Conclusion**

This report recommends that the Built Heritage Committee recommend that Council direct Heritage Planning staff to undertake an HCD Study and prepare an HCD Plan for Beaverbrook. The recommendations of this report are based on the findings of the Heritage Conservation District Feasibility Assessment attached as Document 2. Further historical background on Beaverbrook and supporting information related to staff's recommendations are set out in Document 2 and should be reviewed alongside this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications. The works will be done from within existing resources.

## **LEGAL IMPLICATIONS**

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

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

Ward Councillor Cathy Curry is aware of the recommendations of this report.

## **CONSULTATION**

Heritage Planning staff have met with members of the Kanata Beaverbrook Community Association to provide briefings and updates on the project. An online survey about the project was available online from August 15, 2025, to November 21, 2025, and received 232 responses. A summary of the survey results is included in Section 6.1 of the Feasibility Assessment attached as Document 2. The results of the survey will also be important to inform the next phase of the study for this area.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications.

## **ASSET MANAGEMENT**

There are no asset management implications.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

## **RURAL IMPLICATIONS**

There are no rural implications

## **SUPPORTING DOCUMENTATION**

Document 1 Beaverbrook Feasibility Assessment Area Map



Document 2 Beaverbrook Heritage Conservation District Feasibility Assessment

Document 3 Recommended HCD Study Area

Document 4 Ontario Regulation 9/06

# Document 1: Beaverbrook Feasibility Assessment Area Map



		<b>BEAVERBROOK HCD FEASIBILITY ASSESSMENT AREA / ZONE D'ÉVALUATION DE LA FAISABILITÉ DU DCP BEAVERBROOK</b>	
ACS2026-PDB-RHU-0002	2025-1609-A		Beaverbrook HCD Feasibility Assessment Area / Zone d'évaluation de la faisabilité du DCP Beaverbrook
I:\CO\2024\Heritage\HCD_Study\5a Beaverbrook			
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REVISION / RÉVISION - 2025 / 12 / 15			

**Document 2: Feasibility Assessment**



**Beaverbrook Conservation District Feasibility Assessment**

City of Ottawa Heritage Planning Staff

January 2026

## **1.0 INTRODUCTION**

This document is a Heritage Conservation District (HCD) Feasibility Assessment for Beaverbrook in the city of Ottawa. 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 work plan 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 areas in the City of Ottawa, including Beaverbrook.

### **Feasibility Assessment Area**

The Beaverbrook Feasibility Assessment area is identified in Map 1, as directed in report ACS2024-PDB-RHU-0046.



## **2.0 HISTORICAL OVERVIEW**

This section presents a brief overview of the history and development of Beaverbrook, in addition to a brief history of the former March Township and City of Kanata as additional context. This historical overview is not intended to be fully comprehensive.

### **Pre-Contact History**

Since time immemorial and prior to European contact, the Anishinaabe 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 were and remain important cultural landscapes where the First Nation have a deep, interconnected relationship between the land and the landscape.

The Anishinaabe Algonquin lived on both sides of the Ottawa River, using the shorelines as portage areas. They were semi-nomadic and lived, hunted, fished, and gathered in and around the Ottawa River corridor and its tributaries. Only approximately three kilometres from the Ottawa River, its possible the only lake in the former March Township, Constance Lake, was used for fishing purposes by the local First Nations peoples. The area was described in the early nineteenth century as having "virgin forests and mosquito-infested swamps"<sup>1</sup> with poor soil quality for farming, however the "land, wooded to the shore, rises in a lovely slope from the river."<sup>2</sup> Therefore it is likely the Algonquin Anishinaabeg used the shores of the former March Township for centuries.

Treaty 27 and 27 ¼, known as the Rideau Purchase, began in 1819 and was confirmed in 1822 between the Chiefs and Principal Men of the Missisague Nation of Indians and the Crown.<sup>3</sup> The area covered traditional lands in the Ottawa Valley that were used by the Algonquins who were not treaty signatories and therefore did not cede this land.<sup>4</sup>

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<sup>1</sup> City of Kanata, "A Brief History of March Township," last modified April 2002, <https://web.archive.org/web/20030820161029/http://64.26.172.4/brief.shtml>.

<sup>2</sup> Mrs. M. H. Ahearn, "The Settlers of March Township," presented at the Women's Canadian Historical Society of Ottawa, March 10, 1899, <https://www.ontariogenealogy.com/ontariouppercanadapioneerfamilyhistory/carletoncountyontariopioneers/marctownshippioneersettlers.pdf>

<sup>3</sup> "Map of Ontario treaties and reserves," Government of Ontario, last modified April 23, 2014, <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

<sup>4</sup> Algonquins of Ontario, "Our Proud History," accessed December 17, 2025, <https://www.tanakiwin.com/algonquins-of-ontario/our-proud-history/>.

However this treaty is what prompted the colonial settlement of what became March Township in the late 1810s onwards.

### **Nineteenth Century Colonial Settlement**

Beaverbrook is located in the former March Township, within the former Carleton County. European settlement in March Township began in the years following the War of 1812, drawing the interest of Loyalist veterans awarded land grants to establish homesteads along the Ottawa River. The first European settler was Captain John Benning Monk, a Napoleonic War veteran who arrived in 1819,<sup>5</sup> followed in 1820 by Hamnet Kirkes Pinhey, a successful English merchant who established his homestead, Horaceville, on a 1000 acre river-front property awarded by King George III.<sup>6</sup> Irish and Scottish immigrants, generally less prosperous than their English military counterparts, arrived in the following years and occupied the Township's inland lots, some receiving land grants and others purchasing lands after working as labourers in the area. Much of March Township's land, particularly near the Ottawa River, had shallow soil and was not well-suited to agriculture, but waterfront industries such as the grist mill and saw mill at Pinhey's Horaceville estate emerged, establishing March Township as a productive and moderately prosperous rural community.<sup>7</sup> Development was generally slow and sparse throughout the nineteenth century with only one village, Dunrobin, ever formally established. The Carleton County fire of 1870 destroyed large sections of March Township, further stalling development, and the township remained primarily rural into the mid-twentieth century.<sup>8</sup>

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<sup>5</sup> "The Early Settlers of March Township," *The Ottawa Journal*, March 25, 1899, 10, accessed May 23, 2025, <https://www.newspapers.com/image/43440748>.

<sup>6</sup> "Vanishing Landmarks."

<sup>7</sup> "Vanishing Landmarks."



Map of March Township. Source: Illustrated Historical Atlas of the County of Carleton, Ontario, (H. Belden & Co), 1879.

### Post War Planning in the National Capital Region

Ottawa and its suburbs experienced significant population growth after World War II, coinciding with large changes to the region's built environment. In the immediate post-war era, there was growing sentiment that Ottawa and its neighbouring municipalities were growing in an unmanaged and undesirable way, leading to various efforts at the Federal, Provincial, and Municipal levels to plan for development at a regional scale. Many of these efforts created the conditions which ultimately lead to the development of Beaverbrook in the 1960s and 1970s.

In 1950, French architect and planner Jacques Gréber's "General Report on the Plan for the National Capital", better known as the Gréber Plan, was published by the Federal

District Commission (FDC - a pre-cursor to today's National Capital Commission). The Gréber Plan was commissioned by Prime Minister William Lyon Mackenzie King to serve as a comprehensive plan for the newly defined National Capital Region (NCR) – which included Ottawa, Hull, and many surrounding municipalities in Ontario and Quebec – with the intent of beautifying the capital city and creating an orderly and efficient metropolitan region.<sup>9</sup> One of Gréber's principal concerns was urban sprawl and the unmanaged development of rural lands for urban uses, leading to the plan's recommendation to establish a four-kilometre-wide greenbelt surrounding the NCR's urban and suburban areas.<sup>10</sup> Development of lands and the extension of municipal services within this greenbelt was to be prohibited, with certain exceptions, and future growth beyond existing built-up areas was to be accommodated by undefined satellite towns in surrounding rural areas.<sup>11</sup> Gréber's greenbelt took clear inspiration from Ebenezer Howard's Garden City concept, which proposed establishing self-sufficient satellite cities separated by greenbelts from central cities, and from the practical example of Patrick Abercrombie's greenbelt in the "Greater London Plan".

While much of Gréber's plan was implemented voluntarily by Ottawa and other municipalities, a necessity given the federal government's lack of constitutional authority to regulate private land, there was resistance to the greenbelt by some suburban municipalities who disagreed with the limitations it imposed on their future growth.<sup>12</sup> In 1958 the federal government established the National Capital Commission (NCC) as a successor to the FDC and granted it the authority to acquire greenbelt lands via expropriation.<sup>13</sup> By 1964 the NCC had purchased or expropriated approximately 14,000.0 hectares of land, establishing the NCC Greenbelt as it generally exists today with its western edge within the former March Township.<sup>14</sup> Development interest on lands near the outside edges of the Greenbelt was high, exacerbated by strong support for development by the rural municipalities, higher than anticipated population growth inside the greenbelt, and the planned east and west extension of the Queensway.<sup>15</sup>

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<sup>9</sup> Fullerton, 2005

<sup>10</sup> Fullerton, 2005

<sup>11</sup> Gordon, 2001

<sup>12</sup> Gordon and Scott, pg. 156, in *Urban Greenbelts in the Twenty-first Century*, ed. Marco Amati, 2008

<sup>13</sup> Gordon, 2001

<sup>14</sup> *ibid*

<sup>15</sup> Gordon and Scott, 2008; Gordon, 2001

## Bill Teron and the creation of Kanata

In 1951, William “Bill” Teron moved from Manitoba to Ottawa, working as a draftsman and designer for C.A Johannssen until he began designing and constructing custom homes independently in 1955.<sup>16</sup> His earliest subdivision projects included Lynwood Village in Bells Corners and Qualicum in Nepean.<sup>17</sup> By 1960, Teron had received several design awards including a Canadian Housing Design Council award for a house in Lynwood, the first for any project in Ottawa.<sup>18</sup> Despite these successes, Teron was dissatisfied with the state of suburban development in early postwar Ottawa, seeing most suburbs as underserved and lacking the amenities to be true satellite cities as envisioned by the Gréber Plan.<sup>19</sup> From 1957 to 1960 he researched contemporary examples of New Towns completed internationally, and in 1960 he travelled around the world to visit these sites firsthand.<sup>20</sup> Seeking opportunities to undertake a large scale project like those he researched, Teron began assembling lands in March Township near the western edge of the NCC Greenbelt, eventually buying out the interests of two separate investment groups who collectively held approximately 3,200 acres of land in the area by 1960.<sup>21</sup>



Teron with scale model of Kanata. Source: *The Ottawa Journal*, Nov 27, 1964, 3

<sup>16</sup> Smart, 2004; “New quests, not money, richness in Teron’s life,” *The Ottawa Journal*, August 22, 1980, 20, accessed May 25, 2025, <https://www.newspapers.com/image/43002056/>.

<sup>17</sup> “William Teron.”

<sup>18</sup> “First time in Ottawa!” *The Ottawa Citizen*, September 21, 1960,

<sup>19</sup> Smart, 137

<sup>20</sup> Teron Lecture

<sup>21</sup> Smart, “A City and a Technology”, 2004; “With \$12,500, I bought Kanata – 3,300 acres of land, worth \$3.3 million – because I had the talent to develop it. How’s that?” *The Ottawa Citizen*, December 31, 2005, 45, accessed May 25, 2025; “\$300-Million Project: New City Will Rise To West of Capital,” *The Ottawa Citizen*, December 3, 1960, 1, accessed May 27, 2025, <https://www.newspapers.com/image/457008864/>.

Teron master planned a satellite city named Kanata on these lands, setting aside areas for a town centre, residential districts at multiple densities, schools, a golf course, and a technology park – an industrial park focused on attracting high tech businesses to Kanata.<sup>22</sup> Drawing on Howard’s Garden Cities concept, the Gréber Plan’s call for satellite cities, and the era’s related New Towns movement, Teron envisioned Kanata as a self-contained satellite city at the edge of the greenbelt which would provide for all of its residents’ needs, including shopping, medical and civic services, employment, education, and recreation.<sup>23</sup> Teron intended to build 12,000 homes, accommodating nearly 50,000 people by 1985, making Kanata Canada’s largest planned community.<sup>24</sup> Several principles guided the design and planning of Kanata. First, Teron rejected the idea of Kanata being only a bedroom community, instead designing with the intent of fostering a rich social and civic life in the subdivision, therefore providing “the widest possible range of human experiences so that through exposure, example and encouragement, each person would hopefully come in contact with that something which he enjoyed, and which gave him a sense of purpose.”<sup>25</sup> Second was the significance of scale. Teron referenced the traveling radius of a small child on a tricycle and sought to provide a range of environments accessible in that limited area, such as parkland, natural lands, and spaces for social interaction.<sup>26</sup> Third was the integration of nature in community design. Teron believed access to nature was essential to wellbeing, stating that “[nature] was to be the Spirit of Kanata in every way possible.”<sup>27</sup> These principles come together through the hierarchical organization of space in Teron’s Kanata, starting with the individual home and moving up to the town level as follows:

- Clusters
  - Groupings of approximately 50 houses
  - Common architectural theme achieved by architectural styles, building materials, and colours
  - Bounded by green space
  - Only local roads, no through traffic
- Neighbourhood
  - Approximately 800 housing units

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<sup>22</sup>

<sup>23</sup> Teron, “Kanata: An Example of Planned Unit Development,”

<sup>24</sup> “Ottawa Developer Opens 3,100 -Acre Satellite Town,” *The Ottawa Journal*, November 27, 1964, 3, accessed May 25, 2025, <https://www.newspapers.com/image/41538377/>.

<sup>25</sup> “Kanata New Design for Living: Satellite Town Keyed To Human Needs and Desires,” *Canadian Building News*, 1, (1966): 5.

<sup>26</sup> Timusk, 1975

<sup>27</sup> Bill Teron, “The Original Concepts for Kanata,” Heritage Ottawa lecture, Ottawa Public Library, November 17, 2010.

- School is the focal point
- Parks and recreational facilities
- Bounded by through streets or physical features
- Community
  - 2-5 neighbourhoods
  - Based on needs to support gatherings
  - Central community centre with shopping, commercial, professional, and recreational facilities
  - Bounded by buffer zones
- Town
  - 2-5 communities
  - Support and provide for the needs of the entire town
  - Major facilities such as high schools or golf course

Initial plans for Kanata's first community (as defined by Teron), named Beaverbrook, were approved by March Township in 1964, with construction beginning in November of the same year.<sup>28</sup> By autumn 1965 a total of "two hundred single family homes, fifty townhouses, a public school, a neighbourhood clubhouse ..., a neighbourhood shopping centre and a major [industrial site]" were slated for completion.<sup>29</sup> Teron registered covenants against all properties to ensure the character of Beaverbrook matched his vision despite changes to buildings over time. These covenants required owners to seek developer approval to alter outbuildings and other structures, permitted automotive repairs only in enclosed garages, and limited the types of cladding material that could be used on houses.<sup>30</sup> Teron simultaneously sought out industry for his satellite town, targeting employers in the burgeoning technology sector to populate Kanata's adjacent "Technology Park". The first employer to occupy the Technology Park was Atomic Energy of Canada Limited (AECL), a Crown Corporation who relocated its Commercial Products Division to Kanata after being offered affordable lands by Teron.<sup>31</sup> Other companies, such as Northern Electric and Mitel, soon followed, creating opportunities for people to live and work in Kanata.<sup>32</sup> Subdivision plans for remaining areas in Beaverbrook were registered in 1965, 1967, 1968, 1969, and 1970.

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<sup>28</sup> William Teron, "Kanata: An Example of Planned Unit Development," *Ontario Housing*, vol II, no. 3, (1965): 13.

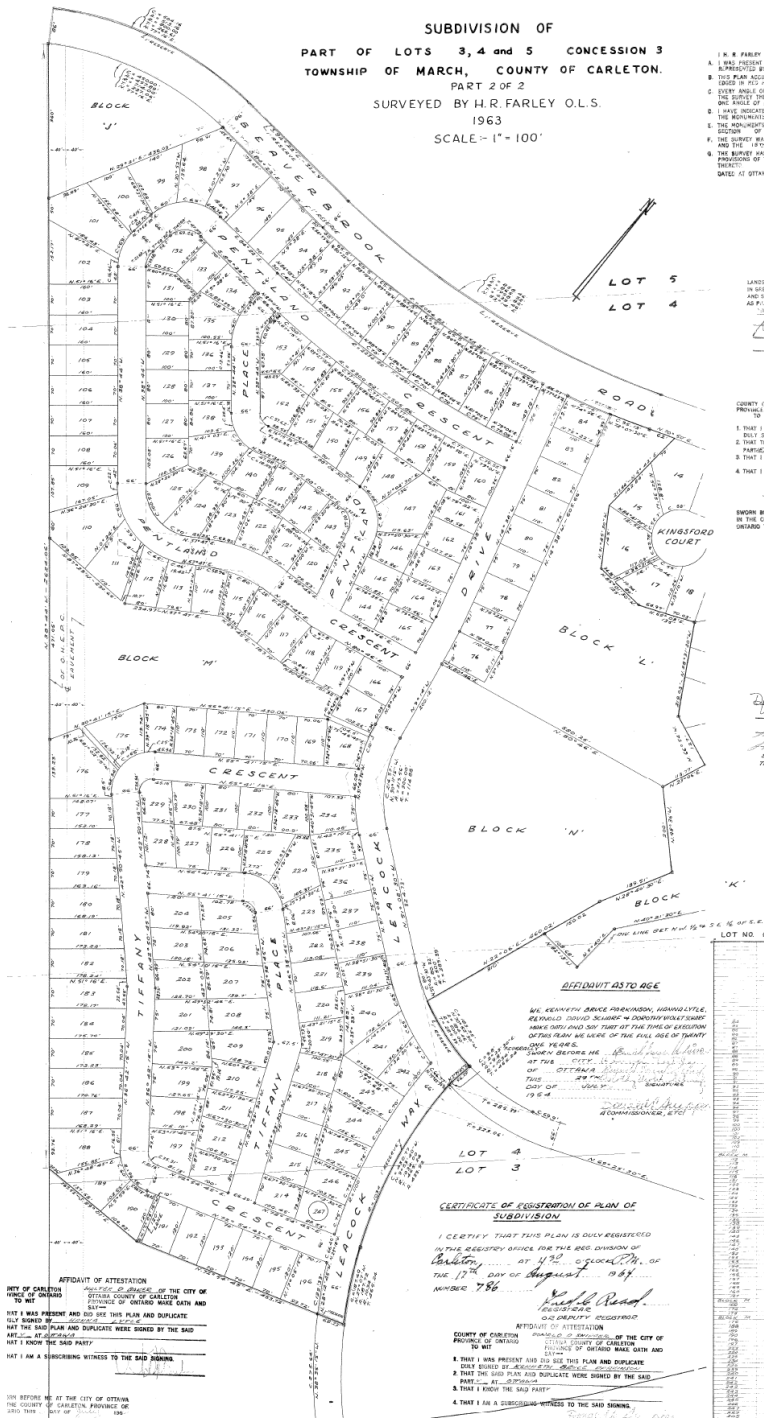
<sup>29</sup> Teron, "Kanata: An Example of Planned Unit Development," 15.

<sup>30</sup> Carol Timusk, "Kanata: A Greenbelt Town," *Canadian Institute of Planners, Forum*, September 1975, 7.

<sup>31</sup> A City and a Technology

<sup>32</sup> "With \$12,500, I bought Kanata."





Excerpt from Plan 786, 1964

Needing further financing to continue developing Kanata, Teron entered into an agreement with the Power Corporation, a major Montreal developer, in 1967.<sup>33</sup> Under

<sup>33</sup> "Kanata: Bill Teron's interrupted dream," *The Ottawa Citizen*, September 25, 1976, 77, accessed May 25, 2025, <https://www.newspapers.com/image/463306936/>.

this agreement Power acquired a share in Teron's multiple companies, including William Teron and Associates and Teron Construction Company Limited, while Teron himself became president of Canadian Interurban Properties Limited (CIPL), a subsidiary of the Power Corporation.<sup>34</sup> Teron retained control over Kanata's development through CIPL, subject to Power's oversight and the condition that Power Corporation could buy out Teron's interests in Kanata if the parties strongly disagreed on development decisions. In 1970, the Power Corporation acquired a controlling stake in the Campeau Corporation, owned by Ottawa developer Robert Campeau, and by 1971 shifted control of Kanata to Campeau, buying out Teron's remaining interest in the development.<sup>35</sup> The majority of Beaverbrook was constructed while Teron was either the sole developer or president of CIPL, with Campeau stepping in to complete outstanding construction and take over the development of other projects in Kanata such as the nearby Katimavik subdivision.

### **Kanata after Bill Teron**

In 1969, the Township of March, including Beaverbrook, became a lower tier municipality as part of the newly established Regional Municipality of Ottawa-Carleton. Throughout the 1970s development of Teron's former holdings continued, lead by Robert Campeau. In 1978, March Township, along with parts of Goulbourn and Nepean, merged to form the new City of Kanata, for the first time formally establishing a city outside the Greenbelt. Kanata existed as an independent city until 2001, when the municipalities making up the Regional Municipality of Ottawa-Carleton amalgamated to form the contemporary City of Ottawa.

### **Historical Themes and Associations**

This subsection describes a selection of historical themes and associations potentially relevant to Beaverbrook. The following is based on staff's preliminary research and is not considered exhaustive.

### **The Greber Plan and Suburban Growth in Mid-Century Ottawa**

Teron's plan for Kanata is explicitly based in part on the vision for satellite cities set out in the Greber Plan. As an early example of suburban development outside the Greenbelt, Beaverbrook is directly related to the broader theme of Ottawa's mid-century suburban growth.

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<sup>34</sup> A City and a Technology

<sup>35</sup> A City and a Technology

### *The New Towns Movement*

The concept of a satellite city in Kanata is clearly inspired in part by the New Towns movement, a popular planning movement in the early and mid-twentieth century. Beaverbrook is not the first planned suburban community in Canada, predated by Don Mills in Toronto, but Teron's socio-cultural and design ambitions for Beaverbrook connect it with the ideological origins of the New Town movement as a promoter of mental and physical health in industrial Britain.

### **Ottawa as a Tech Hub**

Teron's Technology Park initiated the creation and growth of what is now the Kanata North Technology Park, one of Ottawa's most significant economic drivers from the late twentieth century to today.

### **Period of Significance**

For the purposes of this HCD Feasibility Assessment, the period of 1964 to 1967, when Bill Teron was the sole developer of Beaverbrook, is considered the period of greatest significance.

## **3.0 CHARACTER OVERVIEW**

### **Built Form and Built Character**

#### **Dates of Construction**

Construction dates in Beaverbrook generally range from 1964 to 1971, the period within which the majority of Beaverbrook was developed. Some small sections were constructed later, such as the south side of Penfield Drive – from 9 Penfield Drive to 59 Penfield Drive – which was approved and constructed circa 1975

#### **Land Use**

The majority of properties in Beaverbrook are used for residential purposes, containing single-detached, semi-detached, and town houses, along with low to mid rise condominiums and apartments. Beaverbrook also contains a concentration of institutional uses – predominantly elementary schools but also churches and a fire hall – along with several parks and a small cluster of commercial uses near the intersection of Beaverbrook Road and Teron Road.

#### **Building Typologies**

A wide range of building typologies are found in Beaverbrook. Residential typologies are most common, with the majority of properties featuring one (1) or two (2) storey single detached houses designed with a variety of roof types including flat, mansard, side gable, hip, and mixed form roofs. Other residential typologies also exist throughout Beaverbrook, including two (2) to three (3) storey apartments, two (2) storey townhouses, and six (6) to ten (10) storey apartment buildings.

Institutional typologies are also common in Beaverbrook, with multiple schools and churches located in the Feasibility Assessment Area, in addition to a fire station. Commercial typologies also exist in Beaverbrook, concentrated primarily near the intersection of Teron Road and Beaverbrook Road.

### **Architectural Style**

The majority of buildings in Beaverbrook are designed in a particular mid-century modern style characteristic of Teron-built and designed subdivisions throughout Ottawa. These Teron designs are distinctly modern, blending the rectilinear built form and minimal ornamentation of the international style with elements from a range of influences including the California Ranch house, Frank Lloyd Wright's Usonian Homes, and the various residential typologies common to twentieth century Canada. This specific expression of modernist architecture is most easily identifiable in the area's single detached houses, which generally feature the following elements:

- One (1) to two (2) storey height
- Rectangular or L-shaped plan
- Mixed cladding – red or brown brick with wood shingles or horizontal wood siding
- Regularly spaced windows
- Overhanging eaves or strongly pronounced cornice

From this basic template come a variety of models for single detached homes, which are repeated with slight variations throughout Beaverbrook. Common single-detached expressions of this style include, but are not limited to, the following:



#### **Two Storey “Colonial” House:**



One of the most common single-detached house models in Beaverbrook, these houses are two storeys tall and features a rectangular plan, side gable roof, a central front entrance flanked by window bays, and one storey attached garage. These houses share characteristics with the Georgian Revival and Colonial Revival inspired houses commonly found throughout Canada in many early to mid-twentieth century inner suburbs but feature a simplified design language typical of Teron-built houses.

	
<p>Properties on Kingsford Crescent (City of Ottawa, 2024)</p>	<p>Pentland Place (City of Ottawa, 2024)</p>

### Two Storey Split-Level

There are a variety of split-level single-detached house configurations in Beaverbrook. Typical characteristics include a side gable or flat roof, rectangular plans, and overall massing comparable to the above-noted “colonial” inspired houses. Some models are side splits, featuring a two-storey principal mass with an integrated garage and a one storey wing to the side. Others are back splits, with a smaller footprint on the second floor built into the backside of the gable roof. One exception is certain bungalow-style split levels, such as several houses on Borduas Court, which have an attached basement level below the principal level of the house.

	
<p>Split level on Tiffany Crescent (City of Ottawa, 2024)</p>	<p>Split level on Tiffany Crescent (City of Ottawa, 2024)</p>

	
<p>1.5 Storey backsplit on Pentland (City of Ottawa, 2024)</p>	<p>Borduas Court split level with detached garage (City of Ottawa, 2024)</p>

### Single Storey/Bungalows

Bungalows are common in a variety of forms throughout Beaverbrook, featuring a range of roof types and footprints. Architectural features are comparable to two-storey houses in Beaverbrook, with many featuring overhanging eaves, clerestory windows, and tall narrow window bays on the front façade. Examples include:

## Courtyard Bungalow



Tiffany Crescent (City of Ottawa, 2024)



Tiffany Crescent (City of Ottawa, 2024)

## Rectangular Bungalow

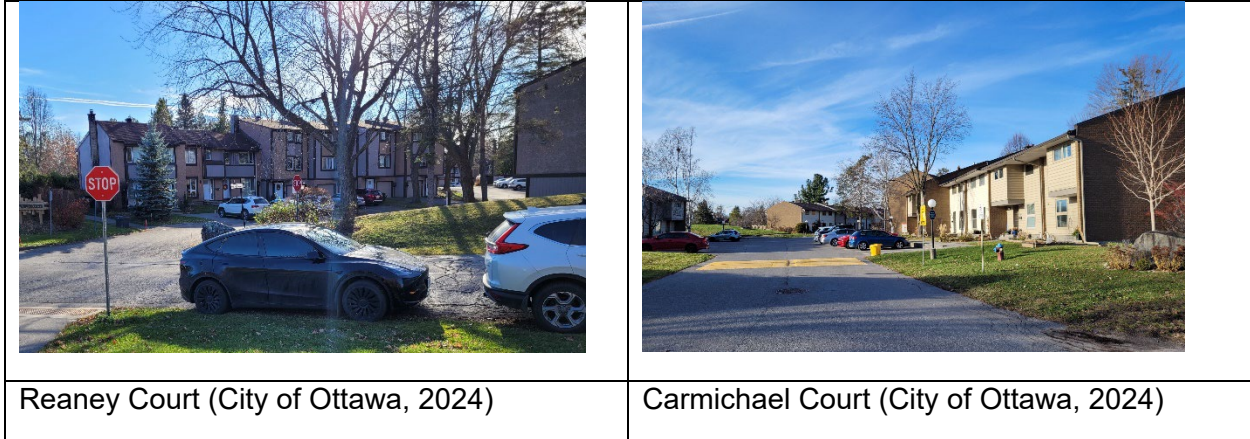


Bungalow on Tiffany Crescent (City of Ottawa, 2024)



Bungalow with clerestory windows, Borduas Court (City of Ottawa, 2024)

The general principles of Teron's modernist architecture are continued in the area's other residential typologies, including semi-detached houses, townhouses, and apartments. Most feature rooflines similar to the area's single detached houses – generally side gable, flat, mansard, or hip – along with a mix of natural cladding materials. With the exception of certain taller apartment buildings, non-single detached residential buildings in Beaverbrook are typically one-three storeys tall.



### *Cladding Material and Colour*

Cladding material is fairly consistent throughout Beaverbrook, with natural materials such as red brick, brown brick, wood siding, and wood shingles being most prevalent. Stucco is also common, particularly as a secondary cladding material. Most cladding material also adheres to a limited colour palette, with natural shades of brown and red being most common.

### **Landscape Character**

#### **Public Realm Features**

There are several notable public realm features present throughout Beaverbrook, including:

#### **Walking Paths**

Beaverbrook is well connected by pedestrian walking paths that link the multiple clusters of residential properties with the area's schools, parks, commercial areas, and main arterial roads. These walking paths are generally separate from the road network and are sometimes located between and behind houses.



Pedestrian walking paths cutting through Craig Park (City of Ottawa, 2024)

### Illuminated Street Signs

Many intersections in Beaverbrook feature an internally illuminated glass box street sign. Similar signage is not seen in other parts of Ottawa and the remaining signs are original to Beaverbrook.



Illuminated street sign at Kingsford Place and Kingsford Crescent (City of Ottawa, 2024)

### Hedges

Mature hedges are a common feature on properties throughout Beaverbrook, particularly those that border arterial streets such as Beaverbrook Road and Teron Road. Hedges vary in height and density, and some hedges encroach into the City's right of way.

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

Notable private realm features present throughout Beaverbrook include:

#### Illuminated street number signs

Many residential properties feature internally illuminated bulb light street number signs near the street. These are reminiscent of the traditional bulb light fixtures located along the Rideau Canal and similar examples can be found in the adjacent Campeau development of Katimavik.

#### Varying grade front yards

Certain streets in Beaverbrook feature single-detached houses built around a property's natural grade, often maintaining sharp grades or natural features such as a rock outcropping. Examples of this can be seen on Tiffany Crescent, where the maintenance of steep or reverse grades and certain rock outcroppings helps to define the boundaries of different residential properties, and on Borduas Court where internal garages are built into the grade of certain properties.

In general, the front yards of single detached properties in Beaverbrook are very consistent, typically featuring a grass lawn and a front setback comparable or identical to adjacent properties that follows the curve of the respective street.

#### Front yard garages

Many properties in Beaverbrook feature front yard detached garages, often located directly in front of a single-detached house. Generally, these garages include similar architectural details – such as roof line and cladding – to their associated house. In certain instances, the location of the garage in relation to the principal house creates a courtyard-like area in the front yard. There are some examples of these detached garages being connected to the principal house by an addition, but in general most remain in their original configuration.

## Tree Canopy

Beaverbrook has a mature tree canopy, with the majority of street trees located on private property. There are significant concentrations of City-owned trees in Beaverbrook's parks and in the landscaped areas adjacent to the internal walking paths.



Streetscape and Tree Canopy on Pentland Crescent (City of Ottawa, 2024)

### **Built Form and Landscape Character: Comparison to existing HCDs in Ottawa**

Beaverbrook is most directly comparable to the Briarcliffe HCD, which in 2013 became the first HCD in Ontario designated for its value as a mid-twentieth century neighbourhood. Briarcliffe is a small residential subdivision located on a rocky escarpment near the Ottawa River in former Gloucester Township, constructed between 1961 and 1969. The neighbourhood is notable for its nearly intact collection of mid-century modern houses – many of which were designed by leading architects of the era such as James Strutt, Walter Schreier, and Matthew Stankiewicz – and their harmonious integration with the area's natural landscape.

Beaverbrook and Briarcliffe share many similarities. From a design perspective, both represent visions of mid-twentieth century neighbourhood planning with a specific attention to the relationship between buildings and their setting, and the architecture of both areas is rooted in the principles of the modern movement. Historically, both share associations with the outward growth of the National Capital Region following the Second World War, Briarcliffe inside the Greenbelt and Beaverbrook outside it, and their construction dates and periods of significance overlap. Contextually, both are linked to nearby employers, Beaverbrook with the Kanata Technology Park and Briarcliffe with the National Research Council campus and the headquarters of the Canada Mortgage and Housing Corporation.

The most significant difference between Beaverbrook and Briarcliffe is their scale, with Beaverbrook spread over approximately 5.5 hectares whereas Briarcliffe is approximately 1.2 hectares. Briarcliffe's individual lots are generally larger than those in Beaverbrook, and feature more natural characteristics such as steep grades and dense, mature tree canopies. Since Briarcliffe was not developed by an individual developer, there is greater variation in the scale, footprint, and cladding of single detached houses compared to Beaverbrook. Briarcliffe does not feature any non-residential typologies and only features single-detached houses compared to the mix of housing types present in Beaverbrook.

#### **4.0 POLICY AND REGULATORY CONTEXT**

##### **Official Plan**

The Feasibility Assessment area is located in the suburban transect, as identified in Schedule A of the City of Ottawa's Official Plan. The majority of lands in the Feasibility Assessment area are designated as Neighbourhoods, as per Schedule B, with a portion north of Teron Road also located within an evolving neighbourhood overlay. Teron Road is also identified as a minor corridor. In general, these designations support the ongoing low to medium scale development of these areas, with the potential for gentle intensification in the evolving neighbourhood overlay and along the minor corridor.

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

Most residential properties are zoned as R1, R2, R3, or R4, with various subzones generally corresponding to the area's existing built form.

## **New Zoning By-law**

Under the final draft of the new Zoning By-law, residential properties in the Feasibility Assessment area are generally designated N1, N2, and N3. These zones permit a range of residential uses in addition to certain accessory uses at low-rise and mid-rise scales. Certain residential properties are zoned as N4 or N5, permitting larger scale uses, reflective of the site's existing use.

### **5.0 ASSESSMENT OF DESIGNATION POTENTIAL**

This section evaluates Beaverbrook'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.

**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.	High
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, person, activity, organization or institution that is significant to a community.	High
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.	Low
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.	High
<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.	Medium

The properties have contextual value because they are defined by, planned around or are themselves a landmark.	Low
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### **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 high potential to meet this criterion. Many of the buildings can be considered representative examples of Bill Teron's particular expression of modernist residential architecture, blending vernacular forms and common local materials with the functional focus and minimal decoration of the modern movement. As such, it is likely that at least 25 per cent of properties in the area will meet this criterion. Further research is required to fully evaluate the applicability of this criterion to the area's properties, particularly non-residential properties and those constructed after the completion of Beaverbrook was assumed by Campeau Corporation in 1971.

### **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 display a typical degree of craftsmanship commonly seen in residential buildings constructed in the mid twentieth century. Therefore, it is unlikely that at least 25 per cent of properties in Beaverbrook 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. Research to date has not identified any examples of properties demonstrating significant technical or scientific achievement. Further property specific research may reveal examples of significant technical or scientific achievement; however, it is unlikely that at least 25 per cent of properties on the street 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 high potential to meet this criterion. Many properties in Beaverbrook are directly associated with the work of developer Bill Teron, a notable figure in the growth and development of post-war Ottawa and an individual identified by the Kanata Beaverbrook Community Association as being significant to Beaverbrook. The area also has associations with several overlapping movements in twentieth century urban planning, particularly the New Towns movement and the emergence of satellite cities in post-war Canada. Therefore, it is likely that at least 25 per cent of properties in Beaverbrook meet this criterion.

### **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 low potential to meet this criterion. Research into Beaverbrook has not revealed any connections to specific communities or cultures where further information may be yielded through property or area specific research. Therefore, staff have determined that it is unlikely that this criterion will be met by at least 25 per cent of properties in the area.

### **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 high potential to meet this criterion because many of the properties are associated directly with the work of developer Bill Teron, a historically significant mid-century developer often referred to as the “father” of Kanata. Many properties in the area can also be associated with Robert Campeau and the Campeau Corporation, another significant mid-century developer who took over Teron’s interests in Beaverbrook in 1971. Therefore, it is likely that at least 25 per cent of properties in the area would meet this criterion. Further research is required to understand the degree to which properties are associated with each person, and if the significance of association with one or the other is greater.

**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 because many of the properties define, maintain, or support the area's character. Despite the variety of building typologies and land uses, the Feasibility Assessment area has a cohesive visual character established by the shared architectural characteristics and material palette of its buildings and the cohesive landscape character of private properties and the public realm. Therefore, it is likely that at least 25 per cent of properties in the area would meet this criterion.

**Criterion 8**

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

The Feasibility Assessment area has medium potential to meet this criterion. Properties in Beaverbrook, as a grouping, have a historical connection to one another as components of a planned satellite city; however, it is not clear if this connection is significant enough to give rise to contextual value for the purposes of Criterion 8. The residential properties in Beaverbrook may also have a functional link to the adjacent Technology Park, now the Kanata North Tech Park, but since the residential area and technology park were planned concurrently it is not clear if there is a true functional link that gives rise to cultural heritage value. The Province of Ontario provides minimal guidance for interpreting this criterion in relation to HCDs. As such, further research into the application of Criterion 8 is required to fully assess the area's potential to meet it.

**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. The properties are not planned around or defined by any specific landmark, and though Beaverbrook is a notable neighbourhood in Ottawa it is not itself a landmark.

**Assessment Summary**

The assessment found that the Beaverbrook HCD Feasibility Assessment area has high potential to meet four of the nine criteria under Ontario Regulation 9/06, and medium potential to meet one of the criteria. Based on this assessment, the Feasibility

Assessment area has high potential to meet the *Ontario Heritage Act's* test for designation as an HCD.

## **6.0 DISCUSSION AND RECOMMENDATIONS**

### **6.1 Consultation**

Heritage Planning staff engaged directly with members of the Kanata Beaverbrook Community Association and the office of Ward Councillor Cathy Curry, providing briefings and updates on project progress and receiving feedback directly. In addition, an online survey was made available from August 15, 2025, to November 21, 2025, which received a total of 232 responses. In general, the majority of responses indicated recognition of Beaverbrook having a distinct character or identity, with a majority also indicating support for local heritage conservation efforts. Many survey responses indicated an interest in heritage permit requirements for certain types of major alterations such as demolition, however a majority did not support heritage permit requirements for minor alterations such as window replacement. These survey results will inform the HCD study and further public consultation will occur in consultation with the community association and the office of the Ward Councillor.

### **6.2 Potential Conservation Options**

#### Designation of Individual Properties under Part IV of the OHA

Under Part IV of the OHA, individual properties can be designated through a municipal by-law. This process registers a by-law on the title of the property which includes a statement of cultural heritage value and list of heritage attributes. Alterations to a designated property are subject to an approval process under the OHA and the attributes identified in the statement of cultural heritage value must be conserved as part of any development or alteration. Individual designation is a commonly used tool in the City of Ottawa, but it is most effective in conserving the heritage values represented by an individual property. In the case of Beaverbrook, as this Feasibility Assessment has identified, the most significant contributions to its heritage character do not come from individual properties but from the cohesive nature of the area as a whole. Individual designation may be beneficial as a complement to other conservation strategies in Beaverbrook but is not an effective strategy for conserving the collective value represented by the Feasibility Assessment area.

#### Creation of a Heritage Character Area

Under Official Plan 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. Due to changes to the *Planning Act* since 2023, notably the removal of site plan requirements for new residential buildings with 10 or fewer units, the strategic value of establishing new Heritage Character Areas is limited as the site plan process was the primary avenue for encouraging compliance with character area guidelines.

In Beaverbrook, the creation of a Heritage Character Area will likely have minimal impact on the conservation of the area’s heritage character. It is anticipated that most new development or property alterations on Beaverbrook, such as the construction of a new detached house, would not be subject to any approval process under the *Planning Act*. Therefore, there would be limited opportunity for City staff to encourage compliance with any established guidelines. As such, creating a Heritage Character Area is not considered an effective strategy for conserving the heritage value of Beaverbrook at this time.

#### Designation as a Heritage Conservation District under Part V of the OHA

HCDs are a commonly used conservation tool in Ottawa which “[enable] 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”. Given that the area displays design value, contextual value, and historical value, as described in the criteria assessment, the designation of an HCD is likely the most effective strategy to support the conservation of the area’s heritage value. Designation of an HCD allows for the establishment of an approval process under the OHA that can be scoped, through the policies and guidelines of a future HCD plan, to the specific needs of Beaverbrook and remain applicable independent of approvals under the *Planning Act*.

The cultural heritage value of Beaverbrook will most likely be best conserved through its designation as a HCD under Part V of the OHA. Therefore, **it is recommended that Ottawa City Council direct Heritage Planning Staff to undertake a HCD study for Beaverbrook.**



### Scoping of HCD Boundaries

The recommended HCD study boundary is very large, covering approximately 5.5 hectares and including over 800 properties. The designation of an HCD at this scale may be limited by the area's ability to satisfy the Ontario Heritage Act's threshold of 25% of all properties meeting two or more of the criteria set out in Ontario Regulation 9/06. In order to recommend an HCD boundary that best represents the area's cultural heritage value and is logical and defensible upon appeal to the Ontario Land Tribunal (OLT) **the HCD study should consider contracting the boundaries of a Beaverbrook HCD** based on the results of a comprehensive evaluation of the area against the designation criteria set out in Ontario Regulation 9/06.

### Scoping of HCD Plan Policies and Guidelines

Based on feedback from the KBCA and results of the online survey, there is interest in scoping down the applicability of certain policies and guidelines in a potential Beaverbrook HCD, particularly as they relate to heritage permit requirements for minor alterations. Given that the character of Beaverbrook is largely based on factors such as a building's overall form and massing and the characteristics of the area's landscape, permit requirements for minor exterior alterations such as window or door replacement may not be essential. Therefore, it is recommended that an HCD Study for Beaverbrook consider how HCD Plan policies, guidelines, and permit requirements can be scoped to appropriately reflect the character of the area.

### Public Realm, Transportation, and Right of Way Impacts

Beaverbrook has several public realm features which contribute significantly to its overall cultural heritage value. These include the illuminated street signs and street number lamps located near or in front of many houses, the consistent landscape character of front yards, and the internal network of parks and walking paths. Through the research conducted in support of this Feasibility Assessment, staff have identified or been notified of potential conflicts between the conservation of these features and the successful implementation of other City of Ottawa regulations, requirements, or initiatives. Further consultation with internal stakeholders such as Active Transportation Planning, Public Works, and others will be required and solutions within or outside the framework of an HCD may be identified.

Therefore, **it is recommended that an HCD study for Beaverbrook specifically consider the following items, and that Heritage Planning staff undertake consultation with internal stakeholders responsible for each:**

- Impacts of HCD designation on the provision of active transportation infrastructure in Beaverbrook, such as sidewalks and separated bicycle facilities.
- Impacts of HCD designation on the maintenance of illuminated street signs and street number lamps located in the City's Right of Way.
- Impacts of HCD designation on the provision of additional street lighting infrastructure in Beaverbrook.
- Impacts of HCD designation on the maintenance of public parks, including impacts to park signage.

Additionally, mature hedge rows are a common feature of properties adjacent to the area's arterial roads. While these hedge rows have not been identified as a feature that strongly supports or contributes to Beaverbrook's cultural heritage value, Heritage Planning staff have been made aware of concerns regarding the implications of designation on the retention of existing hedges, particularly those which may encroach into the City's Right of Way. Therefore, **it is recommended that the HCD study specifically consider the impacts of designation on existing hedges and the City's Right of Way.**



## Document 4: 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.